

GREATER NOTTINGHAM STRATEGIC PLAN EXAMINATION

STATEMENT FOLLOWING MATTER TWO HEARINGS:

Response to the Councils post Hearing 'Note on the Councils' Position with Regard to Strategic Distribution'

This additional Statement has been prepared by Oxalis Planning. It is a response to the Councils post Hearing 'Note on the Councils' Position with Regard to Strategic Distribution'. It should be read alongside Oxalis Planning's Hearing Statements in response to Matter 2 Issue 7.

The Councils proposes changes to Policy 5, set out in its post Hearing Note, are a clear acknowledgement of the deficiencies in the Plan's proposed approach to strategic logistics, notably that it will not meet the identified needs. Whilst the Council's acknowledgement of the issue and attempt to make changes to the Plan to address these soundness issues are welcome, they do not go far enough.

Oxalis Planning, with expert advice from Savills, have set out what we consider to be the Plan areas strategic logistics needs. The approach to strategic logistics set out in the Plan currently falls some way short of meeting the identified needs, both in terms of the quantity of floorspace planned for and in terms of ensuring there is a portfolio of sites capable of meeting all strategic logistics demand.

Given this very significant shortfall in the provision for strategic logistics compared to the identified needs – both quantitatively and qualitatively – at least one major strategic logistic site of grade A quality must be proposed to be allocated now. To address the deficiencies in the current supply portfolio, the site must be capable of meeting all of the locational and functional criteria. It also must be of a scale so that a full range of unit sizes and appropriate quality can be made available to meet the full range of logistics market needs, including the ability to accommodate very large units above 50,000sqm.

The Rushcliffe Gateway site (omission site ref RBC-L02) is the only site available that can meet all of the relevant criteria and help to delivery an appropriate portfolio of strategic logistics supply to meet needs (including those of very large units).

The criteria-based policy proposed by the Councils, whilst helpful, is not, on its own, an appropriate way to address the soundness issues of the Plan, given the scale of the identified unmet need and the qualitative deficiencies in the identified supply.