



Broxtowe
Borough
COUNCIL



Broxtowe Local Plan

Scoping Document

September 2026



www.broxtowe.gov.uk

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1. Why are we preparing a new Local Plan?

Preparing a new Local Plan for Broxtowe

1.1 Broxtowe Borough Council is preparing a new Local Plan to guide how the Borough grows, develops and changes over the coming years. The Plan will set out where new homes, employment land, infrastructure, open space and community facilities should be located. It will also establish the planning policies used to guide decisions on planning applications.

1.2 Local Plans are important because they provide certainty for residents, communities, businesses, landowners, developers and infrastructure providers. They help ensure that development is planned positively, takes place in sustainable locations and is supported by the infrastructure and services that communities need.

1.3 This scoping document is the first formal stage in preparing the new Broxtowe Local Plan. It asks questions to help shape what the Plan should cover before detailed policies and site allocations are prepared.

A new plan-making system

1.4 The Government has introduced a new plan-making system intended to produce shorter, clearer and more locally focused Local Plans within a 30-month timetable. Under the new system, Local Plans should avoid unnecessary repetition of national planning policy and concentrate on the locally specific matters that need to be addressed through the development plan.

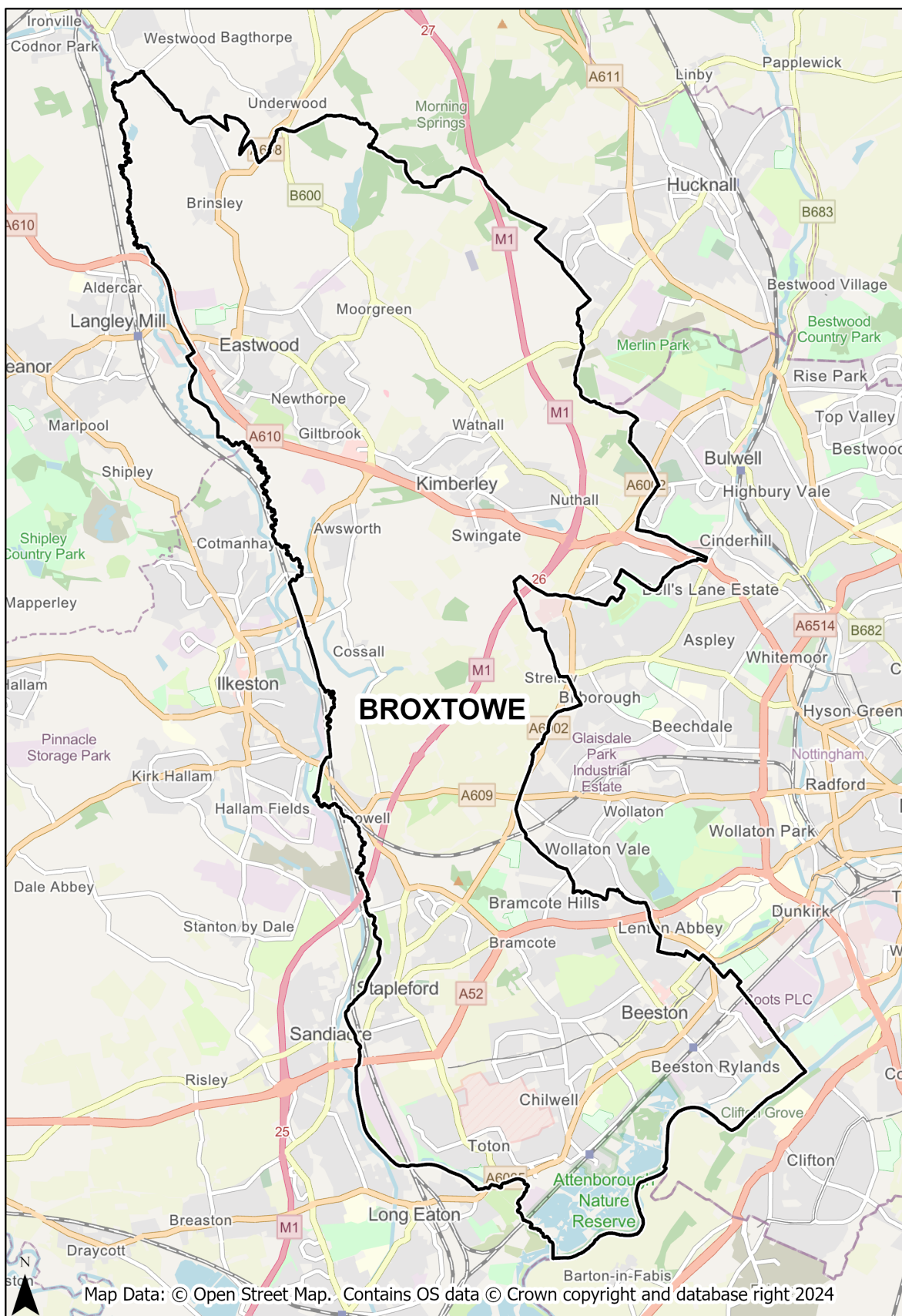


1.5 For Broxtowe, this means the new Local Plan should focus on the spatial strategy, housing and employment requirements, strategic sites, infrastructure priorities, local design and place-making expectations, environmental protection, climate resilience, Green Belt considerations and the needs of local communities.

1.6 Whilst we are consulting on the Scoping Document, we will also be continuing to gather information and background evidence about our area, including social, economic and environmental characteristics.

1.7 At the end of the Scoping Document consultation, we will be publishing the Scoping Consultation Summary which will highlight the main issues raised in the responses received and how we will have regard to those responses as we continue the process.

Broxtowe Borough Council Local Plan Area:



2. Broxtowe Local Plan: At a Glance

The scoping consultation

2.1 This consultation is an opportunity to influence the direction of the Local Plan before detailed options, policies and site allocations are prepared. The Council is inviting views on the matters that should be covered by the Local Plan and how people and organisations should be involved as the Plan progresses.

2.2 This consultation is not a consultation on a preferred spatial strategy or a final list of development sites. Later stages will provide opportunities to comment on emerging options, evidence, site assessments, policies and the draft Local Plan.

