

APPENDIX Q44a**Greater Nottingham Strategic Plan Examination Initial Questions to the Councils (ID2)**

Question reference 43 and 44

Update to Appendix 1 of GNSP Strategic Logistics Position Paper 2025**Assumed Supply of Strategic Warehousing Sites**

Plan number	Council area	Site name	Address	Floorspace sq. m	Hectares	Status	Updated Status/Delivery Notes March 2026 Source – relevant local authority
1	Ashfield District Council	Castlewood Business Park	Unit 9A Farmwell Lane, Sutton	19,235	4.9	complete	N/A
2	Ashfield District Council	Castlewood Business Park	Unit 6, Farmwell Lane Sutton	12,467	2.94	complete	N/A
3	Ashfield District Council	West of Fulwood	Land Adjacent Plot 4, Fulwood	17,707	5.68	Under construction	Complete.
4	Nottingham City Council	Blenheim Drive	Land at Firth Way,	30,603	6.7	Completed	N/A

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5	Nottingham City Council	Former Horizon Factory	Units 1 and 5 Power Park, Thane Road, Nottingham	22,954	6.59	Completed	N/A
6	Rushcliffe Borough Council	South of Clifton	Fairham Business Park, Fairham	38,419	10.98	Completed/under construction	N/A
7	Bolsover District Council	Bolsover, Horizon 29 former Coalite site	Horizon 29, Buttermilk Lane, Bolsover	46,760	8	Phase 2 under construction	Complete.
8	Rushcliffe Borough Council	Former Ratcliffe on Soar Power Station	Ratcliffe on Soar	180,000	36.4	Local Development Order	A number of discharge of conditions under consideration. Amendment to Local Development Order under consideration to allow data centres on the southern part of the site, and amendments to existing conditions to make conditions and requirements clearer (25/02015/LDO).
9	Rushcliffe Borough	Land at Former RAF	Wellington Avenue,	13,984	4.1	Planning permission	Planning permission granted 22/01468/REM. Certificate of

	Council	Newton	Newton				Lawfulness granted confirming commencement of development.
10	Erewash Borough Council	Stanton North	New Stanton Park, Former Lows Lane, Stanton by Dale	95,113 99,220	27	Planning permission	Site partially developed for non-strategic logistics, but Masterplan indicates up to 99,220 sqm in two large units remaining on Plot 2.
11	Ashfield District Council	Harrier Park	Harrier Park	27,600	6.69	Allocation/permission	Not yet commenced.
12	Ashfield District Council	Junction 27 M1	Junction 27 M1 North East	65,000	26.32	Planning Permission	Planning Permission
13	Newark and Sherwood District Council	Land off the A17 Coddington	A17 Coddington	37,000	16.6	Planning permission	Complete
13a	Newark and Sherwood District Council	Land east and south of Newlink Business Park	A17 Coddington	90,500	38.87	Planning Application	New addition. 24/02218/OUTM B8 - Storage or distribution
14	Newark and Sherwood	Land South of Newark	Land South of Newark	110,000	50	Planning permission	Site will be available when the section of the Southern Link

	District Council						Road is completed, scheduled for later this year. N&SDC expect completion within the next five years.
15	Newark and Sherwood District Council	Land at Brunel Drive	Brunel Drive, Newark	63,834	15.61	Planning permission	Actively being marketed as Newark Logistics Park. N&SDC assume complete in 3 years.
16	North West Leicestershire District Council	North West Leicestershire, land south of Junction 1 A50	Junction 1, A50 Castle Donnington	92,500 74,465	20.60	Planning permission	RM application (24/00074/REM) provides a minimum of 6,916sqm non-strategic and <74,465sqm strategic B8. Granted 27/03/2025 Sites is controlled by Indurent.
17	North West Leicestershire District Council	North West Leicestershire, land at Netherfield Lane	Netherfield Lane, Sawley	78,967 64,600	17.5	Planning permission	64,660sqm of strategic B8 (plots 2,3,4) 8,175sqm of non-strategic B8 (plot 1) + ancillary offices (3,995sqm) Actively being marketed.
18	Ashfield District Council	Gas Valve Compound	Cartwright Lane, South Normanton	39,014 38,196	12.21	Planning Permission	Cross boundary application – outline V/2023/0628. Two Class B2/B8 employment units
19	Ashfield District	Junction 27 M1	Junction 27 South East	60,851	16.5	Planning Permission	Planning Permission

	Council						
20	Mansfield District Council	Penniment Farm	Unit 1, Penniment Farm	13,886	3.64	Planning permission	Application 2022/0412/FUL granted planning permission on the 11 September 2025 for B2/B8/E (G) (ii) and (iii) Total GIA across 5 units 36,384 m2. One unit of strategic scale - 13,886sqm.
21	Ashfield District Council	East of Pinxton Lane	Pinxton Lane / Junction Alfreton Road, Sutton in Ashfield	80,250 78,217	33	Decision pending	Up to 78,217 sqm of employment uses in Classes B2/B8 with ancillary offices. Approved subject to conditions and a legal agreement 04/03/2026 Report states 78,217 sqm
22	Ashfield District Council	Land North of A617	Sherwood Way, adjacent Summit Park	15,997	8.8 8.62	Decision pending	Decision pending. V/2024/0228 Distribution warehouse
23	Mansfield District Council	Land North of A617	Sherwood Way, adjacent Summit Park	48,774	15.2	Decision pending	Decision pending. Further information from applicant awaited. 2024/0242/FUL Distribution Warehouse
24	North West	East Midlands	South of	191,500*	105	NSIP (pre-	Pre-examination hearings

	Leicestershire District Council	Gateway 2 Extension	A453, south of EMA			application stage)	commence March 2026. Proposal is for the construction of a maximum of 300,000 sqm. of floorspace plus 200,000 sq.m. of internal mezzanines for logistics and advanced manufacturing development with ancillary buildings, and 26,500 sqm within existing EMG1.
25	North West Leicestershire District Council	NW Leicestershire, land at Sawley Interchange	Adjacent To Aldi Distribution Centre Tamworth Road	59,500	15.4	Planning permission	No further update. 24/01200/FULM Permitted Sept 2025. B2/B8.(layout shows B8)
26	Broxtowe Borough Council	Bennerley Former Coal Disposal Site	Land off A610, Broxtowe	124,500 130,000	61	GNSP Allocation/ Planning application	25/00925/OUT Outline Planning Application for the construction of up to 130,000 m2 (1.4m sq.ft) of B8, B2 and E(g)(iii) Use Class (Layout shows large warehouses)
27	Ashfield District Council	East of Lowmoor Road	Lowmoor Road, Kirkby	2,806	2.89	Draft allocation	Planning Permission granted and work commenced. NB – less than 9,000 sqm, therefore non strategic, excluded from supply.
28	Rushcliffe Borough	North of	Bingham	31,000	7.1	allocation	Outline planning permission

	Council	Bingham					granted under 10/01962/OUT. Reserved matters under consideration for drainage and infrastructure to facilitate employment development under consideration (reference 25/01491/REM)
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*326,500 sq m of employment space (including 300,000 sq m on EMG2 and 26,500 sq m within the existing EMG1), with an allowance for 103,500 sq m of additional mezzanine floors. Note proposal covers land which is part of 24/00727/OUTM, for 41 ha, 108,000 sq. m. B8 and 27,000 sq. m. B2 (191,500 = 326,500 - 135,000 from 24/00727/OUTM, no allowance for mezzanine)