

# **Chapter 8: Recreation & Community Facilities**

---

## **Introduction**

8.1 The scope of recreational activities, and their demand on land in the urban area and in the countryside, continue to increase. The Council wishes to ensure that a wide range of recreation opportunities are well located and available for people working and living in the borough. Policies in this chapter deal with the provision and quality of open spaces, formal playing facilities, footpaths and other recreational routes, allotments, and a variety of indoor recreation activities. Where proposals for particular sites are known, land is safeguarded accordingly. Elsewhere, policies provide criteria to assist development control decisions on planning applications. The protection and best use of urban open spaces has become an increasingly important issue as urban areas have grown, and as pressure for development within urban areas has prompted re-examination of the potential for development on undeveloped sites.

8.2 The Borough Council has an important role to play in the provision and maintenance of recreation facilities, and in enabling the activities of the private and voluntary sectors. The Council also promotes tourism in the area, based mainly on the heritage of writer D H Lawrence, born in Eastwood, and a policy is included on this subject.

8.3 This chapter also deals with community facilities including education, health and community centres, which are mainly provided by

agencies other than the Borough Council. The Local Plan is important as a means of reserving land for facilities, and for including policies by which to judge appropriate locations for proposals coming forward during the plan period. The Local Plan's policies also provide a basis for negotiating contributions to new and improved facilities.

## **BACKGROUND TO THE PLAN'S POLICIES**

### **Government Guidance**

8.4 PPG17 "Planning for Open Space, Sport and Recreation" (2002) advises that policies for open space, sport and recreation are fundamental to delivering broader government objectives which include supporting urban renaissance and rural renewal, and promoting social inclusion, community cohesion, health and well-being and more sustainable development. Further guidance is included in "Assessing Needs and Opportunities: A Companion Guide to PPG 17" (ODPM, 2002), "Game Plan" (DCMS, 2002) and "Towards a Level Playing Field" (Sport England/CCPR, with ODPM involvement, 2003).

### **Local Guidance**

8.5 In 1999 Broxtowe Borough Council approved a Sport and Recreation Strategy which identifies how the Council will work with other agencies to ensure that the sport and recreational needs of Broxtowe are met. In 2003 the Council published its Playing Pitch Strategy and Action Plan, which puts forward recommendations for the Council and its partners in relation to the provision and improvement of playing pitches and associated facilities within Broxtowe.

## Nottinghamshire Structure Plan Review

8.6 The 1996 Structure Plan includes policies (7/1 and 7/3) which give guidance on the location of different types of recreational activity. Policy 7/4 encourages the retention and improvement of recreational routes in the countryside, including rights of way and "greenways".

### Aims and Objectives

#### Aims

8.7 The strategic aims relevant to recreation and community facilities issues are:

- meeting the borough's need for new community facilities
- encouraging accessibility by means of transport other than the private car and minimising the need to travel
- protecting and enhancing urban and rural environments including their cultural, historic and natural heritage
- recognising and promoting the continued importance of town centres as community service centres
- encouraging the enhancement of existing and provision of new recreation and leisure opportunities across the borough
- adopting the principles of sustainability.

#### Objectives

8.8 A number of objectives can be identified for the proper planning of recreation and community facilities as follows: -

- rc/a Ensure that new development has easy access to new or existing open space
- rc/b Promote recreational-based and community developments in accessible and appropriate locations, well related to public transport routes
- rc/c Protect playing fields and other existing urban open spaces from development
- rc/d Gain new facilities for the community in conjunction with new development
- rc/e Improve and extend opportunities for public access into, and enjoyment of, the countryside
- rc/f Reserve land for programmed facilities, including schools, health services and community centres
- rc/g Encourage the development of other care facilities in appropriate locations.

## **POLICIES FOR RECREATION AND COMMUNITY FACILITIES**

### **LEISURE FACILITIES**

8.9 PPG6, added to and clarified by a parliamentary statement in 1999, requires that proposed leisure uses at edge-of-centre or out-of-centre locations should demonstrate the need for such facilities and demonstrate that a sequential approach has been applied in selecting the location of the sites. This also applies to proposals to increase the floorspace of existing edge-of-centre and out-of-centre leisure developments. The sequential approach means that there is a preference for sites within town centres and then edge-of-centre sites, before considering allowing development at any out-of-centre locations. For any sites, it is important that facilities are located close to good public transport services. In this context, leisure uses will exclude outdoor recreation, which is dealt with in Policy RC17, but will include hotels (Class C1 of the Use Classes Order 1987) and most development within Class D2 "Assembly and Leisure", plus theatres and amusement arcades.