Topic	Summary
What is the Local Plan?	A single planning document to guide growth, development and land use across Broxtowe for at least 10 years.
What is this consultation about?	This is an early scoping consultation. It asks what the Plan should cover, how the Council should engage, where development should be located and what evidence should be prepared.
What matters most?	How much housing and employment land should be planned for; where growth should go; how strategic sites should be delivered; what infrastructure is needed; how the Green Belt, environment and heritage should be approached and how the Plan should respond to local government reorganisation.
How can I respond?	Responses can be submitted by email or post. Telephone enquiries can be made to the Planning Policy Team (0115 917 7777)

Next stages

2.3 After the scoping consultation, the Council will review all responses and publish a Scoping Consultation Summary. The next stage is expected to set out proposed content and evidence, including a draft vision, aims and objectives, initial spatial strategy options, policy approaches and a summary of the evidence base.

2.4 Indicative plan-making stages are set out below. Dates are placeholders and will be confirmed through the Council's plan-making timetable. These dates may be impacted by local government reorganisation.

Stage	Indicative timing
Notice of Intention	June 2026
Gateway 1 Self-Assessment	October 2026
Proposed Content and Evidence Consultation	Spring 2027
Gateway 2 – observations and advice	September 2027
Draft Local Plan Consultation	Summer 2028
Gateway 3 – observations and advice	September 2028
Submission for Independent Examination	Autumn 2028
Adoption of the Local Plan	April 2029

The consultation themes

2.5 The consultation is structured around the following themes:

Theme	Title	Focus
1	How and where Broxtowe should grow	Identifying an appropriate spatial strategy to support growth.
2	Homes and communities	How much housing should be planned for, what types of homes are needed and where they should be delivered.
3	Economy, employment and town centres	How Broxtowe should support jobs, business growth, employment land, town centres and local employment opportunities.
4	Infrastructure, viability and developer contributions	What infrastructure is needed, when it should be delivered and how it should be funded.
5	Transport and connectivity	How development should be connected by walking, cycling, wheeling, public transport, rail, tram and road networks.
6	Climate change, flood risk and energy	How the Plan should support carbon reduction, climate resilience, flood risk management and low-carbon energy.
7	Natural environment, biodiversity and blue and green infrastructure	How Broxtowe should protect and enhance biodiversity, green spaces, waterways and landscapes.
8	Heritage, design and local identity	How growth can protect and strengthen Broxtowe's distinctive places, heritage assets and local character.
9	Green Belt	How the Local Plan should approach the Green Belt.

Scoping Question 1

What are the most important issues the new Broxtowe Local Plan should address?

Developing a vision and objectives for the Local Plan

2.6 The new Local Plan will include a vision describing what Broxtowe should be like at the end of the plan period. The vision will provide an overarching direction for the Plan and will help guide decisions about where development should take place, what type of development is needed and how growth should contribute to the future of Broxtowe's communities, economy and environment.

2.7 The vision will be supported by a focused set of objectives. These will identify the main outcomes that the Local Plan should seek to achieve and will provide a framework for developing and assessing the spatial strategy, site allocations and planning policies. The objectives should be locally specific, capable of being monitored and deliverable through the planning system, working alongside the activities of the Council, infrastructure providers, communities and other partners.

2.8 At this early stage, the Council has not prepared a draft vision or finalised the Plan's objectives. They will be developed following this consultation, taking account of:

- the strengths, challenges and distinctive characteristics of Broxtowe;
- the issues identified through the nine consultation themes;
- the views of residents, businesses, community organisations, infrastructure providers and other stakeholders;
- the Council's wider strategies and priorities;
- the emerging evidence base and Strategic Environmental Assessment;
- the need to plan positively for homes, jobs, infrastructure and sustainable communities;
- the relationship between Broxtowe and the wider Greater Nottingham and East Midlands area; and
- potential local government reorganisation and the need for the Plan's evidence, vision and objectives to remain relevant to potential future council areas.

2.9 The vision and objectives will need to recognise that Broxtowe is made up of distinct but connected places. They should reflect the different characteristics and needs of the urban south, the towns and former mining communities in the north, the Borough's villages and rural areas, and its strategic development opportunities. They should also provide a coherent direction for the current Broxtowe Local Plan area, notwithstanding the potential division between two future council areas.

2.10 The responses to this consultation will be used to prepare a draft vision and objectives for consideration at the next stage of Local Plan preparation. The vision and objectives will then be refined as the evidence, spatial strategy and policy approaches are developed.

Scoping Question 2

What should Broxtowe be like at the end of the Local Plan period and what should be at the heart of the Local Plan's vision?

Scoping Question 3

What should the main objectives of the Broxtowe Local Plan be and what outcomes should the Plan seek to achieve?

3. Broxtowe: Setting the Scene

A Borough of connected but distinct places

3.1 Broxtowe has a population of around 114,565 (2024 estimate, ONS). It is a Borough of varied and distinctive places. The south is more urban, with Attenborough, Chilwell, Beeston, Bramcote, Stapleford, Toton and part of Trowell forming part of the western side of the Greater Nottingham built-up area.

3.2 The north of the Borough is more rural, with Eastwood and Kimberley as the largest settlements. The Nottingham-Derby Green Belt is a defining feature of the Borough and strongly shapes where development can and cannot take place.

Movement and connectivity

3.3 Broxtowe is well connected at a strategic level. The M1 passes through part of the west of the Borough and the A52 provides links to Nottingham, Derby and the M1. The A610 runs from east to northwest across the north of the borough, connecting Nuthall, Kimberley and Eastwood with the northern part of the City. Beeston and Attenborough railway stations provide rail connections, and the Borough is also accessible to Nottingham and East Midlands Parkway stations. Ilkeston railway station (the car park for which is located in the borough) in neighbouring Erewash Borough serves settlements in the borough including Awsworth and Cossall.

3.4 The Nottingham Express Transit (NET) tram serves many of the most densely populated areas in the south of Broxtowe and includes the Toton Park and Ride. The south of the Borough also benefits from frequent bus services to Nottingham and Derby, as well as direct services to East Midlands Airport.

3.5 However, connections between the north and south of Broxtowe are less extensive, and this is an important issue for how future growth is planned.

Environment, landscape and heritage

3.6 The Rivers Trent and Erewash form important southern and western boundaries. Broxtowe contains significant environmental and recreational assets including Attenborough Nature Reserve, Bramcote Hills Park, the former Nottingham Canal, Cossall, Strelley, Colliers Wood, Moorgreen Reservoir, Bennerley Viaduct, the Erewash Valley and the Trent Valley.

