

BROXTOWE LOCAL PLAN

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Adopted April 1994

**Broxtowe Borough Council, Directorate of Planning & Development,
Council Offices, Foster Avenue, Beeston, Nottingham NG9 1AB**

BROXTOWE LOCAL PLAN - Appendix 1

Index of Policies and Implementation Schedule

		Previous Local Plan Policy	Structure Plan Policy	IMPLEMENTATION	
HOUSING - CHAPTER 2				Timing	Agency
HO1	Existing commitments	LP1	3/1	Continuous	PS, HA, BBC
HO2	New Housing Sites	LP3	3/1	Continuous	PS, HA, BBC
HO3	Density of Housing Development			*	BBC
HO4	Housing Type and Size			*	BBC
HO5	Access and Parking Standards	LP79		*	BBC/NCC
HO6	Parking and garages	LP80		*	BBC
HO7	Design and layout	LP78		*	BBC
HO8	Unallocated sites over 0.5 Ha	LP5		*	BBC
HO9	Affordable housing	LP5	3/4	*	BBC
HO10	Infill development	LP2		*	BBC
HO11	Residential institutions or flats			*	BBC
HO12	Non-residential uses			*	BBC
HO13	Extensions and other domestic development			*	BBC
HO14	Extensions for dependent relatives			*	BBC
HO15	Minor development within house plots			*	BBC
HO16	Flats over shops/other commercial premises			*	BBC
HO17	Loss of residential accommodation			*	BBC
EMPLOYMENT - CHAPTER 3					
EM1	Promotion of employment opportunities		2/2	Continuous	BBC
EM2	Existing commitments	LP11	2/1	Continuous	PS
EM3	New employment sites	LP12, 13	2/1	Continuous	PS
EM4	GPT site, Beeston Rylands: Proposed SPZ			Early	BBC/LA
EM5	Implementation of new employment sites			Continuous	PS
EM6	Business Development Sites			Continuous	BBC
EM7	Offices in town centres	LP17	2/5	*	BBC
EM8	Protection of employment land and buildings	LP16	2/8	*	BBC
EM9	Expansion of existing employment premises	LP15	2/9	*	BBC
EM10	Improvement of older employment areas			Annual	BBC
EM11	Exceptional circumstances		2/7	*	BBC

KEY

Broxtowe Borough Council - BBC
 Nottinghamshire County Council - NCC
 Parish Council - PC
 Private Sector - PS

Housing Association - HA
 Department of Transport - DTp
 Land owner - LA
 Control or other policies applied throughout Plan period - *

		Previous Local Plan Policy	Structure Plan Policy	IMPLEMENTATION Timing	Agency
TRANSPORT - CHAPTER 4					
TR1	Development and the Transport Network		4/13	Continuous	BBC
TR2	New roads	LP18, 19, 20	4/8, 4/9	As Programmed	DTp, NCC
TR3	Local Road Schemes	LP24		As Programmed	NCC
TR4	Public Transport		4/6, 4/13	Continuous	BBC
TR5	Park-and-Ride and Light Rapid Transit		4/2	Continuous	BBC, NCC
TR6	Traffic management	LP27	4/4	Continuous	BBC
TR7	Parking/Highway standards	LP79	4/3	*	BBC
TR8	Town Centres			Continuous	BBC
TR9	Parking Provision in Town Centres	LP30, 32	5/6	Continuous	BBC
TR10	Commuted sums for town centre parking			*	BBC
TR11	Pedestrian routes and facilities		4/12	Continuous	BBC, NCC
TR12	Cycling routes and facilities	LP25	4/12	Continuous	BBC, NCC
TR13	Facilities for disabled people		4/12	Continuous	BBC, NCC

SHOPPING - CHAPTER 5

SH1	Town Centre Shopping		5/1, 5/6	Continuous	BBC
SH2	Town Centre Development Sites	LP28, 29	5/1	Continuous	PS
SH3	Prime Shopping Frontages	LP37		*	BBC
SH4	A2/A3 uses outside Prime Shopping Frontages			*	BBC
SH5	Shop Front Design & Security			*	BBC
SH6	Food and Drink uses			*	BBC
SH7	Mixed Use Areas			*	BBC
SH8	Major off-centre Retailing: Criteria	LP38	5/3	*	BBC
SH9	Major non-food shopping in N. Broxtowe			*	BBC
SH10	Local Shopping	LP40, 41	5/4	*	BBC
SH11	Farm Shops			*	BBC

KEY

Broxtowe Borough Council	-	BBC	Housing Association	-	HA
Nottinghamshire County Council	-	NCC	Department of Transport	-	DTp
Parish Council	-	PC	Land owner	-	LA
Private Sector	-	PS	Control or other policies applied throughout Plan period	-	*

		Previous Local Plan Policy	Structure Plan Policy	IMPLEMENTATION	
				Timing	Agency
ENVIRONMENT - CHAPTER 6					
EV1	Green Belt: General Development Criteria	LP6	10/3	*	BBC
EV1 (A)	Green Belt: Design & Siting	(Replace Green		*	BBC
EV1 (B)	Green Belt: Changes of use	Belt Local Plan Policies)		*	BBC
EV2	Green Belt: Agricultural Dwellings			*	BBC
EV3	Green Belt: Minor Boundary Changes			On adoption	BBC
EV4	Green Belt: Activities	LP51		Continuous	BBC
EV5	Protected Open Areas	LP86		*	BBC
EV6	Prominent areas for special protection			*	BBC
EV7	Mature Landscape Areas		10/4, 10/9	*	BBC, NCC
EV8	Green Network			Continuous	BBC, PC, NCC
EV9	Greenways		6/4, 10/24	Continuous	BBC, PC, NCC
EV10	Nature Conservation Sites	LP90	10/11, 10/12	Continuous	BBC, PS
EV11	Attenborough Nature Reserve	LP92		Continuous	BBC, LA
EV12	Derelict Land	LP91	10/30	As Programmed	BBC, NCC, LA
EV13	Design Standards for New Development	LP78	10/4	*	BBC
EV14	Conservation Areas	LP84	10/23	*	BBC
EV15	Listed Buildings	LP82	10/23	*	BBC
EV16	Setting of Listed Buildings			*	BBC
EV17	Ancient Monuments and Archaeological sites	LP87	10/8	*	BBC
EV18	Tree Preservation Orders	LP89	10/14	*	BBC
EV19	Advertising			*	BBC
EV20	Area of Special Control of Advertisements			As Programmed	BBC
EV21	Agricultural land quality	LP88	10/18	*	BBC
RECREATION - CHAPTER 7					
RE1	Promotion of facilities	LP42		Continuous	BBC, PS
RE2	Playing Fields, Recreation Grounds & Parks	LP49	6/3	*	BBC
RE3	Private Playing Fields and Education Land	LP46		*	BBC
RE4	Proposed Playing Fields	LP43, 44		As Programmed	BBC
RE5	Proposed Informal Open Space	LP47, 50		As Programmed	BBC

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Broxtowe Borough Council - BBC
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 period - *

		Previous Local Plan Policy	Structure Plan Policy	IMPLEMENTATION	
				Timing	Agency
RE6	Requirements for New Development	LP48		Continuous	BBC, PS
RE7	Maintenance of open spaces			Continuous	BBC, PS
RE8	Allotments	LP56		*	BBC
RE9	New Allotments Provision	LP57		As Programmed	BBC, PS
RE10	Alternative uses on allotment sites			As Programmed	BBC, PS
RE11	Golf Courses	LP51, 52		*	BBC
RE12	Specialist Leisure Pursuits			*	BBC
RE13	Footpath, bridleways and cycle routes		6/4	*	BBC
RE14	Long Distance Trails	LP58	6/4, 10/31	Continuous	BBC, NCC
RE15	Recreational Use of Waterways	LP59		Continuous	BBC, PS
RE16	Attenborough Nature Reserve	LP92		Continuous	BBC, LA
RE17	Greenwood Community Forest			Continuous	BBC
RE18	Open Recreation Uses			Continuous	PS, LA
RE19	Tourism		6/5	Continuous	BBC
RE20	Hotels		6/6	*	BBC

COMMUNITY FACILITIES AND SERVICES - CHAPTER 8

CO1	Development of Facilities	LP60	7/1	Continuous	All Groups
CO2	Safeguarding of Proposed Facilities			*	BBC
CO3	Safeguarding of School Proposals	LP67-76		*	NCC
CO4	New Community Building (Giltbrook)	LP66		As Programmed	BBC, PC
CO5	New Library (Chilwell)	LP64		As Programmed	NCC
CO6	Extension to Ambulance Station (Eastwood)	LP61		As Programmed	Health Auth.
CO7	Doctors and Dentists Surgeries			*	BBC
CO8	Caring institutions			*	BBC
CO9	Day nurseries			*	BBC
CO10	Washlands		9/4	*	BBC
CO11	Cemetery Extensions	LP77		As Programmed	BBC, PC
CO12	Telecommunications			*	BBC

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Private Sector	-	PS	Control or other policies applied throughout Plan period	-	*

BROXTOWE LOCAL PLAN - Appendix 2

Use Classes Order: Summary Extract

The Use Classes Order categorises land uses into 16 classes for the purposes of determining what constitutes a “material” change of use under planning control, i.e. where planning permission needs to be obtained. Any changes within a class, e.g. a post office to a travel agent, do not require planning permission (both Class A1) whereas most changes of use between different classes, e.g. residential (C3) to office (B1) do need planning permission. The General Development Order 1988 also specifies certain changes between classes which do not require planning permission, e.g. A3 can become A2 or A1; A2 can become A1; B8 and B1 are interchangeable for premises up to 235 sq.m in floorspace. Certain uses do not fall within the Order and are termed “sui generis” (means ‘standing on its own’), e.g. builders’ yards, petrol filling stations: Proposed changes of use to or from any of the “sui generis” uses always require planning permission.

The following list summarises and categorises the 16 classes of the Order.