8.10 This policy is designed to implement objectives rc/b and rc/d.

**RC1 Proposals for leisure facilities will be permitted in circumstances where all of the following apply:**

- a) a sequential approach has been applied in selecting the application site; and**
- b) in the case of edge-of-centre and out-of-centre locations, the need for**

**additional facilities has been demonstrated; and**

- c) the proposal would be well located in relation to the community it serves and to public transport in the area; and**
- d) the amenity of neighbouring properties would not be adversely affected; and**
- e) appropriate provision would be made for vehicle parking and highway safety; and**
- f) the character of the area would not be adversely affected.**

### **COMMUNITY AND EDUCATION FACILITIES**

8.11 This policy covers the provision of smaller scale community and education facilities. This applies to most development within Class D1 of the Use Classes Order 1987 "Non-residential institutions", although it should be noted that certain particular uses are covered by specific policies: caring institutions and day nurseries are dealt with by policies RC12 and RC13 respectively. It is important that any proposed development is located close to a public transport route. Community and education facilities that attract a lot of people, such as hospitals and higher education facilities, are defined as "key town centre uses" in PPG6. In accordance with that guidance, they will be subject to the sequential approach outlined in paragraph 8.9

8.12 This policy is designed to implement objectives rc/b and rc/d.

**RC2 Proposals for community and education facilities will be permitted in circumstances where all of the following apply:**

- a) the proposal would be well located in relation to the community it serves and to public transport services; and**
- b) the amenity of neighbouring properties would not be adversely affected; and**
- c) appropriate provision would be made for vehicle parking and highway safety; and**
- d) the character of the area would not be adversely affected.**

#### **COMMUNITY AND EDUCATION FACILITIES: SAFEGUARDED SITES**

8.13 This policy is essential to ensure that the provision of facilities is not frustrated by the lack of a suitable site. If any sites become surplus to requirements for community facilities, alternative uses may be permitted subject to the overall development control and environmental protection policies of this plan. The new school buildings for site c) should largely be confined to the existing school playing fields and the land immediately to the north should be used as new school playing fields. Land has been reserved at site (f) in Chilwell to provide new facilities, including a library and drop-in centre, with a small development of associated social housing units, as a joint venture between the County and

Borough Councils and the Nottingham Health Trust.

8.14 Other previously committed sites have been confirmed as no longer required. At Bramcote (Chilwell Lane) reserved school playing fields are no longer required; the site is now proposed for housing. At Greasley (Beauvale) a site reserved as a school replacement site is no longer required and is proposed to be covered by an extension to the Green Belt.

8.15 This policy is designed to implement objectives rc/d and rc/f.

**RC3 Sites identified for community and education facilities (as set out below and identified on the proposals map) will be safeguarded for their intended use, and alternative uses will not be permitted unless adequate replacement provision is made or there is no longer a need for the facility. The following sites are safeguarded:**

#### **Education sites**

- a) Chilwell Meadows:  
Land off Swiney Way  
1.4 hectares for primary school**
- b) Eastwood:  
Church Street  
1.6 hectares to replace Eastwood primary school**
- c) Kimberley:  
Gilthill  
0.6 hectare, plus existing school premises, to replace Gilthill primary school**

- d) **Kimberley:  
North Street  
0.4 hectare for school  
playing fields**
- e) **Stapleford:  
Nottingham Road  
1.1 hectares to replace St  
John's primary school**

### **Community facilities**

- f) **Chilwell Meadows:  
Land off Swiney Way  
The primary school  
(under RC3a) is to be  
planned and managed  
so as to also provide for  
community uses**
- g) **Chilwell:  
Barncroft  
0.2 hectare for new  
library and drop-in centre**

### **DEVELOPERS' CONTRIBUTIONS TO EDUCATION & COMMUNITY FACILITIES**

8.16 New development may generate a demand for education facilities which cannot be met within existing schools or planned improvements. Negotiations will take place in these cases to secure developers' contributions towards appropriate expansions or improvements. Paragraph 8.15 (d) of the County Structure Plan refers to the need for additional capacity to be achieved in educational facilities by agreement with the developers of new residential areas.

8.17 New development will often generate a demand for additional community facilities. Where such a need can be substantiated, the Council will seek the provision of, or

appropriate contribution to, community facilities in association with the development. Such facilities should be provided on the site or elsewhere in the vicinity and at an appropriate stage in the development programme. Where new facilities are provided, their dedication to the Borough Council, or Parish/Town Council, for future management will be negotiated. Detailed requirements for additional educational capacity will be negotiated on a site-specific basis in consultation with the education authority.