3.7 Broxtowe has a rich historic environment, including strong links to D.H. Lawrence, Eastwood and the former coalfield landscape. The Borough contains 156 Listed Buildings, 6 Scheduled Monuments and 16 Conservation Areas, alongside many non-designated heritage assets. Some heritage assets are at risk and will require careful planning, investment and sensitive change.

Economy and town centres

3.8 Beeston is the main town centre and a major location for investment and employment. Eastwood, Kimberley and Stapleford perform important roles for local communities and the local economy. Boots remains a major employer and Beeston Business Park provides employment space with strong rail accessibility.

3.9 There are pockets of unemployment and skills challenges, including in Eastwood South, Chilwell West and Stapleford North. Strategic growth locations such as Toton, Chetwynd and Bennerley are therefore important not only as development sites, but as opportunities to support inclusive growth, local jobs and access to training.

Scoping Question 4

Is there anything about Broxtowe's strengths, challenges or local characteristics that you think should be reflected in the Local Plan?



Beeston Town Centre

4. Theme 1: How and where should Broxtowe grow?

What is the spatial strategy?

4.1 The Local Plan will need to establish a spatial strategy that explains how and where Broxtowe should grow and change over the plan period. The spatial strategy will provide the overall framework for decisions about the location of homes, employment land, infrastructure, services, green infrastructure, regeneration and environmental protection.

4.2 The Greater Nottingham Strategic Plan promotes sustainable growth by prioritising sites within the main built-up area of Nottingham, and to a lesser extent adjoining it, before considering growth in or adjoining Key Settlements. For Broxtowe, this has meant a strong focus on the urban south of the Borough and strategic locations such as Toton and Chetwynd.

4.3 The new Broxtowe Local Plan will need to test how this broad strategy should be taken forward, whether it remains appropriate, how much development can realistically be delivered, and what infrastructure will be needed to support it.

Matters for the New Local Plan

- How much housing and employment development should be planned for.
- Whether growth should continue to be focused mainly in or adjoining the urban south of Broxtowe.

- The role of strategic sites, including Toton and Chetwynd, Boots and Bennerley.
- The role of Eastwood, Kimberley and Awsworth as Key Settlements and whether the list of Key Settlements remains appropriate.
- How town centres and brownfield sites can contribute to housing, jobs, services and regeneration.
- How the Local Plan should treat the Green Belt, including whether any Green Belt review is required and what should be protected.
- How development should be coordinated with infrastructure, including transport, education, healthcare, utilities, digital connectivity, open space and community facilities.
- How evidence and policy should remain useful after potential local government reorganisation.

Scoping Question 5

What should be the spatial strategy to guide where new development is located in Broxtowe?

Scoping Question 6

What should be the main spatial priorities for Broxtowe over the plan period?



New housing Development off Coventry Lane, Bramcote

5. Theme 2: Homes and communities

5.1 The Local Plan must plan for enough homes in the right places and ensure that new housing supports sustainable, inclusive and balanced communities. This includes affordable housing, family housing, smaller homes, accessible and adaptable homes, housing for older people, specialist and supported accommodation, student housing and Gypsy and Traveller accommodation.

Local Context

5.2 The Government sets the number of new homes that each council must plan for in order to meet their local housing need figures and this figure is currently 658 homes per year for Broxtowe.

5.3 The new Local Plan will need to test the appropriate housing requirement for its plan period, taking account of national policy, local housing need, existing commitments, infrastructure capacity, site availability, constraints and deliverability. It will also need to identify suitable new sites to provide a range of housing.

5.4 Broxtowe has significant affordable housing need. House prices and rents vary across the Borough, with generally higher values in the south influenced by proximity to Nottingham and strong transport links. The influence of the University of Nottingham has also contributed to student housing demand in and around Beeston. The Local Plan will need to consider how housing policies can support balanced communities and meet different needs across the Borough.

Matters for the New Local Plan

- Establish an appropriate housing requirement for the plan period.
- Identify a deliverable and developable supply of sites, including sites of different sizes and types.
- Plan for affordable housing, including the tenure mix needed locally.
- Consider how to provide family housing, smaller homes, accessible homes, and housing for older people.
- Ensuring that new housing is capable of being adapted to respond to changes in the occupier's circumstances.
- Plan for specialist and supported housing needs, including the needs of disabled people and people with care or support needs.
- Update evidence on Gypsy and Traveller accommodation needs.
- Consider how student housing and shared housing affect housing markets and community balance, particularly around Beeston.
- Ensure that housing growth is supported by infrastructure and local services.

Scoping Question 7

How much housing should Broxtowe plan for and what factors should influence the final housing requirement?

Scoping Question 8

What types of homes are most needed in Broxtowe and where should they be provided?



Mushroom Farm Court, Eastwood

6. Theme 3: Economy, employment and town centres

6.1 The Local Plan should support a strong, inclusive and resilient local economy. It should identify the employment land and business floorspace needed over the plan period, protect important employment sites where appropriate, support town centres and help residents access jobs, training and skills opportunities.

Local Context

6.2 Broxtowe has a diverse economic role. It contains major employment assets such as Boots and Beeston Business Park, important town centres including Beeston, Eastwood, Kimberley and Stapleford, and strategic growth opportunities at Toton, Chetwynd and Bennerley. These places have different roles and different needs, and the Local Plan will need to consider how they should contribute to the Borough's future economy.

6.3 Planning for the economy is not only about identifying land for offices, factories, warehouses or research and development, supported by suitable infrastructure. It is also about ensuring that residents can access good quality, well-paying jobs, that businesses have the right types of premises, that town centres remain active and attractive, and that economic growth helps address local inequalities in skills, employment and opportunity.

6.4 Broxtowe's economy benefits from its location on the western side of Greater Nottingham, close to Nottingham City, Derby, the M1 and East Midlands Airport. The Borough has strong transport connections, including the M1, A52, Beeston and Attenborough railway stations, NET tram services in the south of the Borough and frequent bus connections between Nottingham,

6.5 Beeston and Derby. However, north-south public transport links within the Borough are less extensive, which affects access to jobs, services and training opportunities for some communities.