RETAILING & SERVICES

Class

- A1 Shops including all normal shops plus showrooms, post offices, hairdressers, ticket and travel agencies, undertakers, but not food and drink outlets (see A3), or motor vehicles sale/display, laundrettes, amusement centres.
- A2 Financial and Professional Services including any other services appropriately located in a shopping area (such as a betting office), where the services are provided principally to visiting members of the public (not health or medical services - see D1).
- A3 Food and Drink including all cases where consumption is on the premises such as cafes and public houses but also covers hot food takeaways.

INDUSTRIAL AND BUSINESS USES

- B1 Offices, Research Establishments, Light Industry: can be carried out in any residential area without detriment to the amenity of that area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit.
- B2 General Industry: use for the carrying on of an industrial process other than one within Classes B1 or B4-B7.
- B4 - Special Industry Groups B-E: Noxious processes (B3, Special Group A, was deleted in 1992)
B7
- B8 Storage and Distribution, Warehousing

RESIDENTIAL USES

- C1 Hotels and Hostels (where there is no significant element of care to people in need)
- C2 Residential Institutions where there is an element of care to people in need, (such as homes for elderly persons), including hospitals and nursing homes; also residential educational establishments.
- C3 Dwellinghouses which can include up to 6 residents living together as a single household, and can include an element of care.

INSITITUTIONAL USES

- D1 Non-residential Insitutions including: medical and health services, a creche, day nursery, or day centre, education, art gallery (no sales), museum, public library, exhibition hall, or religious premises.
- D2 Assembly and Leisure including: a cinema, concert hall, bingo hall or casino, dance hall, swimming bath, skating rink, gymnasium or area for either indoor or outdoor sports or recreation, not involving motorised vehicles or firearms.

Uses expressly defined as excluded from a use class or classes

The following are excluded uses:

- a theatre
- an amusement arcade or centre, or a fun fair
- a laundrette
- sales of fuel or motor vehicles
- taxi business or car/van hire business
- scrapyards, storage/breaking of vehicles

BROXTOWE LOCAL PLAN - Appendix 3

Mature Landscape Areas (Policy EV7)

Introduction

The countryside of Nottinghamshire has been subject to dramatic changes over the past 30-40 years. This has been largely as a result of agricultural and forestry intensification, as well as increasing demands for minerals, housing, industry and roads. It is for this reason that the County Council, through its Countryside Appraisal, has designated certain areas of landscape interest to secure some measure of protection for them within the planning process. These areas have been termed 'Mature Landscape Areas' and have been identified on the basis that they represent those areas least affected by mineral extraction, intensive arable production, housing, industry, roads etc.

The character of the MLA's differs from area to area but they generally have a number of features in common. They are predominantly grassland with small to medium size fields bounded by a strong and intact field pattern, which in places is historically significant. They tend to have a wide age range of trees associated with hedgerows and unaltered lengths of stream and river.

The Inspector for the Broxtowe Local Plan Inquiry in May 1993 recommended the extension of the Cossall MLA in response to objections and Broxtowe Borough Council endorsed this in December 1993. These additional areas have not been added to the Nottinghamshire Minerals Local Plan.

Description

The lettering on the following list relates to the key used on the Proposals Map and in the Written Statement (Policy EV7):

a Brinsley Forge

An important landscape along an unaltered stretch of the River Erewash characterised by a series of damp grasslands, meadows and marshland.

b Brinsley Hall

A landscape composed of permanent pasture with an intact field pattern.

c High Park

An extensive and varied landscape encompassing large blocks of woodland, a reservoir and a mixed farming pattern defined by mature hedgerows and trees. Parts of the woodland are believed to be of ancient origin. The area includes a Site of Special Scientific Interest.

d Watnall Coppice

A diverse landscape characterised by a mixture of permanent pasture, improved grassland, and broadleaved woodland.

e Greasley & Watnall Fields

This interesting landscape is predominantly pastoral with small to medium sized fields defined by an intact field pattern including a number of species rich hedgerows.

f Shilo North

An important grassland landscape containing a mixture of species rich pasture and flood meadow. The Erewash River and Erewash Canal provide linking features.

g Babbington/Verge Wood

A varied and interesting landscape composed of permanent pasture, woodland and open water. The area is characterised by an irregular pattern of small to medium sized fields.

h Cossall

An interesting landscape consisting of medium to large scale grass fields with an intact field pattern. The Nottingham Canal provides a linking feature. A Site of Special Scientific Interest and a Woodland Trust Reserve occur within the area. (Further areas to the south and north-east were added as a Proposed Modification to the Plan in December 1993).

i Strelley

An extensive area of mature parkland and grassland interspersed with numerous small scale mixed species woodlands. Parkland tree species include oak, sweet chestnut, sycamore and beech.

j Trowell

A combination of permanent pasture and mixed broad leaved woodland produce a varied landscape adjacent to the Nottingham Canal. Many of the pastures display ridge and furrow.

k Trowell Hall

A grassland landscape characterised by remnant parkland and groups of mature trees centred on Trowell Hall.

l Bramcote

An interesting landscape of mixed woodland, meadow, improved pasture and amenity grassland.

These descriptions and all survey material have been prepared by the Countryside and Land Reclamation section of the Department of Planning and Economic Development, Nottinghamshire County Council.

BROXTOWE LOCAL PLAN - Appendix 4

Parking Standards (Policies HO5 & TR7)

INTRODUCTION

1. Scope and Origin

This appendix, also available as a separate document, provides a guide to the standards of parking provision considered appropriate for new developments. As such these standards relate to policies HO5 and TR7. So far as is possible, the standards relate to the classification of land uses specified in the Town and Country Planning Use Classes Order 1987. It is recognised, however, that the information provided is not exhaustive nor is it possible to cover all eventualities in regard to permitted development rights within the terms of the Use Classes and General Development Orders. The standards are based on the County Council's revised standards for which a final draft was issued in November 1993. The Borough's standards were adopted by the Borough Council earlier in 1993 in response to the need to incorporate them into the Local Plan review process. Explanatory notes are included where the Borough and County standards differ.

2. Town Centres

There are no specific parking standards for town centres. The County Guide includes an Appendix which put forward suggested reduced town centre standards directly derived from those operated by the City Council, as listed in the February 1993 draft. These are not considered to be applicable to the Borough's town centres, but there may be opportunities for developers in town centres to contribute towards a commuted sum in lieu of providing spaces (see Policy TR12).

3. Flexibility

It is not intended that the standards be applied rigidly in all cases and individual circumstances may justify some flexibility. For example, in major urban areas if a site is well served by public transport there may be a case for a relaxation of standards. The Council will also take into account the possibility of future changes of use or occupier, the scope for expansion of the premises, and the need for consistency in the consideration of parking requirements. Where developers propose a level of parking provision which is significantly different to that recommended in these standards, specific negotiations with the Council will therefore be required.

4. Floorspace

In most circumstances, it is more appropriate to assess parking requirements on the basis of developed floorspace. All figures referred to are GROSS FLOORSPACE AREA, including circulation space, unless otherwise stated.

5. Changes of Use and Restrictions on Permitted Development

Wherever possible, changes of use should meet the normal standards. Some relaxation may be acceptable where the proposed use is demonstrably less traffic intensive than the earlier approved use, or where the development relates to the re-use of buildings recognised as being of architectural or historic interest. In some circumstances, conditions may need to be imposed affecting permitted development rights. Restrictions would be considered where an otherwise permitted change of use could cause a material deterioration in local traffic conditions.

6. Conservation Areas and Listed Buildings

Within Conservation Areas, and at all sites involving listed buildings, the Council will take into account the special character and nature of the surrounding area in determining the level of parking provision to be made.

7. Dual Use of Spaces

Dual use of parking spaces, whereby the provision to be made would be related to different land uses at different times of the day, is to be encouraged and should be permitted wherever practicable. This can be beneficial to development and contribute to an economic and efficient use of land.

8. Detached Parking Areas

Parking areas detached from the development site will be discouraged, but detached parking areas serving small-scale developments may be acceptable provided they are:

- (i) under the control of the developer, and satisfactory and legally binding arrangements for their continued use in connection with the development can be agreed;
- (ii) within a reasonable walking distance; are overlooked; and are safely related to the main site;
- (iii) meet normal planning requirements regarding use, access, security and other detailed layout and design criteria.

(See also Policy HO6)

9. Servicing

In all cases, proper account will need to be given to the servicing arrangements for the development concerned. This will usually require the provision of on-site loading/unloading/manoeuvring/waiting space to accommodate the largest vehicle most likely to serve the development such that all vehicles can enter and leave the site in a forward gear. Manoeuvring requirements for service vehicles will be assessed by reference to accepted standards such as "TRACK" (Savoy Computing), "Designing for Deliveries" (Freight Transport Association) etc.

10. Parking for Disabled People

For car parks associated with employment premises, shopping areas, leisure/recreational facilities and other spaces open to the general public, spaces for parking by disabled people should be provided at the following rates:

- Up to 200 car spaces, 5% of capacity
(minimum 2 spaces)
- Over 200 car spaces, 2% of capacity plus 6 spaces

Further advice is available in "Providing for People with a Mobility Handicap" - The Institution of Highways and Transportation.

11. Cycle Parking

For retail, commercial and industrial premises, as well as places of assembly and entertainment, it is recommended that one secure (loop type) cycle parking stand be provided for every 10 car parking spaces. A higher level of provision may be appropriate for Leisure Centres, student accommodation or other facilities likely to attract a high number of trips by cycle.

12. Motorcycles

Significant savings in landtake might be possible if separate provision is made for motorcycles as, clearly, requiring motorcycles to wait in car spaces is not an efficient use of land. Provision for motorcycle parking will be at the Council's discretion but should not be at the expense of more than 5% of the required car parking provision.

13. Dimensions & Design of Parking Areas

The recommended sizes of parking spaces are:

Private cars: 5.5m x 2.4m, but smaller parking bays may be acceptable in **private** parking areas around small residential and commercial developments.

Parking spaces
for disabled persons: 5.5 x 3.6m

Commercial vehicles: Varying between 9m and 19m x 3.1m depending upon the type of vehicle most likely to serve the development

All privately maintained parking areas should be properly laid out and designed as an integral part of the development. The parking spaces and manoeuvring areas should be adequately defined with surface materials appropriate to the surroundings of the site. Car parks should not be surfaced with loose granular materials where these could deposit onto the highway. Rather, they should be hard-surfaced, sealed and independently drained within the curtilage of the site, with surface water outfalls to public sewers, not to highway drainage systems.

