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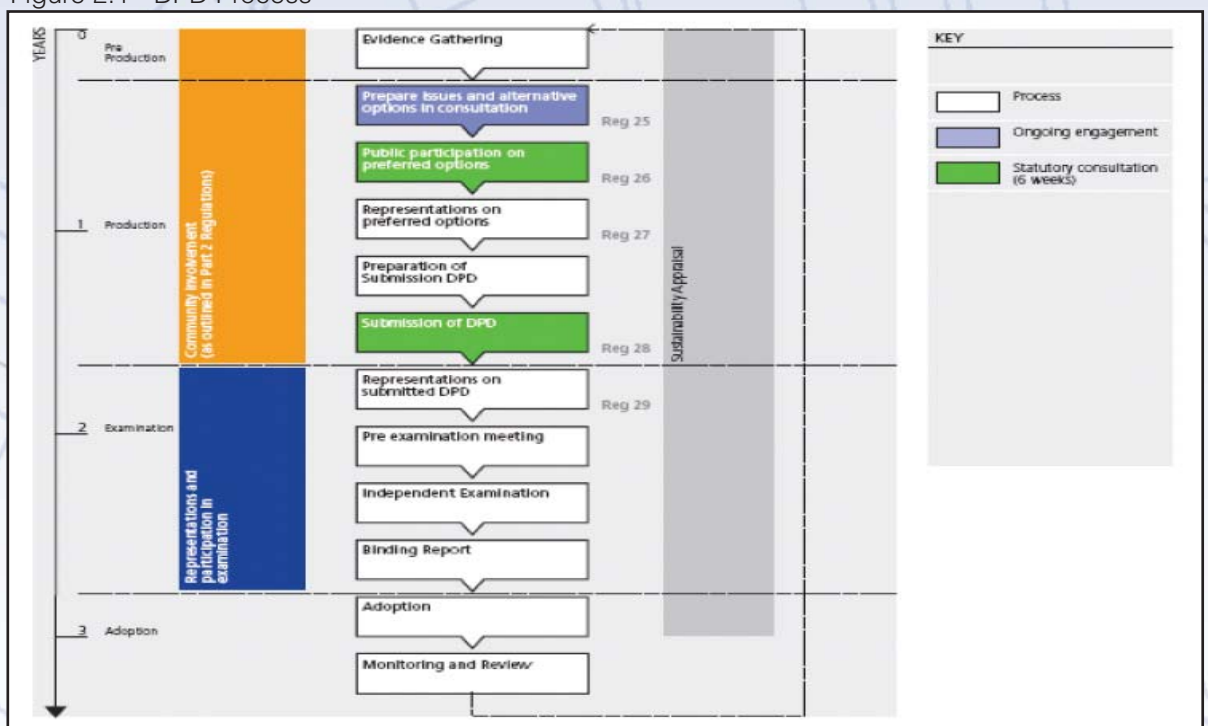
INTRODUCTION



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- 2.1 Atkins Ltd and Fisher Hargreaves Proctor have been appointed by Broxtowe Borough Council ('the Council'), Nottingham Regeneration Limited (NRL), Nottinghamshire County Council (NCC), Nottingham Express Transit (NET) and the Greater Nottingham Partnership (GNP) to undertake a Town Centre Masterplan for Beeston. The Masterplan forms the basis of an Area Action Plan (AAP) for the Town Centre as set out in Broxtowe Borough Council's Local Development Scheme and will form a statutory planning document under the new Local Development Framework in accordance with the Town and Country Planning (Local Development) (England) Regulations 2004 and the Planning and Compulsory Purchase Act 2004.
- 2.2 Figure 2.1 below sets out the statutory process for the preparation of Local Development Plan Documents including Area Action Plans. This report represents the Preferred Options for the Beeston Town Centre Area Action Plan and will be subject to formal public consultation in accordance with the Council's Statement of Community Involvement.
- 2.3 Following public consultation the Council will take into consideration representations made on the Preferred Options document. The Council will then prepare a Submission Document that will be subject to Independent Examination. Following consideration of this Examination a final version of the AAP will be submitted by the Council for formal adoption. This process is currently expected to be completed in July 2008. Upon adoption the policies contained within the AAP will replace the Broxtowe Local Plan (adopted 2004) policies as relevant to Beeston Town Centre.