8.18 The policy is designed to implement objective rc/d and accords with Structure Plan policy 8/1.

**RC4 Where a proposed development would result in an identified need for additional capacity to be achieved in educational or community facilities, planning permission will not be granted until provision has been made or contribution has been negotiated towards measures which assist in meeting such need.**

### **PROTECTION OF OPEN SPACES**

8.19 The extensive network of Borough Council, Town Council, Parish Council, educational and private playing fields, recreation grounds and parks is of fundamental importance in meeting a range of formal and informal recreation needs. These areas are also often of considerable importance in terms of landscape and the quality of the local environment. It is recognised that if the present and anticipated demand for playing fields and recreation space is to be met, these facilities will need to be protected and, in some cases, improved. Any improvement will, however, be carried

out in such a way as not to detract from the open character, environmental and landscape value of the area involved. Government guidance in PPG17 (2002) and the associated Companion Guide is that local authorities should carry out detailed assessments of local needs and detailed audits of local provision, before setting and applying local provision standards and drafting new policies. This work is currently in progress and will be incorporated in the next local plan review. However an overall standard for outdoor sport provision has already been produced and this is incorporated in Appendix 9.

8.20 The contribution which privately owned open spaces can make to the local environment is acknowledged in PPG17 and, as with public sector facilities, it is important that this is protected. The PPG also provides justification for an assessment of the existing and potential contribution which school playing fields can make to meeting wider needs and of the environmental quality of such areas before any decision is made to pursue alternative uses. The Council will be alert to any opportunities which may arise to improve public provision in a local area through bringing private open space into greater public use.

8.21 In determining planning applications for these sites, any replacement provision will be expected to be achieved either by the imposition of conditions on any planning permission or through a formal planning obligation entered into by the developer voluntarily.

8.22 This policy is designed to implement objective rc/c and accords with Structure Plan policy 7/2.

**RC5 The development of open spaces shown on the**

**Proposals Map and listed in Appendix 9 will not be permitted unless:**

- a) no local deficiency of open space will result; or**
- b) where such a deficiency will result, either an equivalent and equally accessible area is laid out and made available by the applicant for the same open space purpose, or it is demonstrated that redevelopment of a small part of the site will result in substantially enhanced sports or recreation facilities on the remainder of the site; or**
- c) the development relates to the improvement of the recreational potential of the land or provides ancillary facilities; and**
- d) In all of the above cases, the development will not detract from the open character, environmental and landscape value of the land.**

**OPEN SPACE: REQUIREMENTS FOR NEW DEVELOPMENTS**

8.23 The provision of open space in conjunction with proposed housing areas is necessary to meet the recreational needs of residents. It will also assist in creating a good quality environment and takes account of the desirability of creating and enhancing local landscape, ecological and amenity features. Every opportunity will be taken to provide landscaped

footpath and cycling links to local facilities and to retain landscape features. Planning briefs prepared for allocated sites indicate proposed open space requirements. The Council will, in appropriate circumstances, also be prepared to accept financial contribution towards the provision and maintenance of recreational facilities off site.

8.24 This policy is designed to implement objectives rc/a and rc/d, and accords with Structure Plan policy 7/2.

**RC6 Permission will not be granted for residential development on sites which are 0.5 ha or more, or have 15 dwellings or more, taking account of any larger site of which it forms part, unless:**

- a) **Provision is made for public open space and children's play areas in accordance with the standards set out in Appendix 9, or as set out in planning briefs for development sites, or through contributions to the provision or improvement of facilities related to the site; and**
- b) **The open space and children's play areas are set out and equipped to suit their approved purposes; and**
- c) **Local landscape, ecological and amenity features are retained or enhanced through the provision of the open space and children's play areas; and**

- d) **The design of any open space provision will take into account possible provision of features beneficial to wildlife.**

## **NEW PLAYING FIELDS**

8.25 The Technical Report on Open Space Provision has revealed shortfalls of formal play facilities in various parts of the borough, when comparison is made with the standards recommended by the National Playing Fields Association.

8.26 The proposal to increase the number of pitches at Weirfields will be dependent upon the acquisition of adjoining land and access arrangements. Improved changing facilities were provided in 1995.