CLASS A1 - GENERAL RETAILING

General/Food Retail

Staff	1 space per 100m ²	
Customers	General Retail	500-4500m ² , 1 space per 20m ²
	Food Retail	500-4500m ² , 1 space per 10m ²

(Note: the standard for general retail may in some circumstances only be acceptable if the developer is prepared to enter into an agreement not to undergo an otherwise permitted change to food retail.)

Garden Centres

Staff	1 space per 100m ²
Customers	1 space per 20m ² of display and sales area

Servicing Provide 1 loading area per 1000m² with adequate waiting and manoeuvring space for the largest type of vehicle expected to be used for servicing the development

Retail outlets not exceeding 500m² will be individually assessed.

Retail parks or stores larger than 4500m² can be considered for a reduced rate of provision but this would need to be justified on the basis of a traffic impact assessment.

CLASS A2 - FINANCIAL AND PROFESSIONAL SERVICES

Banks, Building Societies, Estate and Employment Agencies, Betting Offices

Staff	1 space per 25m ²
Customers	To be individually assessed*
Servicing	To be individually assessed.

Small offices not exceeding 500m² will be individually assessed.

*County Guide Standard: 1 space per 25m². This can be used as a general indicator of likely demand, but depends on location and appropriateness of providing specific parking provision, hence Borough prefers individual assessment.

CLASS A3 - FOOD AND DRINK

Restaurants, public houses, snack bars, cafes, wine bars, hot food shops, licensed clubs

In all cases

Residential staff	1 space per 1 staff member plus 50% for their visitors
Other staff	1 space per 3 members of staff
Servicing	1 delivery area per unit with adequate waiting and manoeuvring space for the largest type of vehicle expected to be used for servicing the development.
Customers*	1 space per 2.3m ² of net public area

except:

(i) Restaurants, Cafes -

1 car space per 4.6m² of dining area for customers

(*County Guide Standard: It is suggested that the 1 space per 4.6m² of dining area standard can only be used where a developer is prepared to enter into a legal agreement to forego the opportunity to undertake a normally permitted change to public house. In practice, applications typically for mixed drinking/dining premises are assessed for parking according to the planned split between these uses, (ie a proportion at 1:2.3m² and a proportion at 1:4.6m²) and conditions may be sought to confirm such a split in any positions which appear to be sensitive).

(ii) Transport Cafes (intended to cater for freight drivers) -

1 lorry space (50m²) per 4.6m² of dining area for customers

Note: Where restaurants and cafes are intended to serve primary highway routes a more generous provision may be required subject to individual assessment.

Hot Food Takeaways up to 100m² will be individually assessed.

CLASS B1 - OFFICES, RESEARCH & DEVELOPMENT, LIGHT INDUSTRY

Staff		1 space per 20m ²
Servicing	B1(a)	Offices: 1 loading area per unit.
	B1(b)	<u>Research & Development:</u> 1 standing space for loading per 500m ²
	B1(c)	<u>Light Industry:</u> 1 standing space for loading per 200m ²

In all cases adequate waiting/manoeuvring space should be provided to accommodate vehicles of the largest type likely to call.

Where a developer/occupier is prepared to enter into an agreement that development is to be restricted to light industrial (and therefore not undergo a permitted change to another B1 use), then it may be acceptable to provide spaces at a rate of 1 per 30m². In practice, some sites could be conditioned so that the provided servicing space for B1(b) and (c) uses could become parking in the event of a change to B1(a).

CLASS B2 - GENERAL INDUSTRIAL

(i) First 235m²

Staff	1 space per 20m ²
Servicing	1 loading area per unit with adequate waiting/manoeuvring space for vehicles of the largest type likely to call

Where a developer/occupier is prepared to enter into an agreement, that development is to be restricted to general industrial (and therefore not undergo a permitted change to a B1 use) then it may be acceptable to provide spaces at a rate of 1 per 30m².

(ii) Excess over 235m²

Staff	1 space per 50m ²
Servicing	1 standing space for loading per 200m ² with adequate waiting/manoeuvring space to accommodate vehicles of the largest type likely to call

CLASSES B3/B7 - SPECIAL INDUSTRIAL

Staff	1 space per 50m ²
Servicing	1 standing space for loading per 200m ² with adequate waiting/manoeuvring space to accommodate vehicles of the largest type likely to call.

CLASS B8 - STORAGE AND DISTRIBUTION

Warehouses, transport depots, cash and carry direct sales to traders

(i) First 235m²

Staff	1 space per 20m ²
Servicing	1 loading area per unit with adequate waiting/manoeuvring space for the largest type of vehicle likely to call.

Where a developer/occupier is prepared to enter into an agreement that development is to be restricted to Class B8 use (and therefore not undergo a permitted change to a B1 use) than it may be acceptable to provide spaces at a rate of 1 per 30m².

(ii) Excess over 235m²

Staff	1 space per 100m ²
Servicing	Buildings: 1 standing space for loading per 800m ³ of building volume. Open Space: 1 standing space for loading per 200m ² of storage area.

In all cases adequate waiting/manoeuvring space should be provided to accommodate vehicles of the largest type likely to call.

For **Cash and Carry Use** individual assessment will be required for customer parking.

For large scale developments or sites where the overnight parking of lorries can be anticipated, individual assessment of parking facilities will be required, taking account of environmental factors.

MIXED USE "BUSINESS PARKS"

It is recognised that large mixed use "business parks" can vary quite substantially in traffic generation and parking requirements, depending on the precise uses to which the buildings are put. However, unless detailed information is submitted in respect of proposed land uses, parking requirements will be assessed on the basis of B1. It will also be assumed that large articulated vehicles (up to 40t) will frequent all premises for servicing requirements. If these general assumptions are to be relaxed, submissions must be accompanied by a traffic impact assessment and technical justification of the proposed parking/servicing provision using a recognised technique. Developers may then be expected to accept planning conditions controlling otherwise permitted changes of use/occupancy.

CLASS C1 - HOTELS AND HOSTELS (INCLUDING GUEST HOUSES)

Residential Staff	1 space per 1 staff plus 50% for their visitors
Other Staff	1 space per 3 staff
Resident Guests	1 space per bedroom: a reduced standard may be acceptable at specialised hotels e.g., for the homeless
Dining Area	1 space per 4.6m ² if open to non-residents
Bar Area	1 space per 2.3m ² if open to non-residents
Conference Rooms	1 space per 3 seats or 1 space per 6m ² whichever is the greater if open to non-residents
Servicing	1 loading/manoeuvring area per unit with adequate waiting/manoeuvring space for the largest type of vehicle expected to be used to service the development

CLASS C2 - RESIDENTIAL INSTITUTIONS

(i) Elderly Persons' Homes, Nursing Homes and other specialised homes for those needing care:-

Resident staff	1 space per 1 staff plus 50% for their visitors
Other staff	1 space per 2 staff
Visitors	1 space per 5 beds
Servicing	Subject to individual assessment - to include turning facilities and parking for disabled people

(ii) Hospitals

Staff	2 spaces per 3 staff
Visitors	2 spaces per 3 beds
Outpatients	2 spaces per consulting room
Servicing/ Ambulances etc	- subject to individual assessment

(iii) Residential School, College or Training Centre

Resident Staff	1 space per 1 staff plus 50% for their visitors
Other Staff	1 space per 3 staff
Other residents	To be individually assessed
Visitors	To be individually assessed
Servicing	To be individually assessed

C3 - DWELLINGS

(i) General Needs Housing:-

1-3 bedroomed dwellings	2 spaces
4 or more bedroomed dwellings	3 spaces

In accordance with Design Bulletin 32 (1992) - "Residential Roads and Footpaths" - where small housing layouts have been specifically planned to provide parking spaces on carriageways for casual callers, these spaces may be counted towards the total provision.

(ii) **Flats** would normally be expected to make parking provision as above, but a relaxation may be considered acceptable where flats are provided over shops in recognised shopping areas.

(iii) **Groups of Flats or maisonettes** (of no more than three bedrooms) may be served by privately managed communal car parks provided these are conveniently located in the proximity of the dwellings they are intended to serve and they can be accessed by both visitors and residents. In these situations the minimum provision is as follows:-

up to 25 units	2 spaces per dwelling
25-50 units	50 spaces + 1.5 spaces per dwelling in excess of 25 units
over 50 units	88 spaces + 1.25 spaces per dwelling in excess of 50 units

(iv) The conversion of properties for multi-occupancy residential use may be considered for a relaxation in standard where this is not likely to result in or add to significant road safety or on-street parking problems.

(v) **Garages** of adequate size may be counted as single assigned parking spaces but should always be provided with a minimum 5.5m long hard-standing clear of the highway. The Borough Council recommends that garages should have a minimum internal width of 2.4m and a minimum internal length of 5.0m.

(vi) **Sheltered Housing** (i.e., units specifically designed for people requiring a degree of care provided by on-site warden(s)).

Resident Warden(s)	1 space per 1 warden + 50% for their visitors
Other Staff	1 space per 1 staff
Visitors	1 space per 2 units

Some parking spaces may need to be a minimum 3.6m wide to accommodate wheel chairs.

(vii) **“Active elderly” persons’ housing** (i.e., housing designed for older people, but not requiring care)

1 space per dwelling unit

Developments should be covered by an appropriate legal agreement in respect of occupancy.

The Inspector for the Broxtowe Local Plan referred to this type of development as a variant of sheltered housing with an element of care; but this is not necessarily always the case in practice. If appropriate, the Borough Council would wish in particular cases to apply a condition or seek an agreement to limit occupancy to over 60s when parking provision is reduced to 1 space per dwelling unit.

(*County Guide standard: treat as normal residential development.)

(viii) ****Student Halls of Residence**

Resident Staff	1 space per 1 staff + 50% for their visitors
Students in residence	1 space per 4 students

(**County Guide standard (range): 1 space per 2-4 students.

