

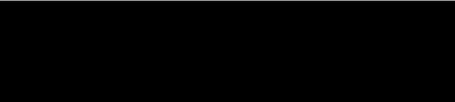
Statement of Common Ground.

Between Harworth Group and Broxtowe Borough Council.

In respect of Strategic Allocation Former Bennerley Coal Disposal Point

Date: June 2026 | Pegasus Ref: P23-O273

Author: Clare Clarke

Signe 	Signed: 
Name: Steve Lewis-Roberts	Name: Mark Thompson
On behalf of: Pegasus Group on behalf of Harworth Group	On behalf of: Broxtowe Borough Council
Date: 3/7/26	Date: 3/7/26



Document Management.

Version	Date	Author	Checked/ Approved by:	Reason for revision
ROO1v1	12/06/2026	CC	SLR	
ROO1v2	16/06/2026	CC	SLR	Client feedback
ROO1v3	22/06/2026	CC		Council feedback



Contents.

1. Purpose of this Statement.....	1
2. Site Context.....	2
3. Other Agreed Matters.....	3
Land Ownership	3
Planning Applications.....	3
Infrastructure.....	5
Timescales and Trajectory	7
Proven Track Record.....	7
Financial Appraisal.....	8
Main Modifications	8
4. Matters Not Agreed	9

Appendices contents.

Appendix A – Site Location Plan

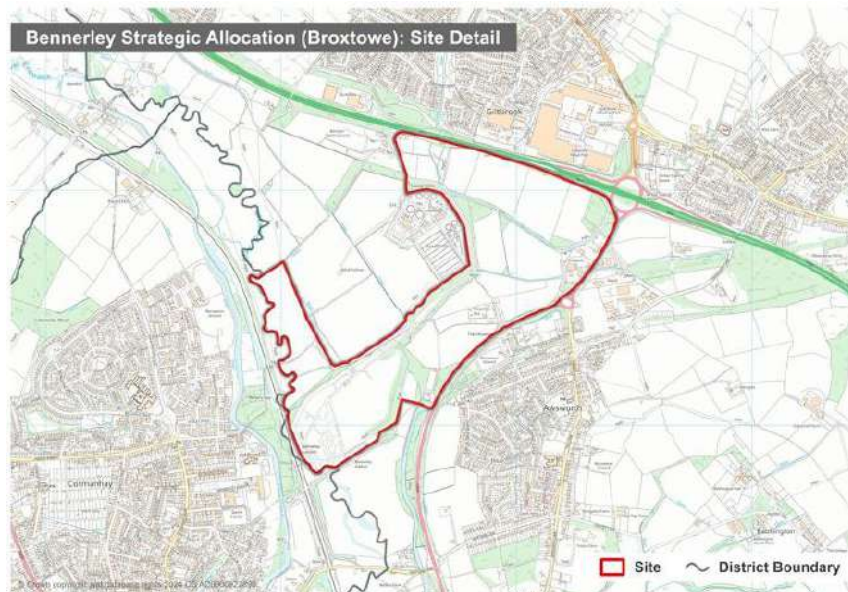
Appendix B – Employment Application Concept Masterplan

Appendix C – Country Park Illustrative Landscape Masterplan

1. Purpose of this Statement

- 1.1. This Statement of Common Ground has been prepared by Pegasus Group on behalf of the signatories Harworth Group and Broxtowe Borough Council, in respect of Strategic Allocation Former Bennerley Coal Disposal Point ("the site"). Figure 1 below shows the proposed allocation site.