8.27 The longer-term restoration of Bramcote sand quarry presents an opportunity to provide additional playing fields.

8.28 This policy is designed to implement objective rc/a.

**RC7 Land is allocated for the provision of playing fields as shown on the Proposals Map at:**

- a) **Beeston – Weirfields**
- b) **Bramcote – Sand Quarry**
- c) **Eastwood - Walker Street**

**On these playing fields permission will not be granted for development unless it:**

- a) **is related to the recreational use of land or provides ancillary facilities; and**
- b) **does not detract from the open character,**

**environmental and landscape value of the land.**

### **NEW INFORMAL OPEN SPACE**

8.29 Sites have been identified for informal open space to reflect requirements associated with new developments. In appropriate circumstances, informal open space will be incorporated within an overall framework in accordance with the objectives of the Greenwood Community Forest (Policy E23). Sites (b), (d), (h) and (k) are carried forward from the previous local plan.

8.30 Development will not be permitted on these areas unless it improves the recreational potential and use of the land and does not detract from the environmental character or visual quality of the area.

8.31 This policy is designed to implement objective rc/a and accords with Structure Plan policy 7/2.

**RC8 Land is allocated for the provision of informal open space as shown on the Proposals Map at:**

- (a) Chilwell Meadows – land at Central Ordnance Depot**
- (b) Beeston – Weirfields**
- (c) Beeston – Leyton Crescent (former Lilac Grove tip)**
- (d) Bramcote – sand quarry**
- (e) Cossall – former tip associated with ski-slope**
- (f) Eastwood – north of Hall Park**

**(g) Eastwood – Walker Street**

**(h) Giltbrook (Greasley) – north and south of Smithurst Road**

**(i) Newthorpe - south-east of landfill site, adjoining A610**

**(j) Strelley – part of college grounds, Bilborough Road**

**(k) Watnall (Greasley) – Holly Road**

**On these open spaces permission will not be granted for development unless it:**

- a) is related to the recreational use of the land or provides ancillary facilities; and**
- b) does not detract from the open character, environmental and landscape value of the land.**

### **CONTRIBUTIONS FOR MAINTENANCE OF OPEN SPACES**

8.32 This policy is intended to ensure that open spaces remain properly laid out and landscaped during the important early years when they are becoming established. This is in accordance with the guidance set out in DoE Circular 1/97 and the Companion Guide to PPG17. The commuted sum will help to offset maintenance costs which are often high and will recognise both the developer's responsibility to provide a good quality of environment and the



Council's guarantee to accept liability for the long-term commitment to the maintenance of open spaces for future occupiers and generations once areas have become established. A minimum period of ten years is considered appropriate. This reflects the time for planting and landscaping to reach a reasonable degree of maturity.

8.33 This policy is designed to implement policy rc/d.

**RC9 Commuted sums will be negotiated to cover the maintenance, for an appropriate specified time period, of areas of open space, playing fields, and landscaping to be dedicated to the local authority, which form part of the landscape design of developments.**

## **ALLOTMENTS**

8.34 Allotments meet a specific but widespread recreational need and in some cases form significant open areas in the local environment. It is preferable for allotment sites to be easily accessible to the communities which they serve and in this respect well organised and well used sites, within or adjacent to the built-up areas, are of particular importance. Where existing allotment sites are proving unpopular or long-standing commitments have not been taken up, it may be appropriate to consider alternative uses. The policy requires consideration of the contribution which the land in question makes to the local environment.

8.35 If the land is not needed for allotments, it is important to first consider the issue of its potential conversion to open space or playing

fields, rather than a built use. The third clause of the policy covers this point.

8.36 In determining applications for planning permission for these sites, any replacement provision will be expected to be achieved either by the imposition of conditions or through a formal planning obligation entered into by the developer voluntarily.

8.37 This policy is designed to implement objective rc/c.

**RC10 Development on the existing public and private allotments shown on the Proposals Map and listed in Appendix 9 will not be permitted unless:**

- a) **there is no demand for the use of the land as allotments, or, where there is such demand, an equivalent and equally accessible area is laid out and made available by the applicant for use as allotments; and**
- b) **the land does not make an important contribution to the ecological value of the area, or to visual amenity, such as a break in a built-up frontage; and**
- c) **if the proposed development is for other than open space or playing fields, there is no shortage of open space or playing field provision in the locality.**

## **CEMETERY EXTENSIONS**

8.38 It is necessary to protect sites for cemetery extensions so as to ensure that adequate burial plots are available in the future. The extensions will be implemented as and when necessary during the plan period.