- (ix) Relaxation in residential parking standards may be considered for special needs housing.
 - (x) Where access is permitted to individual dwellings from classified or other busy roads turning facilities within the site curtilage will normally be required independent of the parking spaces.
-

CLASS D1 - NON-RESIDENTIAL INSTITUTIONS

(i) Doctors' Surgeries, Health Centres, Clinics, Dentists, Physiotherapists, Veterinary Surgeons

Professional and other staff	1 space per member of staff
Patients	2 spaces per consulting room

(ii) Public Halls (including galleries, museums, libraries, places of worship)

Staff	1 space per 3 members of staff
Visitors	1 space per 5 seats or 1 per space 30m ² of public area whichever is the greater

A reduced standard may be acceptable for specific community uses such as youth clubs, Scout and Guide Headquarters etc., depending on size and catchment area. However, it may then be necessary to impose conditions preventing changes of use within the Use Class.

(iii) Places of Education

(a) Infant/Junior/Secondary Schools

Staff	1 space per member of staff
Visitor Parking	1 space per 4 members of teaching staff
Servicing	A minimum of 50m ² for deliveries
Buses	1 space for bus/school minibus etc per 1000 pupils

Hard surfaced play areas should be accessible to vehicles so that they can be made available for parents parking on open days etc.

Depending on age group, catchment area and local traffic/environmental conditions the following requirements will be individually assessed.

- (i) Space within the site (preferably as part of a one-way system) for contract buses to set down and pick up children
- (ii) Where schools are accessed directly from a classified or busy road, space within the school grounds for parents' vehicles (setting down/picking up) or provision of a lay-by within the adjacent highway.

Student parking should be in accordance with further education establishments, where schools are used for evening classes.

(b) Tertiary, Adult Education etc.

Staff	1 space per staff member
*Students and Visitors	1 space per 4 students
Servicing	A minimum of 50m ² for deliveries

(c) Nurseries, playgroups, creches (including those within private dwellings)

Staff	1 space per staff member
Parents	1 space per 6 children for picking up/setting down

The requirements for parents parking may be relaxed depending on the nature of the adjoining roads. However, for premises fronting classified and other busy roads, full provision with independent turning facilities clear of the highway will normally be required.

(d) Day Centres

Staff	1 space per staff member
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Special provision will need to be made for the parking, waiting and manoeuvring of minibus/ambulances etc used for the transport of the elderly or other persons in need of care.

D2 - ASSEMBLY AND LEISURE

(i) Cinemas, Bingo Halls, Dance Halls, Concert Halls

Staff	1 space per 3 staff members
Customers	1 space per 3 seats or 1 space per 10m ² , whichever is the greater
Performers	1 space per 10m ² dressing room space

Space should be provided within the site or close to the main entrance to the building for at least two cars or a coach to set down and pick up patrons.

(ii) Swimming Pools

Staff	1 per 3 staff members
Participants	1 per 10m ² pool area

Separate provision may need to be made for spectators if public car parks are not located nearby. A layby or other setting down place close to the main entrance to the building for at least 2 cars or a coach may be necessary if the pools are used by schools and other organised groups. Additional provision may be necessary where saunas, jacuzzi, fitness centres etc are also provided, to be individually assessed.

(iii) Playing fields, sports facilities and leisure centres

Staff	1 space per 3 staff members
Players	1 space per 2 players maximum possible at any one time
Spectators	Individually assessed

Parking spaces for players should take into account the possible overlap that may occur during “changeover” times. Separate provision may be needed for coaches, particularly at major sporting venues, to be individually assessed.

Parking facilities for major sporting venues may be located some distance from the development in association with other public/private parking areas, subject to satisfactory legal agreements to secure long-term use.

(iv) Marinas, Sailing Clubs and Other Water Sports

Resident Staff	1 space per 1 staff plus 50% for their visitors
Other staff	1 space per 3 staff members
Participants	1 space per mooring berth. Other water facilities individually assessed

(v) Golf Courses

Staff/Players	Minimum of 150 spaces for an 18 hole course, other size courses individually assessed (not necessarily pro rata)
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(vi) Public Open Space, Country Parks

4 spaces per hectare but “theme parks” etc. offering a range of family entertainments would need to be individually assessed.

Note:

Where additional facilities are provided for any of the above recreational uses (eg restaurants, bars, etc) which are to be available to the general public, as opposed to club members only, additional parking provision would normally be required in accordance with the appropriate standard.

DEVELOPMENT NOT INCLUDED IN ANY SPECIFIC USE CLASS ("Sui generis")

(a) Garages/Motor Trade

Staff 1 space per employee

and in addition:

(i) Car/Lorry Sales

Customers 1 space per 5 vehicles displayed for sale with a minimum of 2 spaces, customer spaces to be clearly marked

plus 1 lorry unloading/manoeuvring space i.e., vehicle transporters

(ii) Car/Lorry Auction

Customers 1 space per every 5 vehicles stored or 1 space per 15m² display and vehicles storage area, whichever is the greater

(iii) Service/Repairs

Cars 1 space per 10m² service/repair area or 4 spaces per service/repair bay, whichever is the greater

Lorries - for commercial vehicle stations

4 spaces of 45m² per service/repair bay

4 spaces of 45m² per recovery vehicle

(iv) Spare Parts

Customers 1 space per 20m² of sales counter and stock room. For tyre/exhaust premises a higher provision may be required.

(v) Car Hire

Hire Vehicles 1 space per 2 vehicles

Customers 1 space per 10 hire vehicles, with a minimum of 2 spaces

(vi) Automatic Car Wash

Customers Minimum 5 queuing spaces to be provided

(b) Driving Schools

Staff 1 space per office based employee

Operational 1 space per vehicle

(c) Taxi Offices/Private Hire Bases

Staff	1 space per office based employee
Operational	1 space per vehicle

Where premises do not afford adequate parking provision, the use may be acceptable provided the vehicles are operated remote from the premises which acts purely as a communication centre. In such circumstances planning permission might be appropriate on a temporary renewable basis.

(d) Petrol Filling Stations

Staff	1 space per employee plus sufficient space to enable a fuel tanker to enter and leave in a forward gear
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(e) Theatres

Staff	1 space per 3 staff members
Customers	1 space per 3 seats or 1 space per 10m ² floor space whichever is the greater
Performers	1 space per 10m ² of dressing room

Space should also be provided within the site or close to the main entrance to the building for a minimum of two cars or a coach to set down/pick up patrons.

(f) Open Markets and Car Boot Sales

Open Markets in established district centres will not normally require parking provision for customers. However, space should be made available for traders' vehicles at a rate of 1.5 spaces per staff. Stalls should be laid out to provide easy access for vehicles to load and off-load clear of the highway.

Only sites in excess of 5000m² are likely to be suitable for car boot sales and where planning permission is required normal highway standards in respect of access will be applied. Also, it is recommended that no more than half the site area be given over to vehicles with goods for sale. The remainder of the site should be laid out for customer parking.

BROXTOWE LOCAL PLAN - Appendix 5

Town Centre Shopping Profiles

The profiles are based on the 1987 Greater Nottingham Shopping Survey and the 1988 (G L Hearn) Shopping Floorspace Survey. Information relates to convenience and comparison goods. Convenience goods include food, groceries, drink, confectionery, tobacco and newsprint. Comparison goods are clothing, footwear, household goods, books, stationery, chemists goods, photographic goods, jewellery, leather, sports goods, cycles and prams.

BEESTON CENTRE PROFILE

Catchment Area Population:	Convenience Goods:	93,300
	Comparison Goods:	68,300

Convenience Goods Sales Areas:	64,500 sq ft	Convenience Goods Shops:	35 Units
Comparison Goods Shops:	90,400 sq ft	Comparison Goods Shops:	97 Units
Total Sales Areas:	154,900 sq ft	Total Number of Shops:	132 Units

Stores over 10,000 sq ft (Gross):	J Sainsbury (Albion Street)	:	45,900 sq ft
	Co-op (High Road)	:	14,600 sq ft (closed 12/93)
	Kwiksave (The Square)	:	27,000 sq ft

Diagram 1: The percentage of shoppers from the survey zone that use Beeston for their main shopping

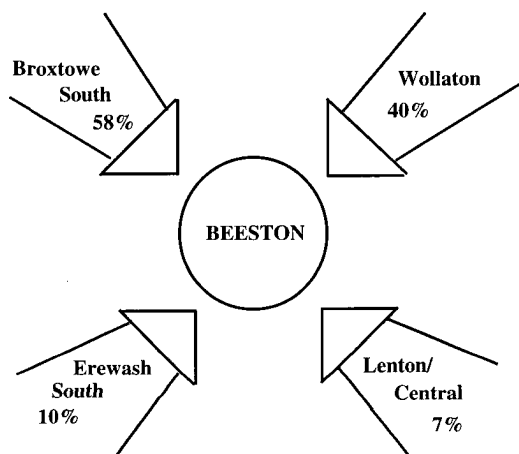


Diagram 2: The percentage of shoppers that use Beeston for Comparison goods

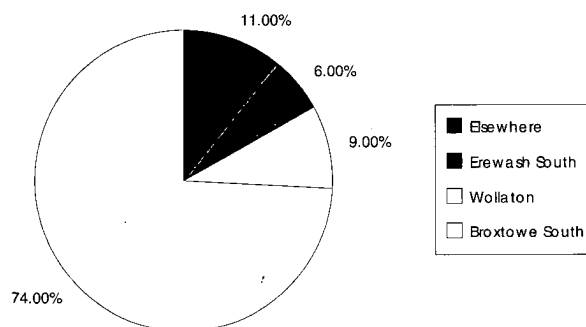


Diagram 3: Mode of travel used by shoppers

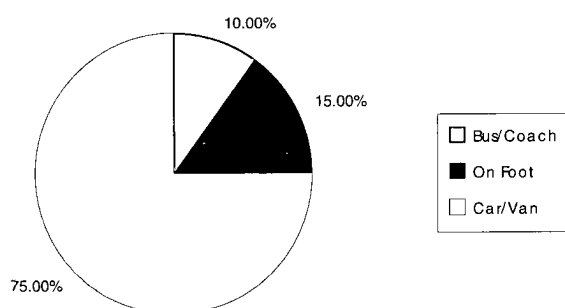
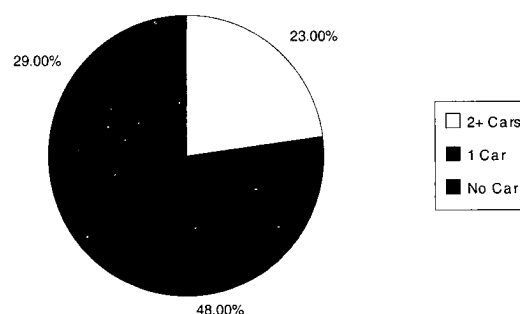