Matters for the New Local Plan

- How much employment land and floorspace is needed.
- What types of employment space are required, including offices, research and development space, light industrial space, logistics, warehousing, flexible workspace, start-up space, grow-on space and small business units, as well as more specialist accommodation, such as live-work units.
- How strategic economic locations should be planned, particularly Toton and Chetwynd, Boots and Bennerley.
- Whether existing employment areas should be protected, intensified, modernised or released.
- How employment growth can support inclusive growth.
- How town centres should evolve, including their role in retail, services, leisure, culture, community activity, places of worship, workspace, housing and evening activity.
- How new development, particularly in town and local centres, can respond to the challenges of designing out crime and reducing anti-social behaviour.
- Whether the existing hierarchy and boundaries of centres remain appropriate, or whether changes are needed to reflect current and future patterns of use.
- How the visitor economy, heritage and local identity can support economic growth, including the role of D.H. Lawrence heritage, Eastwood, Bennerley Viaduct, Attenborough Nature Reserve, town centres and green infrastructure.
- Whether additional infrastructure and facilities are needed to support the business and visitor economy sectors, such as hotels, conference facilities, etc.

Scoping Question 9

How much employment land and business floorspace should Broxtowe plan for and where should it be located?

Scoping Question 10

How should Broxtowe's town and local centres develop and evolve to meet changing needs?



7. Theme 4: Infrastructure, viability and developer contributions

7.1 Growth cannot happen successfully without the right infrastructure. The Local Plan should identify the infrastructure needed to support new development, how and when it will be delivered, who is responsible for delivery and how it will be funded.

7.2 New homes and employment development can place pressure on transport networks, schools, healthcare, utilities, water and wastewater infrastructure, open space, sports facilities, community facilities and digital connectivity. The Local Plan must therefore align the spatial strategy with infrastructure planning from the outset.

7.3 Infrastructure delivery also involves choices. Some development sites face viability constraints, and the Local Plan will need a transparent approach to balancing affordable housing, transport, education, healthcare, open space, climate measures, biodiversity, design quality and other requirements.

Local Context

7.4 Broxtowe is a compact Borough with very different infrastructure pressures in different places. New development must be supported by the right infrastructure if it is to work well for existing and future communities. In Broxtowe this means planning not only for roads, public transport, schools, healthcare and utilities, but also for affordable housing, blue and green infrastructure, open space, biodiversity, drainage, recreation, community facilities and the wider investment needed to make strategic sites deliverable.

7.5 New housing development can create additional demand for school places, early years provision and other education infrastructure. This will be particularly important where growth is concentrated at larger strategic sites. The Local Plan should therefore identify where planned housing growth may create pressure on school capacity and work with education providers to understand whether needs should be met through developer contributions, expanded existing schools, new on-site provision or a combination of these.

7.6 New development will also place pressure on health infrastructure, including GP surgeries, community health services and wider health and care provision. This is particularly relevant where development is planned at scale or where existing communities already experience pressure on local services.

7.7 The Local Plan will need to recognise that development viability varies across Broxtowe. Sales values, land values, site conditions, infrastructure costs, affordable housing requirements, build costs and market demand can all affect whether development is able to come forward and what level of planning obligations it can support.

Matters for the New Local Plan

- Prepare an Infrastructure Delivery Plan with costs, funding sources, responsibilities and phasing.
- Engage early with infrastructure providers, including education, healthcare, transport, utilities, water, wastewater, digital and emergency services.
- Engage with the local communities in the Borough to determine what additional community facilities will be required.
- Review the approach to developer contributions, including Section 106 and whether a Community Infrastructure Levy or alternative funding approach should be considered.
- Test viability so that policy requirements are ambitious but deliverable.
- Identify priorities where funding is limited or where infrastructure needs must be phased.

Scoping Question 11

What infrastructure is needed to support new homes and jobs in Broxtowe?

Scoping Question 12

How should the Local Plan make sure infrastructure is delivered at the right time and in the right places?



Beeston Railway Station

8. Theme 5: Transport and connectivity

8.1 Transport and connectivity influence where development should be located, how communities access jobs and services, and whether growth can be delivered sustainably. The Local Plan should support locations that are accessible by walking, cycling, wheeling and public transport, while managing impacts on the highway network.

Local Context

8.2 Broxtowe is well connected at a strategic level. The M1 passes through the Borough, with junction 26 at Nuthall and junction 25 nearby, while the A52 provides an important east-west route linking Nottingham, Derby and the M1. The A610 also provides an important connection between Nottingham, Kimberley, Eastwood, the Erewash Valley and the M1. These routes are critical for residents, businesses, freight movement and access to employment, but they also experience pressure at peak times and are sensitive to the cumulative impacts of new development.

8.3 The Borough also benefits from strong public transport connections in some areas. Beeston and Attenborough railway stations provide rail access, while nearby Nottingham and East Midlands Parkway stations provide further strategic rail connections. The NET tram serves many of the most densely populated areas in the south of Broxtowe, including the Toton Park and Ride, and frequent bus services connect parts of the south of the Borough with Nottingham, Beeston and Derby. The railway station at Ilkeston, in Erewash Borough, provides rail connections for residents of Broxtowe, particularly in Awsworth and Cossall.

8.4 However, public transport links between the north and south of the Borough are less extensive. Future growth will need to be planned around accessible locations, transport improvements, active travel links and realistic infrastructure delivery.

8.5 Active travel will need to play a much stronger role in how Broxtowe grows. Walking, cycling and wheeling routes can help connect new development to schools, town centres, employment areas, public transport stops, parks and community facilities, while also supporting healthier lifestyles and reducing pressure on local roads. Broxtowe already has important opportunities to build on, including links to Beeston, Stapleford, Toton, Attenborough, the Erewash Valley, the Trent Valley, the Beeston Canal and Bennerley Viaduct, but the network is not equally strong across the Borough. The Local Plan should therefore consider how strategic sites and smaller developments can provide safe, direct and attractive active travel routes, improve connections between the north and south of Broxtowe, link existing communities to new jobs and services, and make walking, cycling and wheeling realistic choices for everyday journeys.

