



BACKGROUND

The project delivers the Rossington Link Road and associated Van and Trailer Park facilities on Bankwood Lane, Rossington, Doncaster. Commissioned by C4 Projects on behalf of Premcor Estates Ltd, the works form the first phase of the wider Mode 18 regeneration, a strategically important 43-acre development located approximately three miles south of Doncaster, adjacent to the M18 motorway and close to the iPort Logistics Park.

The scheme represents a major milestone in the long-planned regeneration of the site, following several years of site assembly, land acquisition, and planning negotiations led by Premcor. Planning approval has enabled the redevelopment of land previously occupied by long-established industrial operator Tanks & Vessels Industries Ltd, unlocking the potential for comprehensive redevelopment and long-term investment. The hybrid planning consent includes detailed approval for a 17.5-acre, electric vehicle-ready logistics yard, which has been pre-let and will support a major warehouse hub operation, alongside outline consent for a further 25 acres capable of delivering up to 450,000 sq ft of industrial, warehousing, and logistics space.

Central to the success of the development is the construction of a new link road connecting the West End Lane roundabout—adjacent to Lidl—to the northern end of Bankwood Lane. This essential infrastructure provides direct access from the strategic highway network into the site, offering a dedicated route for HGVs and industrial traffic serving the new large-scale warehouse hub. The new road will significantly reduce commercial vehicle movements through nearby residential areas of Rossington, improve safety, and enhance connectivity to the wider Bankwood Lane Industrial Estate and the Great Yorkshire Way.

Howard Civil Engineering (HCE) has been appointed as principal contractor to deliver the first phase of works, including the new access road and the van and trailer park facilities supporting the major warehouse hub development. The programme is being delivered on an accelerated timescale to meet critical operational requirements, with phased handovers enabling early occupation and mobilisation of the warehousing facility.

Practical completion of Phase One is anticipated in August 2026, representing an investment of £275 million. The project forms the foundation for future phases of the Mode 18 development, enabling inward investment, job creation, and long-term economic growth across Rossington and the wider South Yorkshire region.

SCOPE OF WORK

Stage 1 - Link Road Construction (Section 38, 104 and 278 Works)

This extensive highways package is forming a key element of the project and has been carefully sequenced to unlock early site access under a fast-track delivery model, comprising:

- Large-scale earthworks cut and fill operations.
- Removal of the existing Bankwood Lane.
- Construction of a new two-lane road with full pavement build-up.
- Installation of a new lighting scheme.
- New drainage infrastructure with connections into existing networks.

This stage provides the main access spine for all subsequent phases and is being prioritised to support time-critical operational milestones.



Stage 2 - Van Park Construction

HCE is delivering the full civil engineering package for a new permeable-paved van park, working to a tightly controlled programme to enable early operational readiness, including:

- Cut and fill operations and drainage formation.
- Installation of a permeable tarmac solution designed for high-volume van movements.
- New lighting and drainage schemes.
- Construction of a gatehouse, welfare facilities, and ancillary buildings.



Stage 3 - Trailer Park Construction

The trailer park requires a heavy-duty infrastructure solution delivered within demanding timescales, including:

- Cut and fill balancing and extensive ground remediation.
- Installation of reinforced concrete hardstanding slabs.
- Full lighting and drainage infrastructure.
- Construction of a trailer park gatehouse, welfare facilities, and associated buildings.



Stage 4 - Access Road & Utilities to Van and Trailer Parks

- Construction of the new access road linking Stages 2 and 3.
- Installation of new substations.
- Coordination and installation of multi-utility connections including power, telecoms, and water.

Utility works are being advanced in parallel with civil construction to maintain programme momentum and ensure operational commissioning dates are achieved.

Stage 5 - Access Roads & Development Plateaux for Future Projects

- Formation of future development plateaux through cut and fill balancing.
- Provision of utility corridors sized for future construction works.
- New access roads to serve longer-term site expansion.

ADDITIONAL KEY DELIVERY

Accelerated Programme & Phased Handover

The scheme is being delivered under a fast-track construction strategy to support the timely operation of a major warehouse hub, with overlapping workstreams, extended site operations, and proactive supply chain management maintaining programme certainty. Close coordination with the occupier's delivery team ensures infrastructure, utilities, and access arrangements align precisely with warehouse fit-out, commissioning activities, and critical go-live milestones.

Phased handovers are being carefully planned to release key operational areas at the earliest opportunity, enabling mobilisation and testing while construction continues in adjacent zones. This disciplined sequencing approach is ensuring that the logistics hub can become fully operational within a tightly defined timeframe, without compromising safety, quality, or long-term infrastructure performance.



Utility Coordination Across Current & Future Development

HCE is leading joint coordination with multiple utility providers for existing businesses, current works, and future developments to ensure seamless integration, future-proof capacity, and alignment with critical energisation dates.

Working with Local Businesses

Continuous engagement is ensuring minimal disruption to businesses operating within the industrial estate, with access maintained throughout construction despite the accelerated programme.

Allotment Access Coordination

HCE is working closely with the allotment committee, providing clear communication on how works affect their area and constructing new entrances to support uninterrupted access and ongoing use.

Pump Station Installation

Delivery of a new pump station is being integrated into the existing industrial estate system, requiring staged installation and precise connection sequencing to avoid programme delay.

Ground Remediation & Cut/Fill Balancing

Comprehensive earthworks management is minimising off-site waste, with HCE's plant and earthworks teams delivering cut/fill balance validated by the client's consultant to satisfy planning requirements while maintaining programme efficiency.



Modular Construction Approach

Multiple buildings—including gatehouses and welfare facilities—are being constructed off-site using modular methods. This approach reduces weather-related delays, improves quality control, and supports the accelerated delivery strategy.

PROJECT CHALLENGES

- Live business interfaces requiring coordinated traffic management and access control.
- Delivery to a compressed and performance-driven programme.
- Extensive utility coordination, ensuring capacity and alignment for current works and future phases.
- Community and allotment engagement, maintaining safe access and continuous operation.
- Complex drainage tie-ins to the existing industrial pump station.
- Variable ground conditions demanding significant remediation to meet design requirements.
- Multi-stage sequencing, requiring precise planning to maintain programme continuity under fast-track conditions.



OUTCOME

The Rossington Link Road, Van Park, and Trailer Park project is showcasing Howard Civil Engineering's capability in delivering large-scale, multi-stakeholder infrastructure schemes within demanding and time-critical environments.

Through strong collaboration, detailed planning, extended site operations, and the integration of both traditional and modern construction techniques—including modular assembly and optimised earthworks management—HCE is maintaining high standards of safety, quality, and programme certainty.

The completed link road and associated infrastructure will not only enhance regional connectivity and unlock future development sites, but will also enable a major logistics facility to become operational within a tightly defined timescale, supporting significant employment and long-term economic growth across Rossington and the wider South Yorkshire region.