Diagram 4: Car ownership amongst shoppers



EASTWOOD CENTRE PROFILE

Catchment Area Population:

Convenience Goods:	40,000
Comparison Goods:	40,000

Convenience Goods Sales Areas:

18,080 sq ft

Comparison Goods Shops:

46,400 sq ft

Total Sales Areas:

64,500 sq ft

Convenience Goods Shops:

21

Comparison Goods Shops:

49

Total Number of Shops:

70

Stores over 10,000 sq ft (Gross):

Co-op (Food) (Nottingham Road)

10,800 sq ft

Co-op (Comparison Goods) (Nottingham Road)

22,100 sq ft

(Note: Safeway store 49,800 sq. ft. (25,000 sq. ft. sales) opened in late 1992 at site on Mansfield Road/Derby Road)

Diagram 1: The percentage of shoppers from the survey zones that use Eastwood for their main shopping

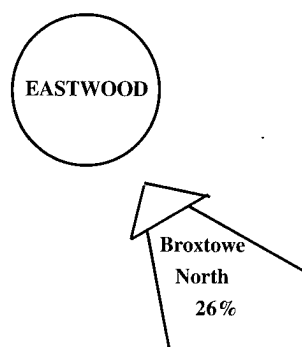


Diagram 2: The percentage of shoppers that use Eastwood for comparison goods

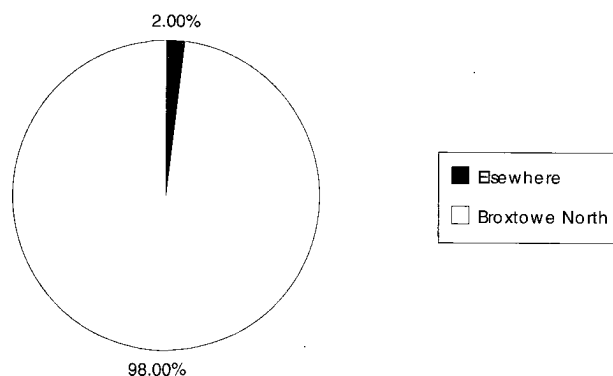


Diagram 3: Mode of travel used by shoppers

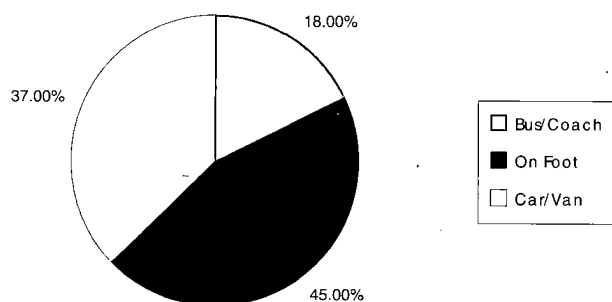
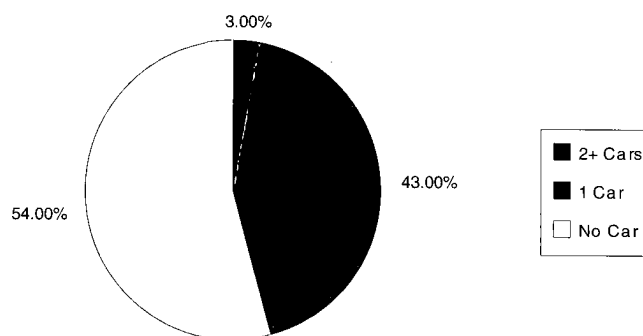


Diagram 4: Car ownership amongst shoppers



KIMBERLEY CENTRE PROFILE

Catchment Area Population: Convenience Goods: 40,000
Comparison Goods: -

Convenience Goods Sales Area:	37,840 sq ft	Convenience Goods Shops:	15
Comparison Sales Area:	17,890 sq ft	Comparison Shops:	22
Total Sales Area:	55,700 sq ft	Total Number of Shops:	37

Stores over 10,000 sq ft (Gross): J Sainsbury (Main Street) : 55,600 sq ft

Diagram 1: The percentage of shoppers from the survey zones that use Kimberley for their main shopping

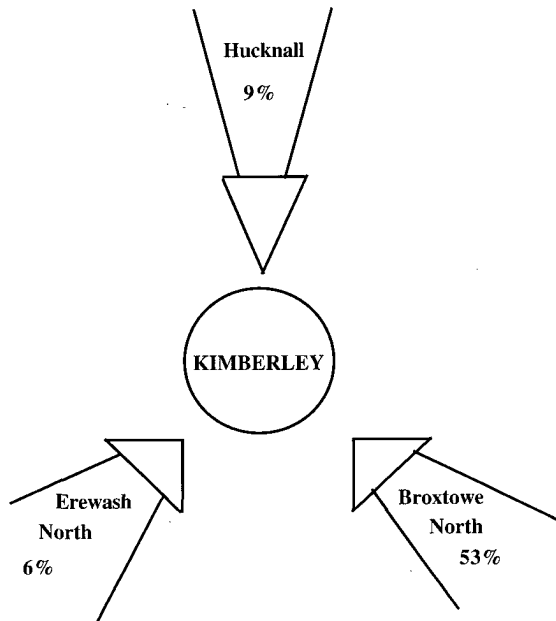


Diagram 2: The percentage of shoppers that use Kimberley for comparison goods

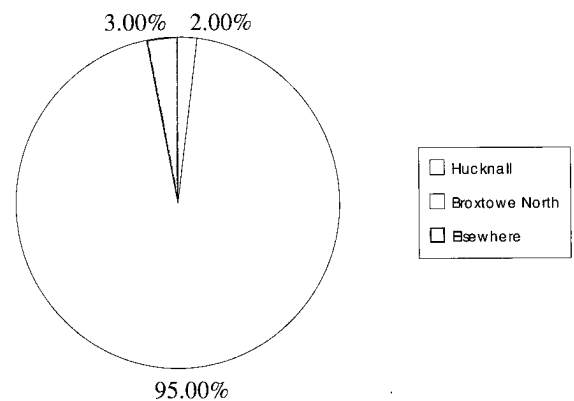


Diagram 3: Mode of travel used by shoppers

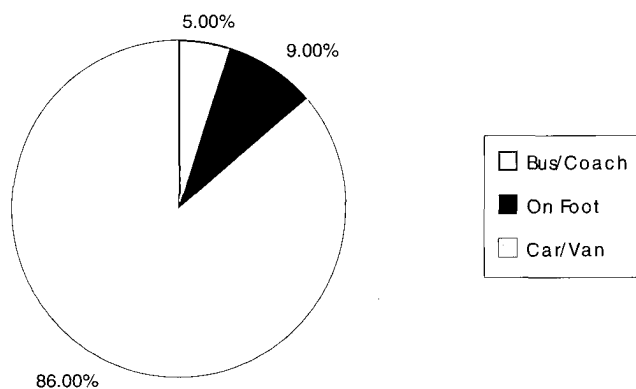
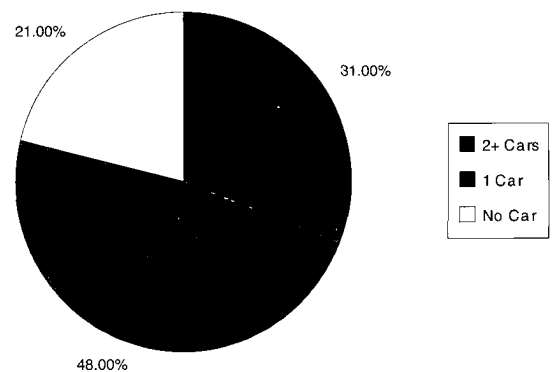


Diagram 4: Car ownership amongst shoppers



STAPLEFORD CENTRE PROFILE

Catchment Area Population: Convenience: 68,300
Comparison: 22,800

Convenience Sales Area: 22,400 sq ft
Comparison Sales Area: 50,800 sq ft
Total Sales Area: 73,200 sq ft

Convenience Goods Shops: 24
Comparison Goods Shops: 57
Total No. of shops: 81

Stores over 10,000 sq ft: Co-op (Derby Road) : 18,500 sq ft

Diagram 1: The percentage of shoppers from the survey zones that use Stapleford for their main shopping