8.39 This policy is designed to implement objective rc/f.

**RC11 Land is allocated for cemetery extensions, as shown on the Proposals Map, in the following locations:**

- a) **Field Lane, Chilwell**
- b) **Church Walk, Brinsley**
- c) **Knowle Hill, Kimberley**

**Other permanent uses on these sites will not be permitted.**

## **CARING INSTITUTIONS**

8.40 People who live in caring institutions are entitled to a high quality living environment. Careful design solutions can help to create an attractive and safe place to live. The use of appropriate landscaping will be particularly important.

8.41 However, whilst the Borough Council recognises the important role played by such uses in meeting the special housing needs of some sections of the community, it is concerned that such establishments should not give rise to any adverse effects on the amenities of an area. The policy sets out the criteria by which such schemes will be assessed.

8.42 This policy is designed to implement objectives h/a, h/e, rc/b and rc/g.

**RC12 Proposals for the development of, change of use to, and extension to nursing homes and other caring institutions will be permitted provided that:**

- a) **the amenity and privacy of occupiers of nearby residential properties would not be adversely affected; and**
- b) **the character of the surrounding area would not be unacceptably altered; and**
- c) **appropriate provision for servicing, access and parking requirements would be made; and**
- d) **outdoor amenity space of a satisfactory type and area would be provided; and**
- e) **attractive outlooks from bedrooms and living rooms would be provided.**

## **DAY NURSERIES**

8.43 There is continuing pressure for an increased number of day nurseries and child care facilities. It is necessary to ensure, particularly in the case of proposals in residential areas, that such uses can be satisfactorily accommodated and that the premises involved provide a safe environment for children. The principles set out in the policy will also apply to proposals to develop child care facilities outside residential areas although the question of residential amenity is less likely to arise.

8.44 This policy is designed to implement objective rc/b.

**RC13 Proposals for the development of, change of use to, and extension to day nurseries will be permitted provided that:**

- a) **the premises comprise a detached building with enclosed space for outdoor play; and**
- b) **there is appropriate provision for staff car parking and to drop off and pick up children within the site in acceptable positions; and**
- c) **the site is accessible by public transport, cycling and pedestrians; and**
- d) **the amenity of nearby residential properties would not be adversely affected.**

#### **FOOTPATHS, BRIDLEWAYS AND CYCLE ROUTES**

8.45 The existing network of routes forms an important recreational resource and provides access to local employment, shops and other facilities. Where any development affects the route of an existing right of way, the developer will be required to retain the route within an attractive setting. For any new rights of way, consultations would be required to secure agreement with landowners and tenants. The publication "Cycling in Broxtowe" (2003) identifies key cycling routes. The Council will continue to work with the County Council to create further opportunities.

8.46 The bridleway network is particularly fragmented and therefore circular off-road routes for horse riders are difficult to achieve. Consideration will be given to achieving medium distance riding routes.

8.47 This policy is designed to implement objective rc/e and accords with Structure Plan policy 7/4.

**RC14 The Council will protect, maintain and where appropriate seek to extend the network of footpaths, bridleways and cycle routes in the borough.**

#### **LONG DISTANCE TRAILS**

8.48 There are many long distance walking and cycling opportunities within the borough, such as the Robin Hood Way and the River Trent towpath. The two routes identified in this policy are partly implemented and complement other routes within the borough. Their further development and enhancement is supported by the Council. Where possible, the routes will be designed to enable use by horse riders and cyclists. In certain parts of the Nottingham Canal route, separate parallel paths have been created for horse riding. Where new rights of way are proposed, consultations would involve securing agreement with landowners and tenants. Compulsory purchase will be considered where land necessary for the creation or completion of a route cannot be acquired by agreement.

8.49 This policy is designed to implement objective rc/e and accords with Structure Plan policy 7/4.

**RC15 The Council will safeguard from development and seek to complete the following long-**

distance trails as shown on the proposals map:

- a) Nottingham Canal towpath;
- b) Nuthall-Awsworth and Bennerley Viaduct (the Great Northern Path).

## GREENWAYS

8.50 Greenways represent the strategic environmental and recreational links out from urban areas into the countryside. They should link existing rights of way to give varied opportunities for walking and, where possible, cycling and horseriding. Greenways are based in many cases on established features such as a canal or disused railway. Opportunities for their enhancement will be taken where possible and they may also provide opportunities for new woodland planting as part of the Greenwood Community Forest (see policy E23). Landowners and tenants will be consulted where a proposed route crosses private land.