Figure 1 – Proposed Inset Plan for the Bennerley Strategic Allocation

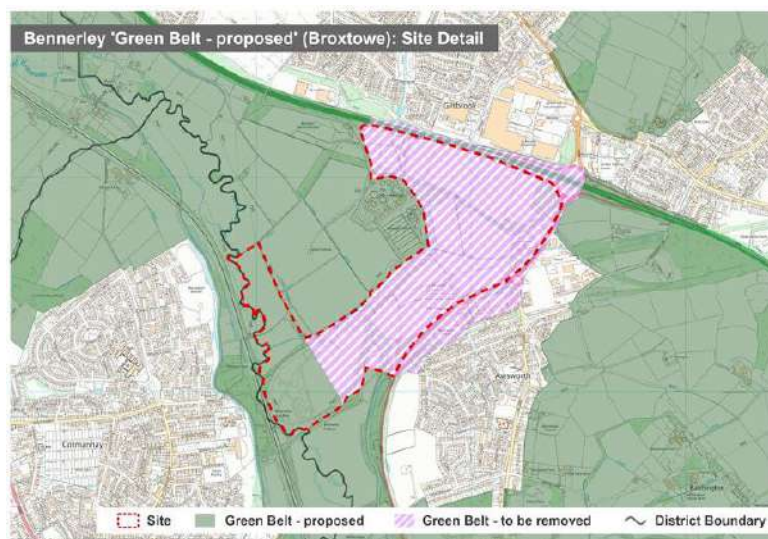


- 1.2. The purpose of this Statement is to identify areas of common ground between all parties in relation to the proposed allocation of the site in the emerging Greater Nottingham Strategic Plan, which covers the period to 2041. This Statement also records that there are no areas of uncommon ground in relation to Bennerley Strategic Allocation.
- 1.3. The aim of this Statement is to provide evidence to support the emerging Greater Nottingham Strategic Plan Development Plan Examination in Public. It provides further information as regards the proposed allocation and the deliverability of the site with reference to the 'Effective' test of soundness set out in the National Planning Policy Framework (NPPF) and demonstrating the site is deliverable over the plan period.

2. Site Context

- 2.1. The site extends to approximately 79 hectares and is located to the north of Awsworth, southwest of Giltbrook and northeast of Ilkeston. The site is located wholly within Broxtowe Borough, close to the boundary with Erewash Borough to the southwest. The site is adjacent to the Bennerley Viaduct, the River Erewash and Erewash Valley Railway Line.
- 2.2. The site is the former coal disposal point, a partly previously developed derelict site which includes large areas of hardstanding associated with the coal distribution depot dismantled in the mid-1990's. The site has been used for the reception, storage and dispatch of coal.
- 2.3. The A610 lies to the north of the site boundary and the A6096 Shilo Way to the east. The site is currently accessed by the road in the northwest via the A610. This track serves the Newthorpe Sewage Treatment Works, then runs along the western boundary of the site.
- 2.4. To the east of the site off Shilo Way there are a number of existing employment sites including 'Gin Close Way', Bamford Breakers, Naptha Cat and Dog Boarding Facility and two adjoining parcels of land where two new employment buildings have been delivered (ref: 24/OO687/REG3). There is also a separate application being implemented for cycle and pedestrian embankment, Visitor Centre, car park and access (ref: 23/OO527/FUL) related to Bennerley Viaduct located to the south of the site. The Visitor Centre is due to open in July 2026.
- 2.5. To the west is the sewage treatment works which have recently been extended and upgraded by Seven Trent Water, agricultural land and an area of the former Bennerley Colliery and Iron works, which extends beyond the site boundary to the south-west.
- 2.6. The site is currently Green Belt land as defined by the adopted Broxtowe, Gedling and Nottingham Aligned Core Strategies Part 1 Local Plan (2014) Policy 3: The Green Belt. The emerging Greater Nottingham Strategic Plan proposes removing the site from the Green Belt and allocates the site for 61 hectares of logistics development, Class B8 storage and distribution, to be delivered in conjunction with a Country Park. Figure 2 shows the area proposed to be removed from the Green Belt