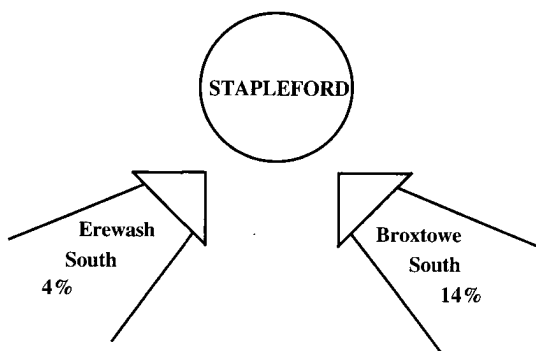


Diagram 2: The percentage of shoppers that use Stapleford for comparison goods

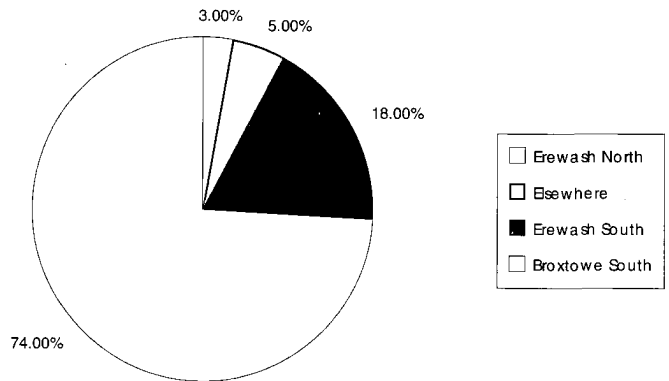


Diagram 3: Mode of travel used by shoppers

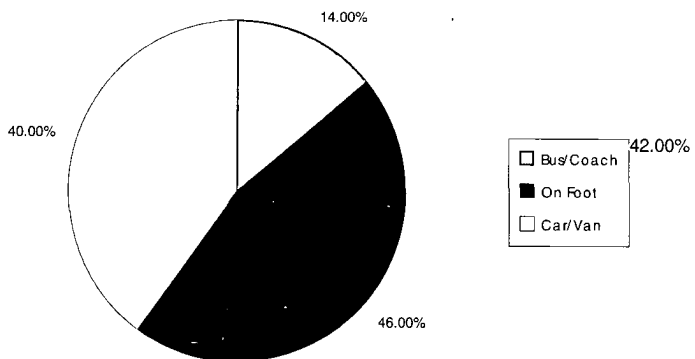
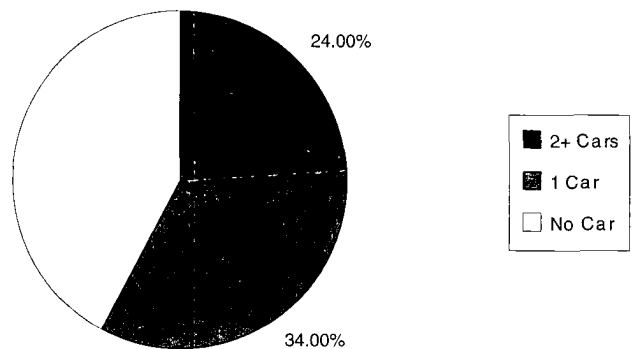


Diagram 4: Car ownership amongst shoppers



BROXTOWE LOCAL PLAN - Appendix 6

Sites of Biological and Geological interest (Policy EV11)

The sites listed below were identified by the Nottinghamshire Biological Records Centre and the Nottinghamshire Geological Records Centre between 1977 and 1990. These centres are run by the Nottingham City Council Natural History Museum at Wollaton Hall, and this information is copyright but further details may be obtained by telephoning 281333 or 281130. Lists are regularly updated.

Biological sites (shown as B under Type) tend to be extensive and long-established areas of semi-natural habitat that have either a county/regional importance or which show some characteristics of these habitats at a district level. Geological sites (shown as G under Type) are good representations of their type of structure and their destruction would be seen as a loss to the district.

Sites marked with an * are Sites of Special Scientific Interest (S.S.S.I) and are described separately at the end of this schedule.

<u>Location</u>	<u>Type</u>	<u>Brief Description</u>	<u>Map Reference</u>
ATTENBOROUGH			
Gravel Pits*	B	Terrestrial, marsh and aquatic habitats	523344
AWSWORTH			
Nottingham Canal	B	Disused canal	478424
Awsorth Lane Pond	B	Pond with notable flora	489447
Glasshouse yard	B	Herb-rich grassland	481444
BABBINGTON			
Babbington Wood	B	Woodland and scrub	490433
Babbington Hall Wood	B	Woodland and ground flora	486438
Disused Mine	B	Secondary woodland	495435
BEESTON			
Beeston Canal	B	Valuable aquatic habitat	544359
Queens Road Sports	B	Recreation grassland with meadow flora	529361
BRAMCOTE			
Bramcote Hills Wood	B	Woodland and sandstone	517386
Bluebell Wood	B	Woodland and ground flora	504373
Moor Lane Road Cutting	G	Nottingham castle formation	507387
Bramcote Sand Quarry	G	Lenton sandstone formation	503387
BRINSLEY			
Brinsley Flashes	B	Swamp and damp grassland	449498
Hobsic Meadow	B	Coal measures type grassland	457498
Brinsley Brook Meadow	B	Meadow and herb-rich bank	471499
Cordy Lane Paddock	B	Grassland	467495
Brinsley Hill Verge	B	Grassland community	452508
New Brinsley Grassland	B	Grassland and herb collection	457500
New Brinsley Pasture	B	Grassland with herbs	458501
Meadow, Jacksdale	B	Hay meadow	448509

Jacksdale Meadows	B	Damp meadow	446509
North West of New Farm	B	Grassland and swamp	449488
West of Jacksdale			
Railway	B	Meadow community	448505
West of Pollington House	B	Established pastures	450501
Jacksdale Disused			
Railway	B	Wooded and scrubby area	450504
Wiley Spring	B	Mature deciduous woodland	478499
Saint's Coppice Meadow	B	Damp meadow	468492

CHILWELL

Chilwell Meadow	B	Marshy grassland	520356
Ordance Depot Paddock	B	Herb-rich sward	509356
Chilwell Manor Allotments	B	Zoological importance	526359
Chilwell Manor Golf Course	B	Herb-rich sections with ponds	520353
Old Brickworks	G	Red and green marks of mercia mudstone	513359

COSSALL

Robbinetts*	B	Grassland	492430
Newtons Bridge Meadow	B	Historical-botanical interest	476430
River Erewash	B	Natural habitats	479417
Nottinghamshire Canal			
Grassland	B	Species-rich grassland	484416
Mill Lane Pasture	B	Coal measures type grassland	481421
Cossall Marsh	B	Marshy area	472429
Nottingham Canal	B	Disused canal and woodland	496391
Cossall Marsh Grassland	B	Grassland flora and pond	479430
Gin Stables	B	Grassland	474430
Cossall Marsh Bank	B	Coal measure type grassland	482427
Canal Bank Marsh	B	Marshy grassland	482418
Brickyard plantation	B	A disperse woodland	493419
Swancar Farm Quarry	G	Coal measures sandstone	491394

EASTWOOD

New Eastwood Flood			
Meadows	B	Flood meadows	459458
Nottingham Canal	B	Disused canal	461460
Erewash Meadows	B	Grassland and meadow community	467453
By-pass Dismantled			
Railway	B	Complex of habitats	469455
New Eastwood Roadside			
Verge	B	Notable grassland species	463459
New Eastwood, Nottingham			
Canal Grassland	B	Grassland	463459
Bailey Grove		Collection of recolonised species	459464
Bailey Grove Marsh	B	Marshy grassland	460465
Erewash Canal	B	Aquatic and bankside flora	456464
Erewash Canal grasslands	B	Grassland and flora	462457
Eastwood By-pass			
grassland	B	Pasture	469453

GILTBROOK

Giltbrook Fields	B	Marshy fields	485455
Giltbrook grassland	B	Rough grassland	483451
South of Eastwood By-Pass	B	Notable grassland community	481448
West of Reckoning House Farmhouse	B	Wooded stream and marshy areas	488461

GREASLEY

Sledder Wood*	B	Ancient woodland and pond	518463
Temple Lake	B	A valuable water body	512441
Crowhill Farm Grasslands	B	Species-rich pasture	499475
South of Greasley Castle Farmhouse	B	Grassland with meadow species	491467
Crowhill Farm House	B	Herb-rich pasture	501475
Coppice Farm Paddocks	B	Damp grasslands	504487
Motorway Bridge Verge	B	Grassland species	506485
Watnall Coppice East	B	Deciduous woodland	505489
Watnall Coppice West	B	Deciduous woodland	503488
Greasley Meadow	B	Damp herb-rich meadow	492471
Greasley Cemetery	B	Meadow species and mature trees	488472
New Road	B	Old hedgerows and shrub	496498
Church Road Pasture	B	Grassland flora and species-rich banks	491472
North West of Greasley Castle Remains	B	Hay meadow	496472
Grassland s. of Holly Road	B	Grassland including saxifrage colony	501452
Church Road Meadow	B	Grassland community	496467
Starth Wood	B	Species-rich deciduous coppice	515474
Cook's Grassland	B	Grasslands with herbs	500470
Church Lane Quarry	G	Lower magnesian limestone	497466

KIMBERLEY

Church Hill Meadows	B	Old species-rich meadows	495447
Kimberley Pastures	B	Pastures with species-rich banks	494444
Spring Hill Copse	B	Deciduous woodland	496444
Spring Hill Grasslands	B	Two grasslands with species content	497444
Dismantled Railway	B	Habitat containing notable species	495447
Grasscroft Farm Meadow	B	Grassland with species-rich bank	495439

LANGLEY MILL

Erewash Swamp	B	Emergent swamp with drier grassland	454475
Langley Mill Flashes	B	Pools and species-rich grassland	450485

MOORGREEN

High Park Wood	B	Predominantly coniferous plantation	488493
Moorgreen Meadow	B	Hay meadow	487477
Steamside Meadows, Beauvale	B	Damp meadows	484483
Beauvale Priory Pasture	B	Species-rich grassland	493490
Felley Brook Wood	B	Semi-natural riparium woodland	484498
The Dumbles	B	Pools, swamp and woodland	478483
Moorgreen Reservoirs	B	Water body with notable flora and fauna	482491

Moorgreen Reservoir			
Wood	B	Damp deciduous woodland	481493
Beavale Manor Farm	B	Pasture with calcareous influence	495487
Stream, Beauvale Priory	B	Tree-lined stream and wetlands	491488
Beauvale Brook Marsh	B	Wetland with valuable species	473475
Lamb Close Drive	B	Hedge with a notable trackside community	476580
Quarry nr Beauvale Priory	G	Lower magnesian limestone	496488

NEWTHORPE

Newthorpe Paddocks	B	Grassland community	481464
Newthorpe Common			
Grassland	B	Species-rich grassland	478456
Newthorpe Pasture	B	Herb-rich grassland	471458
Newthorpe Common			
Pasture	B	Horse-grazed grassland	471458