Matters for the New Local Plan

- Strategic road network capacity, including the impact of growth on the M1, junction 26, junction 25, the A52, the A610 and key routes into Nottingham, Derby and the wider East Midlands.
- Local road capacity and junction pressure, including the cumulative effect of development on local roads, residential streets, town centre routes, school routes, access to employment sites and already constrained junctions.
- Access to strategic employment locations and town centre employment areas, with particular attention to public transport access for workers and sustainable alternatives to car-based commuting.
- North-south connectivity within Broxtowe, recognising that public transport links between the north and south of the Borough are less extensive than links between the urban south and Nottingham.
- Public transport accessibility, including how new development can support bus, tram and rail use, improve access to stops and stations, and contribute to service improvements where needed.
- Active travel networks, including safe, direct and accessible walking, cycling and wheeling routes between homes, schools, town centres, public transport stops, employment areas, green spaces and community facilities, with particular attention to links between existing communities and major growth locations.
- Ensuring that any new routes and areas of the public realm are accessible to all members of the community including those with reduced mobility.
- Parking and electric vehicle charging, including how parking standards should balance development needs, efficient land use, local amenity, town centre vitality and sustainable travel objectives.
- Infrastructure funding and phasing, including which transport improvements are essential to make development acceptable, what can reasonably be secured through developer contributions, and where wider public funding or partnership working will be needed.

Scoping Question 13

What are the key transport priorities for Broxtowe and how should the Local Plan support them?



9. Theme 6: Climate change, flood risk and energy

9.1 The Local Plan should help Broxtowe reduce carbon emissions, adapt to climate change, manage flood risk and support low-carbon energy. This includes energy-efficient buildings, renewable energy, sustainable drainage, overheating resilience, water efficiency and climate-resilient design.

Local Context

9.2 Broxtowe declared a Climate Emergency in July 2019 and the Council's Climate Change and Green Futures Strategy provides the framework for this work and is structured around themes including transport and travel, energy and water, the built environment, core strategy and planning, recycling and resources, the natural environment, communities, business and supply chain, and communications.

9.3 The Borough includes areas affected by flood risk, particularly associated with the Trent and Erewash corridors and other sources of flooding. Climate change is expected to increase the frequency and severity of extreme weather, including hotter summers, intense rainfall and flooding. The Local Plan should help ensure that new development contributes to climate mitigation and adaptation.

Matters for the New Local Plan

- Apply a sequential and precautionary approach to flood risk.
- Ensure new development incorporates sustainable drainage and does not increase flood risk elsewhere.
- Promote energy efficiency, low-carbon heating and renewable energy where consistent with national policy and viability evidence.
- Require development to be resilient to overheating, drought, intense rainfall and future climate conditions.
- Support active travel and accessible development patterns that reduce the need to travel by car.
- Consider how existing buildings can be sensitively retrofitted, particularly where heritage assets are involved.

Scoping Question 14

How should the Local Plan respond to climate change, flood risk and the need to reduce carbon emissions?



Colliers Wood Nature Reserve, Eastwood

10. Theme 7: Natural environment, biodiversity and blue and green infrastructure

10.1 The Local Plan should protect and enhance Broxtowe's natural environment, including biodiversity, green spaces, waterways, landscapes, ecological networks, open space and parks. It should treat green and blue infrastructure as essential infrastructure that supports health, climate resilience, recreation and nature recovery.

Local Context

10.2 Broxtowe contains a rich network of natural and recreational assets. These include Attenborough Nature Reserve, Bramcote Hills Park, Stapleford Hills Woodland, Brinsley Headstocks, Colliers Wood, Kimberley Meadow, Kimberley Railway Cutting, the Erewash Valley, the Trent Valley, Local Nature Reserves, SSSIs and more than 140 Local Wildlife Sites.

10.3 The Erewash and Trent Valleys are especially important strategic wildlife corridors, providing valuable habitat opportunities. These river corridors also perform wider roles in flood risk management, recreation, landscape character, active travel, climate resilience and connecting communities with nature.

10.4 Attenborough Nature Reserve is one of Broxtowe's most significant environmental assets. The reserve is not only important for biodiversity, particularly wetland habitats and bird species, but also as a major visitor and recreational destination. Future development will need to be planned carefully so that important habitats are protected and pressure from recreation, access and nearby growth is managed.

10.5 Broxtowe's biodiversity value is not limited to its designated sites. Smaller green spaces, hedgerows, mature trees, grasslands, railway corridors, canals, river edges, former industrial landscapes, parks, allotments and urban green spaces all contribute to the wider ecological network. The Borough's former coalfield and industrial landscapes also provide important opportunities for nature recovery. The reopening of Bennerley Viaduct has also created a valuable recreational link between Awsworth and Cotmanhay.

10.6 Broxtowe is also refreshing its approach to blue and green infrastructure through a new Broxtowe Blue and Green Infrastructure Strategy which the Local Plan will need to reflect.

10.7 New development will need to contribute positively to biodiversity and nature recovery. The Local Plan should consider how site allocations, strategic sites, masterplans and development management policies can deliver biodiversity net gain, habitat creation, ecological connectivity, tree planting, sustainable drainage, natural flood management and long-term stewardship.

Matters for the New Local Plan

- Protecting Broxtowe's most important natural assets.
- Strengthening the Trent and Erewash Valleys as strategic blue-green corridors, recognising their role in biodiversity, wetland habitats, flood risk management, active travel, recreation and landscape character.
- Improving ecological connectivity, including links between Local Wildlife Sites, Local Nature Reserves, river corridors, woodland, grassland, hedgerows, parks, open spaces and urban green infrastructure.
- Using development to deliver biodiversity net gain and nature recovery, ensuring that site allocations, masterplans and development proposals contribute to a wider ecological network rather than delivering isolated pockets of habitat.
- Planning positively for blue and green infrastructure as essential infrastructure, including parks, open spaces, trees, sustainable drainage, river corridors, wetlands, canals, allotments, playing fields and accessible natural greenspace.
- Improving access to nature, especially where communities have poorer access to high-quality open space or where new development creates opportunities to connect existing neighbourhoods to parks, waterways and countryside.
- Making better use of green corridors for active travel, including opportunities linked to the Beeston Canal, the Erewash Valley, the Trent Valley, Bennerley Viaduct, town centres and strategic growth locations.
- Coordinating with local nature recovery and wider environmental strategies, including the Greater Nottingham Blue and Green Infrastructure Strategy, the Nottinghamshire & Nottingham Local Nature Recovery Strategy and any emerging Broxtowe-specific blue-green infrastructure evidence.

Scoping Question 15

Which green spaces, wildlife areas, landscapes and waterways in Broxtowe should be protected or enhanced?

Scoping Question 16

How should the Local Plan balance development needs with protection and enhancement of the natural environment and biodiversity?