Figure 2 – Proposed Green Belt Amendment

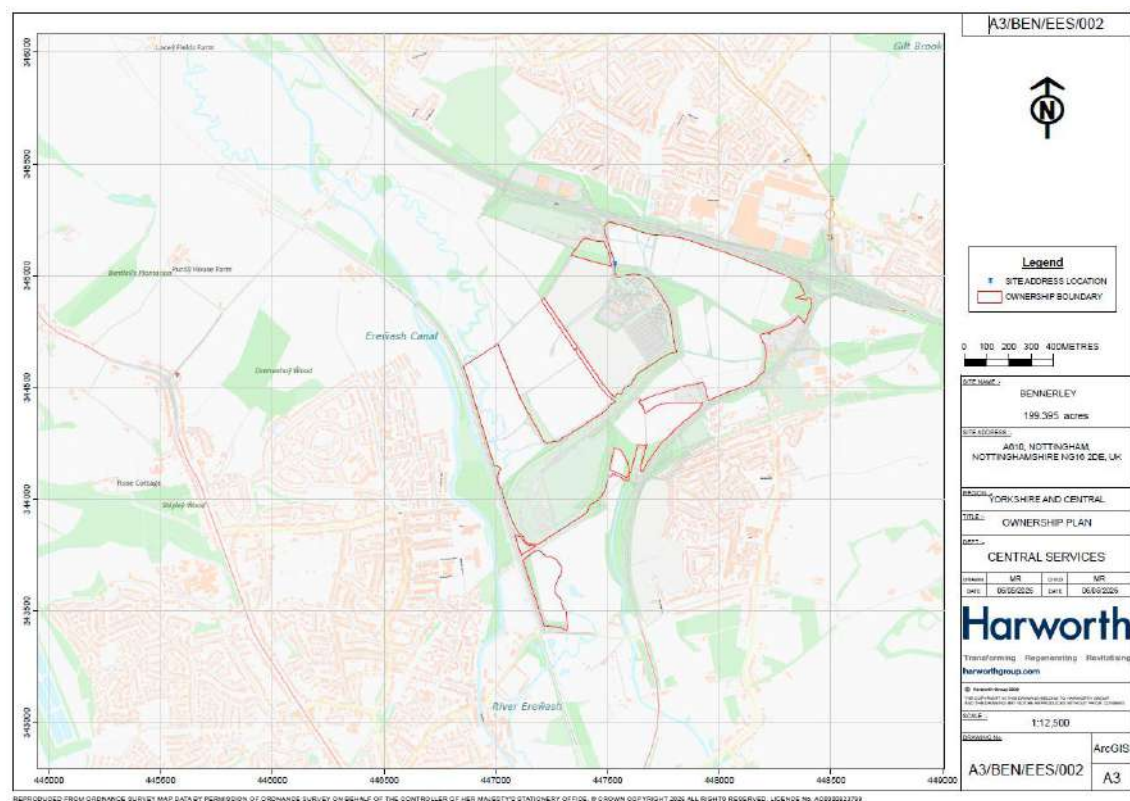


3. Other Agreed Matters

Land Ownership

- 3.1. The site is owned by Harworth Group.
- 3.2. Harworth Group are one of the leading land and property regeneration companies in the UK, owning and managing approximately 13,000 acres on around 100 sites in the North of England and the Midlands. As a master developer, Harworth specialises in complex former industrial sites and transforming them into sustainable industrial & logistics developments.
- 3.3. The plan below in Figure 3 (also **Appendix A**) shows the extent of the Harworth landownership which closely aligns with the allocation and Harworth is continuing to work on extending control to the remainder the allocation along the eastern boundary.
- 3.4. The current landownership is capable of delivering up to 130,000 m² of B8, B2 and E(g)(iii) Use Class units, including site access, infrastructure and the delivery of the country park to the west, proposed to be retained as Green Belt.

Figure 3 – Harworth Ownership Plan, Land at Former Bennerley Coal Disposal Point



Planning Applications

- 3.5. Pegasus Group submitted two planning applications on behalf of Harworth Group in December 2025 in support of the Local Plan process, which are currently being considered by Broxtowe Borough Council. These are shown below with the illustrative masterplan for each also shown (also shown in **Appendix B** and **Appendix C**):

- [25/00925/OUT](#) - Outline Planning Application for the construction of up to 130,000 m² (1.4million sq.ft) of B8, B2 and E(g)(iii) Use Class units, including site access and infrastructure, all matters reserved apart from the details of vehicular access from Shilo Way and the A610 at Land to the north of Bennerley Viaduct, Newtons Lane, Cossall.



- [25/00936/FUL](#) - Change of Use to a Country Park at Land flanking River Erewash, north of Bennerley Viaduct, Newtons Lane, Cossall.



- 3.6. The employment proposals are classified as EIA development under the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 and therefore the application is supported by an Environmental Statement.
- 3.7. The illustrative masterplan shown above is accompanied by a parameters plan. As earthworks are undertaken and the more detailed design process progresses, the size, shape and phasing of the proposed buildings may change.
- 3.8. The site is in close proximity to the Bennerley Viaduct, a Grade II* Listed structure which spans the Erewash valley and at the western end the River Erewash, the Bennerley Viaduct Nature Reserve and a railway line. The application for employment is therefore supported by a Heritage Assessment as part of the Environmental Statement. The image below is taken from Cultural Heritage Baseline.