NUTHALL

Bulwell Wood	B	Ancient woodland and pond	518463
Temple Lake	B	A valuable water body	513441
Sellers Wood*	B	Woodland with ponds and grassland	523454
Cinderhill Verge	B	Roadside verge	530437
New Farm Wood	B	Deciduous woodland	517453
Blenheim Disused Railway	B	Wooded area with flora	524458
Temple Lake Woods	B	Mature woodland	511442
Broxtowe Boundary Hedge	B	Ancient parish boundary hedge	523433
Hempshill Roundabout	B	Grassland with notable species	522440
Verge Wood	B	Deciduous woodland	508439
Nuthall Cutting	B	Variety of habitats and species	520448
Babbington Colliery			
Roadside	B	Lower magnesian limestone	534436

STAPLEFORD

Moorbridge Lane			
Grasslands	B	Flood pastures	487380
Erewash Grasslands	B	Riverside pasture	484359
Stapleford Pastures	B	Species-rich flood barrier	483369
Erewash Pastures	B	Damp pastures and wet flushes	486386
Hemlock Stone	G	An outcrop of Nottingham Castle formation	500386
Sandcliffe Garage	G	Colwick formation (waterstone)	493374
Stapleford Hill	G	Lenton sandstone formation	499388

STRELLEY

Holly Copse	B	A disperse woodland canopy	501423
Strelley Hall Park	B	Parkland with woodland and ponds	508424
Oldmoor Wood	B	Broad leaved woodland	498418
Oldmoor Pond	B	Fishing pool with wooded surrounds	500418
Spring Wood	B	Deciduous woodland	499430
Old Quarry	G	Sandy lower magnesian limestone	505423

TOTON

Erewash Overflow Channel	B	Varied aquatic flora	500341
Toton Sidings riverside	B	Riverside habitat mosaic	486348
Attenborough Hay Meadow	B	Hay meadow and notable herb content	505338
Attenborough Pasture	B	Neutral grassland	506330

TROWELL

Grange Wood	B	Deciduous woodland	481406
Trowell Junction grass-land	B	Grassland with flood meadow character	478401
Motorway grassland	B	Species-rich stepped grassland	489402
Trowell Pasture	B	Grassland with neutral flora	483397
Erewash Pastures	B	Riverside pastures	483397

WATNALL

Kimberley Cutting	B	Wood and grassland vegetation	501452
Watnall Wood Pasture	B	Pasture with range of species	493464
Reckoning House grass-land	B	Grassland with noteworthy herb content	492463
Watnall Wood	B	Deciduous woodland	495461
Watnall Meadow	B	A species-rich meadow	503460
Kimberley Railway cutting west*	G	Permo-carboniferous unconformity	508454
Kimberley Railway cutting east*	G	Lower magnesian limestone	508454

* See over for information on the Sites of Special Scientific Interest

Sites of Special Scientific Interest: descriptions

Attenborough Gravel Pits (1963, revised & extended 1980) 228 ha

Flooded gravel pits of varying ages adjoining the River Trent, illustrating the successional development of natural vegetation over 50 years. The pits provide a valuable refuge for over-wintering wildfowl and also sustain an important breeding bird community. The variety of breeding bird species is exceptional and includes Common Tern, Kingfisher, Sand Martin and large numbers of Great-Crested Grebe. Also a local nature reserve.

Sledder Wood Meadows, Greasley (1981) 8 ha

A fine series of species-rich grasslands developed on a north-west facing slope. The variation in slope, soil structure and soil moisture content present on the site is reflected in the variety of sward types, with neutral grasslands characteristic of alluvial, clay and acid-loam soils being well represented. Additional interest is provided by adjacent ponds lying within the southern part of Sledder Wood which contain well-developed marsh and open water plant communities.

Seller's Wood, Nuthall (1981) 14.6 ha

This wood contains a rich ground flora of a type characteristic of ancient woods and its overall wildlife value is complemented by the presence of a number of ponds containing a diverse aquatic fauna. Ash-wych elm woodland predominates on soils derived from the Permian age marl and limestones, but where these are overlain by sandy soils the woodland changes abruptly to a birch-oak-hazel community. Additional interest is provided by well-vegetated ponds which contain a diverse aquatic fauna and which are also valuable drinking areas for woodland birds and mammals.

Kimberley Railway Cutting (1954) 5.4 ha (boundary revised 1981)

The geology of this former railway cutting provides a rich variety of species of mosses and liverworts, which have developed in association with the formation of tufa deposits along lines of water seepage within the cutting. The site is managed as a nature reserve by the Nottinghamshire Trust for Nature Conservation Ltd.

Robbinetts (1990)

This site contains one of the best examples of acidic grassland in the county. Its mosaic of grassland types, varying in wetness and acidity is typical of the West Nottinghamshire Coal Measures which now support few remaining areas of unimproved grassland.

BROXTOWE LOCAL PLAN - Appendix 7

Conservation Areas (Policy EV14)

(Year of Designation in Brackets)

1. **ATTENBOROUGH (1977)**

The village core contains many older cottages and derives character from its narrow lanes, and the maturity, density and variety of vegetation. On its south side the Conservation Area includes the edge of the Nature Reserve based on flooded gravel pits.

2. **ATTENBOROUGH, BARRATT LANE (1981)**

The small area at the junction of Barratt Lane and Attenborough Lane is known locally as "The Green". The area from here along Barratt Lane contains many individual houses of various ages with large gardens and many mature trees.

3. **BEESTON, ST JOHN'S GROVE (1993)**

Based on the straight, wide streets Devonshire Avenue and Elm Avenue, St John's Grove has a spacious residential character, complemented by extensive mature landscaping. The majority of the houses in the area are of Edwardian or late Victorian origin, set in large enclosed plots with consistent building lines. Many have wooden sash windows, ornamental ridge tiles and finials, and other characteristic details worthy of retention.

4. **BEESTON, WEST END (1976)**

The area's village-like character is created by the grouping of Victorian and earlier historic buildings and the narrow streets enclosed by long stretches of old brick walling. St John's Church and the Manor House are among the key individual buildings in this area.

5. **BRAMCOTE (1970)**

The village lies astride a sandstone ridge with an abundance of trees on the skyline. In its southern part large houses are set in spacious grounds with many mature trees. In contrast, the northern part on lower ground comprises small properties tightly grouped along Town Street. Prominent areas of local sandstone walling are also a feature. An extension to the Conservation Area was made in 1986 to include a row of properties fronting Derby Road including knitters' cottages and a former toll house.

6. **BRINSLEY (1978)**

The historic core of this village is based on a number of older properties along Hall Lane, including two farm complexes (Pear Tree and Manor Farms). The rural appearance here contrasts with the newer residential development which makes up the rest of the village to the north.

7. **CHILWELL (1978)**

The distinctive character of this part of Chilwell relies upon the grouping of old cottages dating from the early 19th Century, either side of the High Road. There is much tree cover and a number of narrow lanes lined by high brick and stone walls or hedges.

8. COSSALL (1972)

The single road through the village takes a series of sharp turns which create a series of changing views of attractive red brick and rendered buildings with glimpses out to rolling countryside beyond. There is also an historic connection with D H Lawrence, who featured the cottage next to the church in "The Rainbow"; it was the home of Louise Burrows, to whom Lawrence was engaged. The Willoughby family owned the whole village for centuries, and endowed a distinctive row of almshouses in 1685 near to the church.

9. EASTWOOD (1977)

The Conservation Area was originally intended to retain and enhance the setting of D H Lawrence's birthplace at 8a Victoria Street. It also includes the older part of Nottingham Road (from Wellington Street to Mansfield Road), an area to the south including parts of Church Street and Woodland Way, and lengths of terracing to the north known as "The Buildings", which won an award for housing renewal in 1978.

10. KIMBERLEY (1989)

A central core of particular character runs from James Street via Station Road to the Brewery, containing some older buildings and attractive spaces. The northern end of James Street contains a group of Victorian shop buildings with largely unspoilt traditional frontages. Around the Brewery are some buildings of particular architectural and historic interest, together with woodland which adds considerably to the character of the area.

11. NUTHALL (1977)

Focussed on the 14th Century church and the nearby Georgian rectory, this Conservation Area also includes a large lake and other remnants of the old Temple Estate. A distinctive row of stone-built terraced cottages forms a central feature. There are many well-established trees in gardens and along several of the streets.

12. STAPLEFORD (1978)

This Conservation Area centres on the area immediately around the 13th Century parish church. Its character derives from the tight enclosure of Church Lane and the tranquil character of the church and its grounds. The Conservation Area also includes the school which Arthur Mee attended in the 1880's, now renamed the Arthur Mee Centre in his honour. He is famous for editing the "Children's Newspaper", the "Children's Encyclopaedia" and "The King's England" series of books.

13. STAPLEFORD, NOTTINGHAM ROAD (1986)

This small area contains twelve listed buildings, mainly knitters' cottages with large window areas on the top floor. Wooded land behind these buildings rises to a cliff edge, forming a distinctive landscape feature which is included within the Conservation Area and contributes to its character.

14. STRELLEY (1973)

The village was in the ownership of the Edge Estate until 1978 and as such is a rare example of a collection of properties which have been subject to more strict control over alteration, addition and new development than would usually be the case under planning and building regulations. Most of the cottages, strung along the single village street, originate from the late 18th Century. A Hall and Church form an impressive centrepiece to the settlement. Part of Strelley extends over the Nottingham City boundary. The village is enhanced by a rare absence of advertisements, signs, street furniture, kerbs and urban lamp standards. An Article 4 Direction was designated in 1981 which continues the strict control on minor changes to properties and the environment. An extension to the Conservation Area was made in 1976 to include additional land to the north of the village, which is an important example of parkland of the 18th Century English landscape movement.

BROXTOWE LOCAL PLAN - Appendix 8

Listed Buildings (Policy EV15)

The buildings and structures noted below are statutorily listed as being of historic or architectural importance, and are arranged by place-name, and then in street-name order. The grading appears in brackets: Grade I buildings are of exceptional interest and Grade II buildings are worthy of preservation with the important ones being classed as Grade II*. Scheduled Ancient Monuments are shown with a #.