The Quadrant, Beeston

11. Theme 8: Heritage, design and local identity

11.1 The Local Plan should ensure that new development is well designed, responds to local character and protects and enhances Broxtowe's historic environment. Good design should create attractive, safe, inclusive and sustainable places that work for people of all ages and abilities.

Local Context

11.2 Broxtowe is made up of a varied network of towns, suburbs, villages, former industrial areas, strategic growth locations and rural landscapes. This means that good design in Broxtowe will not look the same everywhere. New development should respond to the character, scale, landscape setting, movement patterns and identity of each place.

11.3 Broxtowe contains a varied historic environment, including listed buildings such as D6 and D10 in the Boots campus, scheduled monuments, conservation areas, former coalfield landscapes, the D.H. Lawrence heritage of Eastwood, Bennerley Viaduct, historic town centres and locally distinctive suburbs and villages. Growth should strengthen local identity.

11.4 Heritage should not be treated only as a constraint. It can help shape local identity, investment, tourism, regeneration and pride in place. The D.H. Lawrence heritage of Eastwood, the Bennerley Viaduct, historic town centres, conservation areas, former canal and railway routes, former coalfield landscapes and older village cores all provide opportunities for distinctive place-making. The Local Plan should consider how new development can protect these assets while also using them positively to shape design, public realm, walking and cycling routes, interpretation, cultural activity and local distinctiveness.

Matters for the New Local Plan

- Set clear design expectations for major development, strategic sites, town centres and residential areas.
- Identify where masterplans, design codes or development briefs are needed.
- Protect listed buildings, conservation areas, scheduled monuments and non-designated heritage assets.
- Ensure new development responds to local materials, scale, landscape, townscape and settlement pattern.
- Support sensitive reuse and retrofit of historic buildings where this conserves their significance.
- Use heritage and local identity to support town centre renewal, tourism and place-making.

Scoping Question 17

How should the Local Plan secure high-quality design and strengthen local identity across Broxtowe?

Scoping Question 18

How can the Local Plan protect Broxtowe's heritage and local identity while enabling well-designed growth?

12. Theme 9: Green Belt

12.1 The Green Belt is one of the most significant planning constraints and policy considerations in Broxtowe. It shapes the pattern of development across the Borough, limits outward expansion of settlements, helps maintain separation between places and influences where new homes, jobs and infrastructure can be located.

12.2 The new Local Plan will need to consider whether existing Green Belt boundaries remain appropriate, whether any review is required to meet development needs, and how the purposes and openness of the Green Belt should be protected.

Local Context

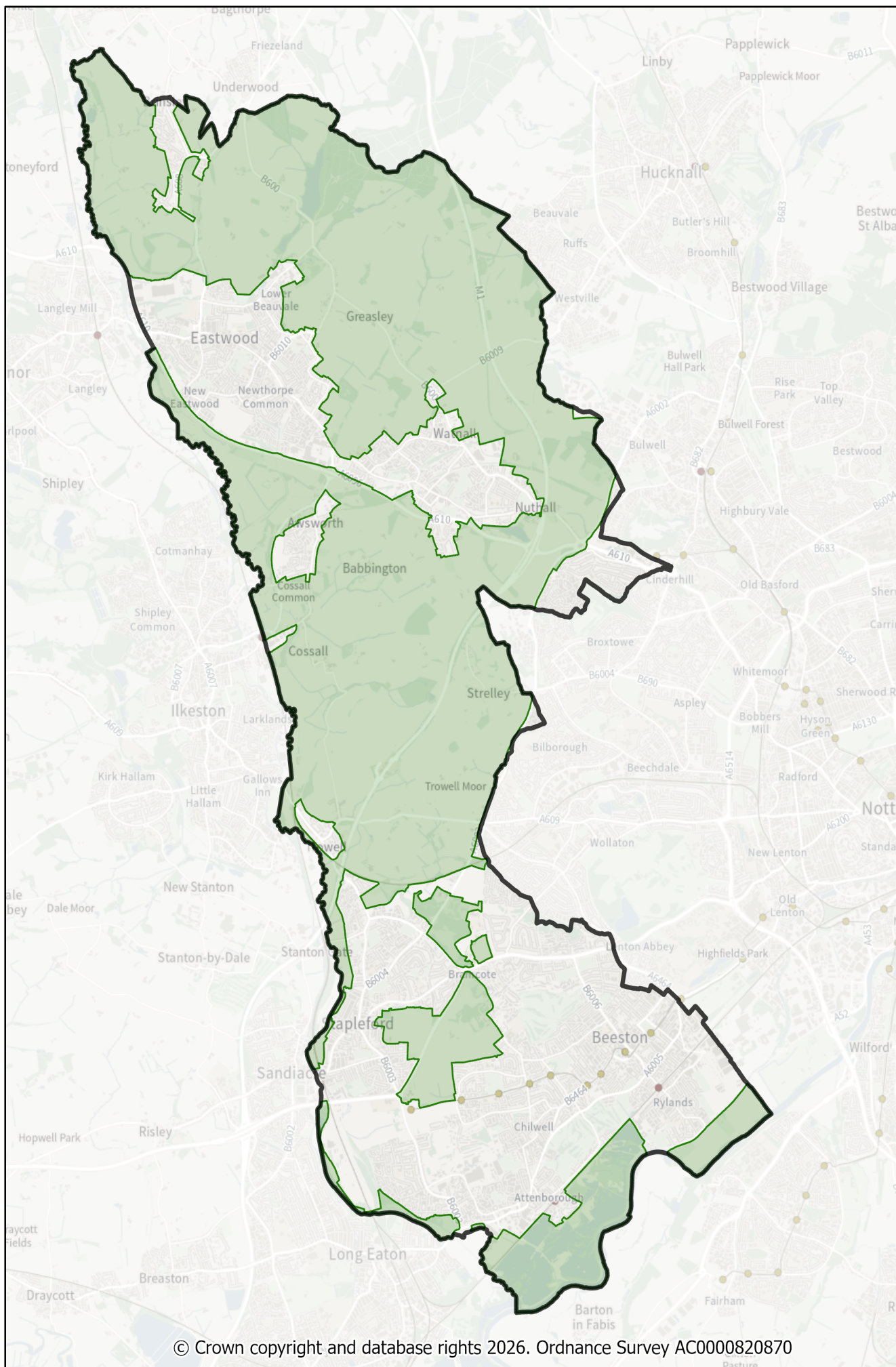
12.3 Broxtowe has a particularly high level of Green Belt coverage. Approximately 61% of Broxtowe's total area lies within the Nottingham-Derby Green Belt. This means that decisions about the Green Belt will be central to the new Local Plan's spatial strategy, especially given the need to plan for housing, employment, infrastructure and sustainable communities over the plan period.