Figure 4 – Extract from the Heritage Statement showing Bennerley Viaduct



Plate 27: View east looking towards Bennerley Viaduct (GII) from the area of the former industrial works, the western part of which falls outside of the Site boundary*

- 3.9. The Greater Nottingham Strategic Plan Heritage Assets Assessment (July 2024) recognises Bennerley Viaduct (Grade II*) as potentially sensitive to development but notes that the details of any proposed development would not be known until the planning application stage. The Heritage Assessment supporting the employment application concludes that the proposed development would cause less than substantial harm, and at the lower end of the scale, to the heritage significance of the Grade II* Listed Bennerley Viaduct via a change in its setting. This will inform the Council's consideration of the application.
- 3.10. Both applications have been subject to a consultation period and statutory consultee comments have been received and are informing on-going discussions on the application between the Council and Harworth Group.
- 3.11. It is anticipated that these applications will be taken to Planning Committee in early Autumn 2026 for determination.

Infrastructure

- 3.12. The Infrastructure Delivery Plan (IDP) (2024) and Addendum (November 2025) supporting the Greater Nottingham Strategic Plan identifies the required infrastructure to support the proposed development including the Bennerley site and this has informed the emerging policy for the site.

3.13. The two live applications for the site make provision for following infrastructure:

- Provision of a **Country Park** (total area of 24.37 hectares) including a car and cycle park and made up of three character areas:
 - Bennerley Meadows – focused on maintaining and enhancing the open meadow landscape through species-rich native grassland, punctuated with clusters of native shrubs to provide ecological and seasonal interest. Mown paths and benches will allow visitors to rest and enjoy views towards the Bennerley Viaduct.
 - The Open Mosaic – small interventions will be installed throughout the area to formalise and bring this area into use for people.
 - Erewash Wetlands – protected and enhanced through sensitive interventions such as boardwalks and scrapes, allowing access while minimising disturbance to hydrological processes and wildlife. Boardwalks allow people to use this part of the park throughout the seasons even during seasonally wet times of the year.
- **Vehicular access** is proposed using the existing access from the A610 and through creating a new access into the site from a fifth arm off the A6096 Shilo Way roundabout.
- A **third point of access**, which will not be used by HGVs, is to be provided to the south of the site on the A6096 Shilo Way, from an extension of the access road currently serving the Naptha Cat and Dog Boarding Facility, the recently completed employment starter units and the approved Bennerley Viaduct Visitor Centre (Ref. 23/00527/FUL). This access would be available for limited vehicular access (no HGVs), pedestrians and cyclists only, unless in the case of an emergency.
- Contributions to **highway improvements** to the A6096 and sustainable transport infrastructure, as agreed with Nottinghamshire County Council as highway authority.
- A range of **footway/cycle enhancements** to support and encourage active travel linked to the existing Public Rights of Way which will be retained with diversions as necessary and agreed with the Council. Proposed multi-user paths accompanying all internal roads. Dedicated cycle storage facilities will be provided within each plot.
- Substantial **landscape planting, informal and formal pedestrian routes and open space**, with green infrastructure focused in the southern part of the site close to the Bennerley Viaduct and landscaping used to screen the sewage treatment works.
- New **sustainable drainage systems**.

3.14. The IDP identifies the need for highway infrastructure improvements including active travel measures including cycling and walking links with existing settlements including Eastwood and Ilkeston and bus facility improvements as required to Nottinghamshire County Council's standards, supported by the implementation of a travel plan. These improvements are all provided for through the current live planning application for the site and supported by a Transport Assessment.

- 3.15. The IDP also requires the provision of sustainable drainage systems and links to, and enhancements of, the blue and green infrastructure corridors, particularly enhancing biodiversity and linking into recreational routes. There is also a requirement for the provision of a country park. These requirements are all provided for through the two live planning applications with the details to be confirmed at the reserved matters stage.
- 3.16. The IDP also identifies and informs the policy requirement to facilitate the provision of a rail-freight terminal and provision of a rail-freight connection from the Erewash Valley Railway Line (as proposed to be amended through reference OM55, Suggested Other Modifications to the Greater Nottingham Strategic Plan, March 2026, GNC4B). The live planning applications do not restrict or prejudice a rail-freight terminal coming forward.