Figure 2.1 - DPD Process



Source : PPS 12

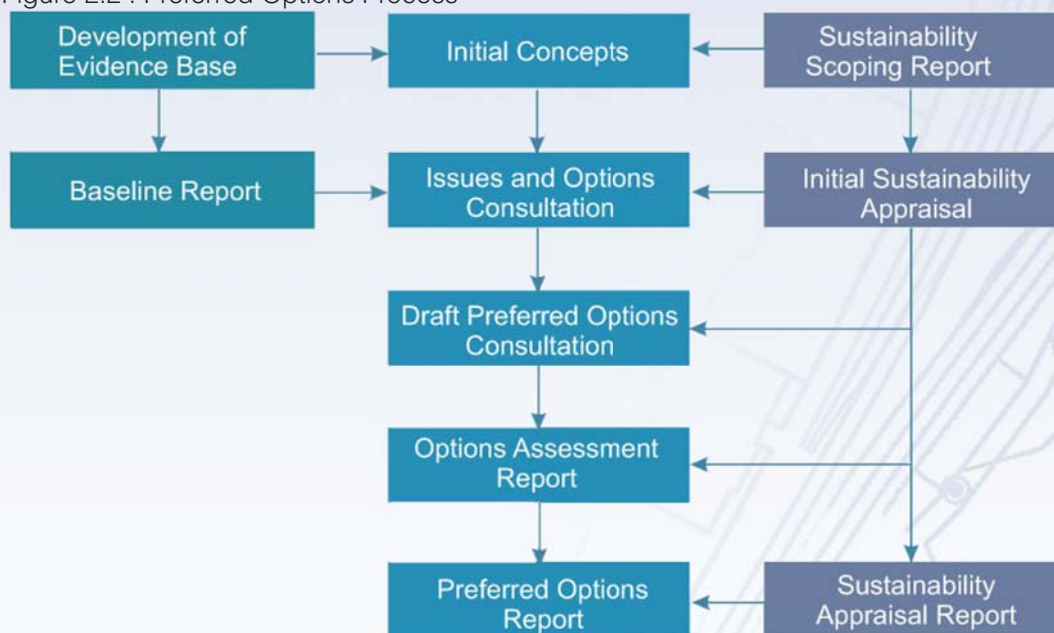
Background to Area Action Plans

- 2.4 Planning Policy Statement (PPS) 12 (Local Development Frameworks) identifies the need for Area Action Plans (AAP) where there is a requirement to provide a planning framework for areas where significant change or conservation is needed.
- 2.5 A vibrant and successful Beeston Town Centre is fundamental to creating a successful and sustainable community. The Town Centre has been given particular attention under the Local Development Framework (LDF) reflected by the inclusion of a specific Town Centre Area Action Plan (AAP). The Town Centre is a particular focus for the regeneration agenda for Beeston. The AAP will provide a method for ensuring future development is of an appropriate scale, mix and quality for key areas of opportunity.
- 2.6 The Town Centre Area Action Plan (AAP) seeks to:
- deliver planned growth with a mix of Town Centre uses;
 - stimulate regeneration and 'claw back' expenditure currently lost to other Town Centres.
 - enhance Beeston as a Major District Centre.

Preparation of the Preferred Options Report and Next Steps

- 2.7 Figure 2.2 below sets out the process undertaken to produce this Preferred Options Document for Beeston Town Centre including the consultation and reporting process:

Figure 2.2 : Preferred Options Process



2.8 This document has taken on board the following recent documents, studies and projects that have been undertaken to inform the regeneration of Beeston:

- **Beeston Town Centre Study** (Donaldson's for Nottinghamshire County Council and Broxtowe Borough Council) March 2003 – Study of NET Phase 2 route through Beeston and the economic and development opportunities that could arise as a result of the NET through Beeston Town Centre.
- **Beeston Means Business (2003)** – A report with recommendations on the future of Beeston Town Centre and Chilwell High Road with regard to the health and vitality of the town and early public opinion on NET Phase 2. Surveys and market research undertaken in late 2002 and early 2003 by New Horizon Limited on behalf of Nottinghamshire County Council and Broxtowe Borough Council.
- **Beeston Town Centre Business Plan 2003 – 2007** – This has been produced by the Beeston Business Forum and identifies the overall vision for Beeston which the Area Action Plan has adopted. Action points are identified for promotion / marketing, environmental safety, transport / access and delivering the strategy.
- **Beeston Broadgate Regeneration Project** – Regeneration project to improve the image and environment of the Broadgate area. The project was funded by the Greater Nottingham Partnership, Nottinghamshire County Council and Broxtowe Borough Council and completed in the summer of 2006.
- **Beeston Rail Station Accessibility Study (on going)** – Nottinghamshire County Council study being undertaken by Babtie Consultants which will identify issues and opportunities to improve access to Beeston Rail Station.
- **Beeston Integrated Transport Study (2003)** – This is the name given to the Beeston Mobility Action Plan which was commissioned through the Local Transport Plan by Nottinghamshire County Council and Broxtowe Borough Council. The study was informed by the results of a public questionnaire and traffic surveys and identified future schemes to be undertaken to improve accessibility within Beeston; the majority of which have already been delivered.
- **NET Phase 2 Project** – Extensive consultation has been undertaken as part of the NET Phase 2 extension proposals. This includes public opinions and investigations into the economic and development impacts of the NET extension through Beeston. The Area Action Plan supports the implementation of the NET through Beeston.

The Preferred Options Report has been informed by previous stages of the Masterplan study comprising:

- Baseline Report (July 2006)
- Issues and Options Consultation (April 2006)
- Sustainability Scoping Report (March 2006)
- Options Assessment Report (August 2006)

2.9 The Preferred Options report is a key stage in the production of the Town Centre AAP. It builds upon the Issues and Options document produced for consultation in April 2006. The responses from the previous consultations, together with the findings of various technical studies, have been used to draw up a preferred way forward for the Town Centre.

Structure of Report

2.10 The rest of the report is structured as follows:

- **Section 3: Baseline Analysis** – this section summarises the evidence as reported in the Baseline Report and provides a context for the Masterplan.
- **Section 4: Options Assessment** - this section summarises the Options Assessment Report.
- **Section 5: The Vision** – this section outlines the aims and objectives for delivering the Beeston vision.
- **Section 6: Strategic Framework** – identifies the overall strategy for regeneration within the study area.
- **Section 7: Site Specific Proposals** - Describes the site specific proposals recommended as part of the Masterplan.
- **Section 8: Access and Movement Strategy** – describes the strategies for car parking, traffic, walking, cycling and public transport.
- **Section 9: Public Realm Strategy** - identifies key public realm improvements.
- **Section 10: Delivery and Implementation** - provides a framework for making things happen.