Matters for the New Local Plan

- Whether existing Green Belt boundaries remain appropriate, taking account of housing and employment needs, infrastructure capacity, national policy, local distinctiveness and the need for long-term defensible boundaries.
- Whether a Green Belt review is required, and if so, how it should assess the contribution that different areas make to Green Belt purposes.
- How national grey belt policy should be considered locally, including whether any land within the Green Belt makes a weaker contribution to Green Belt purposes and whether it is in a sustainable location.
- Whether any Green Belt release would be justified, and if so, what infrastructure, affordable housing, design quality, biodiversity, open space, active travel and community benefits should be required.
- How compensatory improvements could be secured if land is removed from the Green Belt, including access improvements, biodiversity enhancement, landscape restoration, tree planting, new open space, green corridors and active travel routes.

Scoping Question 19

How should the new Local Plan approach the Green Belt in Broxtowe?



13. Strategic Environmental Assessment

13.1 The preparation of the Local Plan will be informed by Strategic Environmental Assessment and other statutory assessments where required. Planning authorities must ensure that their Local Plans are based around the concept of sustainable development and balance economic, social and environmental needs. Strategic Environmental Assessment is a tool to help assess the contribution that planning policies and allocations make to sustainable development and to use this information to inform decision making.

13.2 The Sustainability Appraisal (SA) is a process that identifies and reports on the likely effects of a plan. Strategic Environmental Assessment (SEA) focuses on environmental objectives, whereas SA also includes social and economic objectives. The Government has proposed that there will be a future change to Environmental Outcomes Reports, which would just focus on environmental issues, but this has not yet been implemented, and the SA / SEA process should still be followed at this time. The SA process and documents must meet the requirements of two principal pieces of legislation:

- The Planning and Compulsory Purchase Act 2004, and
- The Environmental Assessment of Plans and Programmes Regulations 2004, which transposed EU SEA Directive 2001/42/EC into UK law.

13.3 A Strategic Environmental Assessment (SEA) screening process for the Local Plan was undertaken by the Council. This involved preparation of a SEA screening opinion by the Council to establish whether the Local Plan is likely to have potentially significant environmental effects. The screening opinion concluded that the Local Plan is likely to have significant environmental effects and will therefore require SEA. The Council will consult the statutory environmental bodies on the SEA screening for a five-week period during the Scoping consultation, although it is anticipated that these statutory bodies will agree that an SEA is required. A SEA screening determination will then be prepared.

13.4 There are several stages in the SA process:

- Stage A – Setting the context and objectives, establishing the baseline and deciding on the scope
- Stage B – Developing and refining plan options
- Stage C – Appraising the effects of the plan
- Stage D – Consulting on the Local Plan and SA report
- Stage E – Monitoring and implementation of the plan

13.5 Work in relation to Scoping is currently underway. This stage includes the following key steps:

- Stage A1 – the identification of key national, regional and local plans, policies and programmes which will impact on the emerging Local Plan
- Stage A2 – the collection of baseline information to provide a picture of past, present and likely future conditions within the area. Where possible, data trends have been identified. For the purposes of assessment, it has been assumed that these trends will continue as identified, without the implementation of the new policies. Key sources of information include census data, population forecasts, commissioned studies, internal monitoring work and previous stakeholder consultation. This stage enables indicators to be developed in order to assess and monitor the effects and performance of the Local Plan.

- Stage A3 – identification of sustainability issues and problems affecting the area, which can be addressed through the development of strategies and policies within the Local Plan.
- Stage A4 – development of a SA framework to assess the impacts of the emerging Local Plan objectives, policies and proposals.
- Stage A5 – consultation on the appropriateness and robustness of the scope of the SA and proposed appraisal framework.

13.6 Baseline information has been collected and includes information in relation to the following themes:

- Characteristics of the council administrative areas
- Population and demographics
- Homes
- Economy
- Town centres
- Healthy and safe communities
- Transport
- High quality communications
- Effective use of land
- Well-designed places
- Green Belt
- Climate change and flooding
- Natural environment
- Historic environment
- Sustainable use of minerals
- Traveller sites
- Waste

13.7 This baseline information for the borough is currently being analysed by the Council. The SA-related 'Key Issues' which have so far been identified are:

- Further population growth is projected. Different types of housing will be required including housing which can be adapted to meet changing circumstances, accessible housing, housing which is affordable, smaller homes for single people and housing for an ageing population.
- There is a need to ensure that an adequate amount of land is provided for gypsies, travellers and travelling showpeople.
- There is a need to ensure that a good balance of housing types is maintained across the borough. The rise of the rate of conversion of family homes to HMOs is creating challenges for communities.
- House prices are high, particularly in the south of the borough, and there is a significant need for affordable housing.
- Some of the rural settlements are isolated and suffer from poor transport links.
- There is a lack of public transport running north to south across the borough.

- There is a need to reduce the reliance on private cars and increase the use of alternative transport modes, including public transport.
- There are areas of the borough that have very high levels of deprivation.
- The population is ageing.
- There is a need to maintain and increase the employment base and prevent the loss of employment opportunities. There is a particular need to ensure that there is sufficient employment for younger people.
- There is a need to support the growth and diversity of town and local centres.
- There is a need to maintain and enhance community facilities including indoor and outdoor community space, places of worship and facilities for younger people.
- There is a need to address levels of crime and anti-social behaviour, particularly in town centres.
- There is a need to ensure access to healthcare facilities, and, in particular, to improve access to GPs and NHS dental services.
- There is a need to ensure that there are sufficient schools within the borough to serve existing and future residents.
- There are issues in relation to highway congestion and insufficient parking, especially in town centres.
- There is a need to protect and enhance agricultural land, blue and green infrastructure, open space and the countryside, particularly those areas close to built development.
- There is a need to maintain strategic gaps between development in line with Green Belt policy.
- There is a need to maintain rates of brownfield development.
- There is a need to prevent biodiversity loss and to restore ecological networks.
- There are many sites which are important in landscape and biodiversity terms which should be conserved and enhanced.
- There is a need to conserve and enhance blue and green infrastructure connectivity corridors.
- There are many heritage assets which have historic or architectural significance and should be conserved and enhanced.
- There is a need to conserve and enhance the distinctive character of different parts of the borough.
- There is a need for any new development to contribute towards creating a 'sense of place'.
- There is a need to enhance and protect rivers and other waterways.
- There are significant areas which are at risk from flooding.
- There is a need to improve energy efficiency and reduce contributions to climate change.
- There is a need to protect and enhance air quality.
- There is a need to safeguard mineral resources to meet future requirements.