Timescales and Trajectory

- 3.17. A planning application for both the employment development and Country Park were submitted by Pegasus Group on behalf of Harworth Group in December 2025 supported by a full suite of technical assessments and an Environmental Assessment.
- 3.18. Following determination of the Outline application and the signing of the Section 106, which is anticipated early Autumn this year, it is anticipated that the site will be built out in three phases, outlined below:
- Phase 1: Will comprise units from the two development parcels situated either side of the new proposed vehicular access road into the Site from the A6096 Shilo Way. Earthworks for the access road and two development parcels is envisioned to commence in Q1 2027, with construction commencing in Q3 2027 and lasting approximately 6 months.
 - Phase 2: Will comprise units within the two developmental parcels in the southern section of the Site, accesses, and works to the ecological mitigation area. Earthworks is envisioned to commence in Q1 2028, with construction commencing in Q4 2029 and lasting approximately 9 months.
 - Phase 3: Will comprise units within the two developmental parcels in the northern section of the Site, as well as accesses. Earthworks is envisioned to commence in Q1 2029, with construction commencing Q4 2029 and lasting approximately 2 years.
- 3.19. The first element of the works that will likely take place for each phase of the Proposed Development will be the creation of the new accesses onto the highway network and the creation of the internal circulation route in relation to that phase. This will be followed by the levelling of the Site and the storage of soils for landscaping. The phasing and the delivery of the site will be led by market demand and occupier interest so may deviate from the above timeline.

Proven Track Record

- 3.20. Harworth Group is an established land and property regeneration business based in South Yorkshire. Harworth is an experienced developer having built 1.3 million sq. ft of industrial and logistics space since 2015. The business specialises in regenerating large, complex sites, into new industrial and logistics developments.

3.21. There are a number of examples of similar sites which have been delivered by Harworth including:

- Logistics North, Bolton: 4 million sqft of manufacturing & logistics space delivered by Harworth and now fully let with occupiers including Aldi, Amazon & Utility Warehouse
- Bardon Hill, Leicestershire: 332,000 sqft of Grade A industrial & logistics space delivered by Harworth and now fully let with occupiers including TriMark & Charles Kendall Freight
- Gateway 36, Barnsley: 1.5 million sqft of industrial & logistics space being delivered by Harworth with existing occupiers including Dunelm and Lucy & Yak. Later phases of the development are being marketed now.

Financial Appraisal

3.22. Harworth Group has undertaken its own viability appraisals for the site and are confident that this site represents a viable development opportunity with regards to acquisition costs and generating a reasonable return, taking into account of the infrastructure and development costs.

