



4th August 2026

Sent via e-mail to Programme Officer (ian@localplanservices.co.uk)

Dear Sir/Madam,

Greater Nottingham Strategic Plan – Note on Strategic Distribution

Respondent Reference Number: 50096577

CarneySweeney are acting on behalf of Peveril Securities Limited and Omnivale Pension Scheme in making representations to Greater Nottingham Strategic Plan (GNSP) Examination on the Note on Strategic Distribution. Our clients welcome the opportunity to provide representations on the proposed Main Modification to Policy 5: Employment Provision and Economic Development, which sets out the criteria for determining when development proposals for additional strategic distribution would be acceptable.

Evidence from representations on the emerging GNSP, the Hearing Sessions, and Examination Document GNC4Fi (Appendix Q44B – Supply update amended to reduce floor space at Bennerley Former Coal Disposal Point) demonstrates that the Former Bennerley Coal Disposal Point and Land at Ratcliffe-on-Soar Power Station sites alone cannot meet the identified unmet need for strategic distribution and logistics development over the plan period.

Our clients welcome the Councils' acknowledgement that Policy 5 requires modification to facilitate the delivery of new distribution and logistics sites to meet the identified shortfall. It is our clients' position that the proposed insertion of these criteria is necessary to ensure Policy 5 is positively prepared, justified, effective, and consistent with national policy.

Our clients also support the omission of trigger points linked to the emerging Spatial Development Strategy and the progress of the proposed allocated sites. The floorspace constraints and extended delivery timeframes associated with the Bennerley and Ratcliffe-on-Soar sites - as evidenced during the hearing sessions - demonstrate that trigger points would unnecessarily delay the delivery of strategic distribution and logistics developments on alternative sites despite a clear and immediate need.

Alternatively, if the Inspectors conclude that the proposed Main Modification to Policy 5 is insufficient to make the GNSP sound, our clients respectfully request the allocation of additional strategic distribution and logistics sites. This should include our clients' site at 'BBC-L05 – Land at Low Wood Road, Nuthall'. We maintain that this site was only omitted from the allocation process due to the Councils' flawed emphasis on rail freight connections. This position is directly supported by the proposed Main Modification to Policy 5 (Part 1, Point a), which seeks to delete the requirement that "Wherever feasible, rail accessibility for storage and distribution uses should be utilised;".



We trust that these representations will be taken into account as part of the Examination of the GNSP.

Yours faithfully,



Sophie Drury
Associate Director
CarneySweeney