8.51 This policy is designed to implement objective rc/e and accords with Structure Plan Policy 7/4.

**RC16 Important links between built-up areas and the countryside are designated by the Plan as greenways and identified on the Proposals Map. Opportunity will be taken to enhance public access along these routes, and to enhance their environmental character and appearance, including through new development. Planning permission will not be granted for development which would harm their**

function, or their environmental, ecological or recreational value.

Routes carried forward from previous Local Plan (listed north to south):

- a) Through Giltbrook Farm from Portland Road, Giltbrook
- b) Disused railway line, Nuthall-Hempshill Vale
- c) Disused railway line, Awsworth
- d) Sandiacre Road, Stapleford to Moorbridge Lane and Sandiacre
- e) Cliffe Hill Avenue, Stapleford to bridge over A52 (Baulk Lane)
- f) Bramcote Ridge to Coventry Lane
- g) Bramcote Drive, Beeston to bridge over A52 (Baulk Lane)
- h) Cator Lane, Chilwell to Baulk Lane, Stapleford
- i) Dovecote Lane, Beeston to Attenborough Nature Reserve
- j) Leyton Crescent, Beeston to Attenborough Nature Reserve

Route associated with new development:

- k) North-westwards from Eastwood (Hall Park)

## OUTDOOR RECREATION PURSUITS

8.52 It is recognised that opportunities for outdoor recreation are essential for the social and physical well-being of the community. Outside

urban areas, most of the open land which would offer such opportunities in the borough is designated as Green Belt. Policy E10 confirms the principle that outdoor recreation is an appropriate use of Green Belt. Policy RC17 expresses the Council's general support for outdoor recreational pursuits and raises issues which need to be assessed in determining planning applications for these activities. Such activities could include golf courses, motorcycling and scrambling, karting, model flying and boating, microlyte flying, clay pigeon shooting and war games. These activities often require countryside or open land locations away from built-up areas.

8.53 It is important that agricultural land would not be isolated by any development in a way which makes a farm unit non-viable. The quality of any agricultural land lost would be a material consideration in this respect.

8.54 Where a location is acceptable for an outdoor recreation activity, any course or fixed facilities must be designed so as not to detract from the open character, environmental and landscape value of the land.

8.55 New planted areas and nature conservation sites should be created wherever possible, if appropriate in association with new woodland planting under the Greenwood Community Forest initiative. The impact of boundary fencing and floodlighting should be minimised and in some cases may not be acceptable because of its environmental effects on the countryside. It may sometimes be necessary for specific noise abatement or environmental protection measures to be undertaken, if there are residential areas nearby.

8.56 This policy is designed to implement objectives r/c and r/f and accords with Structure Plan Policy 7/3.

**RC17 Planning permission will be granted for outdoor recreation facilities provided that:**

- a) there would be satisfactory access and appropriate parking facilities; and
- b) the development would not detract from the open character, environmental and landscape value of the area; and
- c) there would be no unacceptable harm to local amenity.

#### **TOURISM FACILITIES INCLUDING HOTELS**

8.57 This policy sets a positive context for the consideration of proposals to improve the range and quality of tourism related facilities in the borough. The Borough Council, through its own actions and through influencing those of others, aims to more fully realise the potential of the attractive countryside in Broxtowe, of the extensive waterways and water areas and of initiatives such as the Community Forest. This will complement the already successful initiatives in Eastwood, centred on the D H Lawrence Birthplace Museum.

8.58 There is potential for more business and visitor based overnight accommodation in Broxtowe. However, it is difficult to identify sites or areas which are likely to be particularly suitable or commercially attractive for development. The Council will take

into account the economic and promotional benefits which can result from development, particularly new hotels, and detailed proposals will be assessed on merit throughout the Plan area subject to a range of relevant factors. Policy E8 will be of particular relevance to proposals in the Green Belt. In line with the requirements of Policy RC1, the application of a sequential test must be demonstrated for hotel proposals. This examines the availability of sites within town centres as a preference, followed by examination of edge-of-centre sites, before any development could be considered in out-of-centre locations.

8.59 This policy is designed to implement objective rc/e.

**RC18 Planning permission will be granted for tourist-related facilities, including business and visitor based accommodation, provided that:**

- a) in the case of hotels, a sequential test has been applied in selecting the application site; and
- b) there is satisfactory access including by public transport, and appropriate parking facilities; and
- c) the development would not detract from the open character, environmental and landscape value of the area; and
- d) there would be no unacceptable harm to local amenity.