Main Modifications

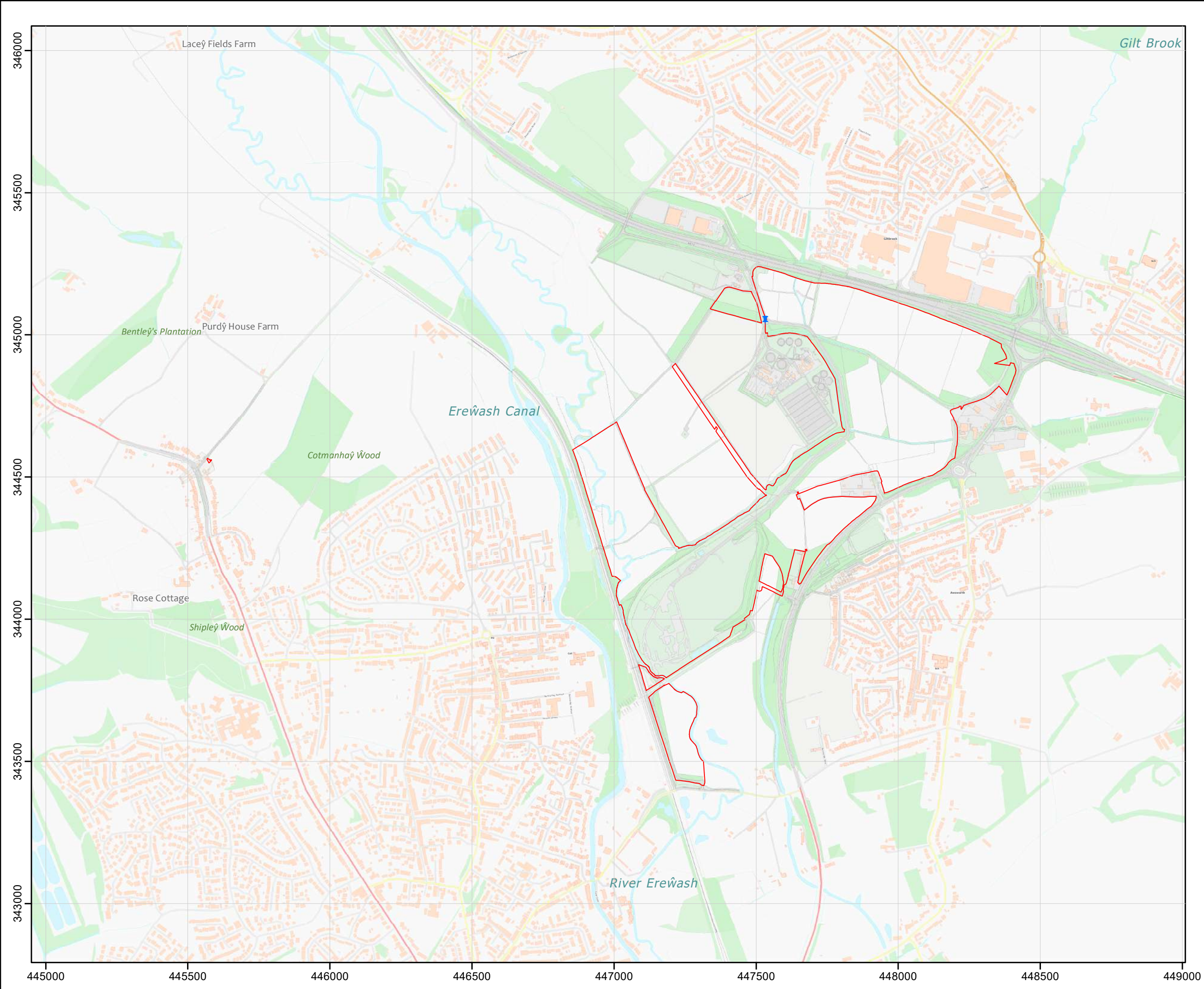
3.23. The Councils have proposed a number of Main and Additional Modifications to Policy 22 (Examination Library Documents GNC4A and [GNC4B](#)). The modifications relate to facilitating the provision of the rail freight terminal; supporting the restoration of the River Erewash and Gilt Brook; enhancing pedestrian and cycle links to Awsworth and Eastwood; safeguarding the significance of the viaduct and enhancing blue and green infrastructure. The proposed modifications are supported.

4. Matters Not Agreed

- 4.1. No matters of uncommon ground identified in respect of the draft Strategic Allocation Former Bennerley Coal Disposal Point.



Appendix A – Site Location Plan



A3/BEN/EES/002

Legend

SITE ADDRESS LOCATION

OWNERSHIP BOUNDARY

0100200300400METRES

SITE NAME :-

BENNERLEY

199.395 acres

SITE ADDRESS :-

A610, NOTTINGHAM,
NOTTINGHAMSHIRE NG16 2DE, UK

REGION :-

YORKSHIRE AND CENTRAL

TITLE :-

OWNERSHIP PLAN

DEPT :-

CENTRAL SERVICES

DRAWN	MR	CHKD	MR
DATE	06/05/2026	DATE	06/05/2026

Harworth

Transforming Regenerating Revitalising

harworthgroup.com

© Harworth Group 2026

THE COPYRIGHT IN THIS DRAWING BELONG TO HARWORTH GROUP
AND THE DRAWING MAY NOT BE REPRODUCED WITHOUT PRIOR CONSENT.

SCALE :-

1:12,500

DRAWING No.