Scoping Question 20

Do you think there are any other 'Key Issues' which should be considered as a part of the Strategic Environmental Assessment / Sustainability Appraisal?

Scoping Question 21

Do you have any other comments in relation to Strategic Environmental Assessment or the Sustainability Appraisal?

14. Local government reorganisation and future plan-making

14.1 The preparation of the new Broxtowe Local Plan is taking place during a period of significant change in local government. Government proposals for local government reorganisation mean that Broxtowe Borough may be split between two future council areas. However, this decision is currently pending a review. This creates uncertainty for future plan-making, but it does not remove the need to plan positively for homes, jobs, infrastructure and environmental protection in the meantime.

14.2 The Government has instructed local authorities to continue to progress with new Local Plans. The Council therefore has to continue to make progress on a Local Plan for the current Broxtowe Borough area until potential any new arrangements are formally in place. The evidence, consultation responses and spatial planning work prepared through this process will also provide an important foundation for future plan-making by the new councils.

14.3 The potential split of Broxtowe raises important questions about strategic planning, cross-boundary infrastructure, housing and employment needs, Green Belt, transport corridors, environmental networks, town centres and strategic sites. It will be important that the Local Plan process captures evidence and consultation responses in a way that remains useful for both future council areas.

Scoping Question 22

How should the Broxtowe Local Plan respond to Local Government Reorganisation?

15. Evidence base

15.1 The Local Plan will be informed by a robust, proportionate and up-to-date evidence base.

Potential evidence requirements

Topic	Potential evidence
Housing	Housing needs assessment; affordable housing need; housing mix; older persons and specialist housing; Gypsy and Traveller accommodation; student housing and shared housing evidence; self-build and custom-build evidence; Strategic Housing Land Availability Assessment.
Economy	Employment land review; workspace and business needs; town centre and retail study; strategic site delivery and market assessment.
Spatial strategy, Green Belt and sites	Site identification and assessment; Green Belt review; settlement hierarchy review; viability evidence; masterplanning evidence for strategic sites.
Infrastructure	Infrastructure Delivery Plan; education, health, transport, utilities, water and wastewater evidence; digital infrastructure; open space, sport and community facilities evidence.
Transport	Transport modelling; accessibility assessment; walking, cycling and wheeling network assessment; public transport capacity and opportunities.
Environment and climate	Strategic Environmental Assessment; Strategic Flood Risk Assessment; water cycle evidence; biodiversity and nature recovery evidence; climate change and energy evidence.
Heritage and design	Historic environment evidence; conservation area review where required; local character and design evidence; design codes or development briefs for significant locations.

Scoping Question 23

Are there any additional evidence studies you think the Local Plan should prepare, or any studies listed above that you consider unnecessary?

16. Consultation bodies and key partners

16.1 The Council will consult relevant bodies and partners in accordance with the regulations.

Category	Bodies / examples
Broxtowe Borough Council: other departments	Other departments at Broxtowe Borough Council, including Environment (including open space, sport, recreation and refuse), Economic Development, Housing, Environmental Health and Town Centre teams.
Neighbouring and strategic planning authorities	Nottingham City Council, Rushcliffe Borough Council, Gedling Borough Council, Erewash Borough Council, Ashfield District Council, Amber Valley Borough Council, Nottinghamshire County Council, Derbyshire County Council, and EMCCA.
Parish, town and neighbourhood bodies	All Parish and Town Councils within Broxtowe; Chetwynd: The Toton and Chilwell Neighbourhood Forum; Bramcote Neighbourhood Forum; other relevant neighbourhood planning bodies. Any emerging Parish or Town Councils or Neighbourhood Forums.
Environment and heritage	Environment Agency, Natural England, Historic England, Coal Authority, Canal & River Trust, Forestry Commission, Nottinghamshire Wildlife Trust and relevant local environmental groups.
Infrastructure and utilities	National Highways, Network Rail, public transport operators, Active Travel England, National Grid, Cadent, Severn Trent Water, Openreach, and other infrastructure providers.
Health, education and community	NHS Nottingham and Nottinghamshire Integrated Care Board, NHS England, healthcare providers, Nottinghamshire County Council as education authority, colleges, universities, Sport England, police, fire and community safety partners.
Housing, land and development	Homes England, registered providers, housebuilders, developers, landowners, planning agents, affordable housing providers and relevant representative bodies.
Economy and business	Local business groups, town centre partnerships, major employers, skills providers and visitor economy bodies.
Community and voluntary sector	Voluntary organisations, equalities groups, faith groups, disability organisations, youth organisations, older persons' groups and other support groups and other charities, amenity societies and civic groups, such as the Beeston and District Civic Society.

Scoping Question 24

How should the Council involve residents, businesses, infrastructure providers, community groups and other stakeholders as the Local Plan is prepared?

17. How to respond

Consultation period

17.1 This consultation runs from Tuesday 15th September to Tuesday 20th October at 5pm.

How to submit your views

- Email: policy@broxtowe.gov.uk.
- Post: Planning Policy Team, Broxtowe Borough Council, Foster Avenue, Beeston, Nottingham NG9 1AB.
- Telephone enquiries: 0115 917 7777

17.2 You can respond to as many or as few questions as you wish. You do not need to answer every question.

17.3 If you require this document in a different format, language or accessible version, please contact the Planning Policy Team.

What happens next?

17.4 After the consultation closes, the Council will analyse all representations and publish a Scoping Consultation Summary. The Summary will identify the main issues raised and explain how responses have informed the next stage of the Local Plan.

17.5 The Council will then undertake an extensive public consultation on the proposed local plan content and evidence base.

Planning and Economic Development
Broxtowe Borough Council, Foster Avenue, Beeston,
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