A3/BEN/EES/002

ArcGIS

A3

REPRODUCED FROM ORDNANCE SURVEY MAP DATA BY PERMISSION OF ORDNANCE SURVEY ON BEHALF OF THE CONTROLLER OF HER MAJESTY'S STATIONERY OFFICE. © CROWN COPYRIGHT 2026 ALL RIGHTS RESERVED. LICENCE No. AC0000823798



Appendix B – Employment Application Concept Masterplan



Notes:

- This drawing is subject to copyright and is not to be reproduced in part or whole without approval.
- Do not scale this drawing - check all dimensions on site.

Rev	28.11.25	INITIAL ISSUE	AE
Date		Status/Amendments	By

mosodi
TECHNOIAL

Manchester
0161 413 5168

Leeds
0113 323 0854

Client:

Harworth

Project:

Bennerley
Giltbrook, Nottingham

Drawing Title:

Illustrative Master Plan

Drawn By:	AE	Checked By:	AE	Approved By:	AE
Scale:	1:2000	Paper Size:	A0	Date Created:	28.11.25
Drawing Number:	23004-MOS-SI-XX-DR-A-0052	Drawing Revision:	P01		

15m

SCALE 1:2000

© Crown copyright and database rights 2025 Ordnance Survey 1000092378



Appendix C – Country Park Illustrative Landscape Masterplan



Character Area Key

Bennerley Meadows

Viaduct mosaic

Erewash Wetlands

Bennerley Meadows

This character area will focus on maintaining and enhancing the open meadow landscape through species-rich native grassland, punctuated with clusters of native shrubs to provide ecological and seasonal interest. Mown paths and benches will allow visitors to rest and enjoy views towards the Bennerley Viaduct.

The Open Mosaic

Small interventions will be installed throughout the area to formalise and bring this area into use for people.

Erewash Wetlands

This character area will be protected and enhanced through sensitive interventions such as boardwalks and scrapes, allowing access while minimising disturbance to hydrological processes and wildlife. Boardwalks allow people to use this part of the park throughout the seasons even during seasonally wet times of the year.



Key

Site Boundary

Existing Vegetation to be Retained

Existing Open Mosaic Habitat to be Retained (to be considered alongside the Employment Site proposals)

Scattered Tree Planting

Parkland Tree Planting

Feature Tree Planting

Wetland Tree Planting

Native Shrub or Woodland Planting

Native Wetland Planting or Marginal Planting

Natural Grassland

Meadow Mixture for Wetlands

Proposed Park Run Route (5K loop)

Additional Pedestrian Links

Boardwalk/Wetland Route

Existing Public Rights of Way

Existing footpath

Mown path

Bridge being delivered by Friends of Bennerley (shown for context only, not part of this Planning Application)

Bridge connections

Connections to Wider Footpath Network

Pedestrian and Cycle/Emergency Access

Bench or Picnic Table

Trim Trail / Fitness Equipment

Planter with Sealing (under construction by others)

Proposed Visitor Centre (shown for context only, not part of this Planning Application)

Existing Hordstanding in and around Open Mosaic Habitat

16/12/2025	C	Updated to comments.
DATE	NO	REVISION NOTE

Illustrative Landscape Masterplan – Country Park

Bennerley Coal Disposal, Awwsworth

CLIENT

Harworth Group

DATE

25.11.2025

SCALE

1:5000 @A3

TEAM

SL

APPRVD

SRE

DRAWING NUMBER

P23-0273_EN_0015_C_S1

PEGASUS GROUP

Town & Country Planning Act 1990 (as amended)
Planning and Compulsory Purchase Act 2004

East Midlands

4 The Courtyard, Church Street, Lockington,
Derbyshire, DE74 2SL
T 01509 670806
E EastMidlands@pegasusgroup.co.uk
Offices throughout the UK.

Expertly Done.

DESIGN | ECONOMICS | ENVIRONMENT | HERITAGE | LAND & PROPERTY | PLANNING | TRANSPORT & INFRASTRUCTURE

Pegasus Group is a trading name of Pegasus Planning Group Limited (07277000) registered in England and Wales.

Registered office: 33 Sheep Street, Cirencester, GL7 1RQ
We are ISO certified 9001, 14001, 45001



Pegasus_Group



pegasusgroup



Pegasus_Group

PEGASUSGROUP.CO.UK