The list results from a survey carried out by the Department of the Environment in 1987, with several additions since that date (correct to December 1993).

	Grade	Century of origin
ATTENBOROUGH		
Church of St Mary the Virgin, Church Lane	(I)	C12
Ireton House, Church Lane	(II)	C16
Erewash Bridge (towpath bridge) Barton Lane	(II)	C18
45 (Rose Cottage), The Strand	(II)	C17
AWSWORTH		
Bennerley Viaduct, off Park Hill	(II*)	C19
Infant School, The Lane	(II)	C19
BEESTON		
Anglo-Scotian Mills, Albion Street/Wollaton Road	(II)	C19
42 Broadgate	(II)	C19
72 (Broadgate House) Broadgate	(II)	C19
The Grange (Police Station), Chilwell Road	(II)	C19
Church of St John the Baptist, Church Street	(II)	C15
Crimean War Memorial, Church of St John the Baptist	(II)	C19
18 & 20 (The Crown Inn & adjoining stable) Church Street	(II)	C19
Village Cross, Church Street	(II)	C14
Hope, Boer War Memorial, High Road	(II)	C20
Building D10, Boots site, off Humber Road South	(I)	C20
Building D6, Boots site, off Humber Road South	(II*)	C20
Building D34 Boots site, off Humber Road South	(II)	C20
Meadow Road Bridge (over canal), Meadow Road	(II)	C18
2 & 2A (The Manor House), inc. wall and wash house, Middle St	(II)	C17
War Memorial Cross, Middle Street	(II)	C20
Dagfa House School, Salhouse Lane	(II)	C19
Beeston Railway Station, Station Road	(II)	C19
Trent towpath footbridge, Beeston	(II)	C18
No.2 (The Old Cottage) West End	(II)	C17
No.3 (Old Manor House) and stables, West End	(II)	C17
No.4 (The Elms) and stables and adj. water pump, West End	(II)	C19
No.6 (West End House), West End	(II)	C17
BRAMCOTE		
The Grove (Theological College), Chilwell Lane	(II)	C19
Church of St Michael & All Angels, Church Street	(II)	C19

1-7 (odd) (The Almshouses), Cow Lane	(II)	C19
139 & 143 Broom Hill Terrace, Derby Road	(II)	C19
289 Derby road	(II)	C18
No.1 Manor Court (The Manor House) and adj. terrace, off Town Street	(II*)	C17
Bramcote Manor Gateway and walls adj. shed, Manor Court	(II)	C17
Southfield House and the Cottage and boundary wall, stables and coach house, off Town Street	(II)	C19
'Sunken Tower', Town Street	(II)	C14
49 (The White Lion), Town Street	(II)	C18
The Grange and Conservatory, 95 Town Street	(II)	C19
101 Town Street		C18

BRINSLEY

Church of St James The Great, Church Lane	(II)	C19
No.2 (Hall Farmhouse) Hall Lane	(II)	C17

CHILWELL

National Shell Filling Factory Memorial, Chetwynd Road	(II)	C20
35 Hallams Lane	(II)	C20
186 (Ferndale Cottage) and adj. pump and stable, High Road	(II)	C19
228 (Red Lion Cottage), High Road	(II)	C18
230 (Stone Croft), High Road	(II)	C17
265 (The Meads), High Road	(II)	C18

COSSALL

Willoughby Almshouse and adj. boundary wall, Church Lane	(II*)	C17
Church Cottage, Church Lane	(II)	C18
Church of St Catherine, Church Lane	(II*)	C13
Glebe Farm Cottage, Church Lane	(II)	C17

EASTWOOD

The Old Wine Vaults, 11 Church Street	(II)	C18
10 Church Street	(II)	C17
The Grove and adj. stables, 116 Church Street	(II)	C18
The Rookery, 130 Church Street	(II)	C18
140 Church Street	(II)	C18
Hall Farm Buildings, 4 Cockerhouse Road	(II)	C19
28 Garden Road	(II)	C19
Eastwood Hall, Mansfield Road	(II)	C19
36/7/8/9 Scargill Walk	(II)	C19
8A Victoria Street - D H Lawrence birthplace	(II)	C19

GREASLEY

Remains of Greasley Castle, Main Road	(II)#	C14
Greasley Castle Farmhouse, 120 Main Road	(II)	C19
Font, 15m south of Greasley Castle Farmhouse, Main Road	(II)	C17
Church of St Mary, Main Road	(II)	C15
The Sexton's House, Main Road	(II)	C18
Hall Farmhouse and adjacent pigeoncote, Narrow lane	(II)	C19
Beauvale Abbey Farmhouse, New Road	(II)	C16
Remains of Beauvale Priory, New Road	(II)#	C14

Gatehouse range at Beauvale Priory, New Road*	(II)	C14
Detached boundary wall 50m east of Beauvale Prior, New Road	(II)	C14
Beauvale Manor Farmhouse, gatehouse and boundary wall, New Road	(II)	C17
Old Haggs Farmhouse, off Willey Lane	(II)	C18
New Haggs Farmhouse, off Willey Lane	(II)	C19
Hunt's Hill Cottages, 259 and 261 Willey Lane	(II)	C19
Lamb Close Lodge, Willey Lane	(II)	C19
Lamb Close House, adj. cottage and conservatory, off Willey Lane	(II)	C18
Oaks Farm Old Farmhouse, off Willey Lane	(II)	C19

KIMBERLEY

Manor Farmhouse, 84 High Street	(II)	C17
War Memorial, Main Street	(II)	C20

MOORGREEN

Poplar Farmhouse and adjacent stables, Moorgreen	(II)	C18
31 Moorgreen	(II)	C19
52 & 54 Moorgreen	(II)	C19
Gates at 54 Moorgreen	(II)	C18
The Manse, 128 Moorgreen	(II)	C19
130 & 132 Moorgreen	(II)	C19
Beauvale Lodge, Moorgreen lane	(II)	C19
Beauvale House, service wing and stables and garden wall	(II*)	C19

NUTHALL

The Lake Bridge, off Kimberley Road	(II)	C18
Gothic Summerhouse at "The Yews", 9 Kimberley Road	(II*)	C18
"The Cottage", 8 Kimberley Road	(II)	C19
Church of St Patrick, Kimberley Road	(II*)	C13
2 Headstones at Church of St Patrick, Kimberley Road	(II)	C17
No.1 Nottingham Road	(II)	C18
No.3 Nottingham Road	(II)	C18
No.7 Nottingham Road	(II)	C19
Hempshill Hall, Nottingham Road	(II)	C16
Gatepier from former Nuthall Temple, Nottingham Road	(II)	C18
The Old Rectory and adjacent Rectory Grange, Watnall Road	(II)	C18
Spencer House, Watnall Road	(II)	C19
Home Farm House and attached Coach House	(II)	C17
Farm buildings to rear of Home Farm House	(II)	C17

STAPLEFORD

Cemetery Chapel and Mortuary, Cemetery Road	(II)	C19
Church of St Helen, Church Street	(II*)	C13
Gates and gatepiers at Church of St Helen, Church Street	(II)	C19
Anglo Saxon Cross 50m east of Church of St Helen, Church St	(I)#	C11
80 & 82 (and boundary wall), Nottingham Road	(II)	C19
St John's Primary School, Nottingham Road	(II)	C19
Cloud Villa (and adjacent workshop), 102 Nottingham Road	(II)	C19
106-112 (even) Nottingham Road	(II)	C19

Scheduled Ancient Monument as defined in Ancient Monuments & Archaeological Areas Act 1979

114 & 116 Nottingham Road	(II)	C19
118 & 120 Nottingham Road	(II)	C19
122 Nottingham Road	(II)	C19
124 Nottingham Road	(II)	C19
Frameshop at rear of 124 Nottingham road	(II)	C19
140 Nottingham Road	(II)	C19
Stapleford House Education Centre (Wesleyan Chapel), Nottingham Road	(II)	C18
119 & 121 Nottingham Road	(II)	C19

STRELLEY*

Golder Close and adjacent boundary wall, Main Street	(II)	C19
Stables at Golder Close, Main Street	(II)	C19
Church of All Saints, Main Street	(I)	C13
Strelley Hall, Main Street	(II)	C18
Stables at Strelley Hall and adj. Dairy Cottage and Gate Lodge	(II)	C18
Ice House, 200m south east of Strelley Hall	(II)	C18
Kitchen garden walls 250m north west of Strelley Hall	(II)	C18

TROWELL

Swansea Bridge, Nottingham Canal	(II)	C18
Swancar Bridge, Nottingham Canal	(II)	C18
53 Nottingham Road	(II)	C18
Church of St Helen, Nottingham Road	(II*)	C13
4 Nottingham Road	(II)	C18
Stables at No.4 Nottingham Road	(II)	C18
Trowell Hall and adj. Gamekeeper's Cottage and wall, Nottm Rd	(II)	C19
Rectory Farmhouse and adjacent boundary wall, Stapleford Road	(II)	C17
Barn, stables and pigsty at Rectory Farmhouse, Stapleford Road	(II)	C18
Stapleford Road	(II)	C18

WATNALL

The Hollies, Main Road	(II)	C16
Barn and stable to the north west of The Hollies, Main Road	(II)	C17
Stone Cottage, 36 Main Road	(II)	C18

* In February 1993, an additional ancient monument was designated at Strelley: the moat and fishpond, 240m s.e. of All Saints' Church

BROXTOWE LOCAL PLAN - Appendix 9

Derelict Land (Policy EV12)

The following sites are designated statutorily as derelict sites, as surveyed in 1993.

BEESTON	Lilac Grove Tip	7.4 ha
BRINSLEY	Former Pinxton branch line	0.8 ha
EASTWOOD	N. of Mushroom Farm	10.0 ha
GILTBROOK	New London Tip, Baker Road	5.6 ha
KIMBERLEY	Awsorth-Nuthall former railway line	9.6 ha
MOORGREEN	Moorgreen Colliery	22.8 ha
	High Park Tip	4.6 ha
	Former tanks N. of Engine Lane	1.5 ha
NUTHALL	Babbington Colliery site	11.0 ha
	Former Railway Line - E of M1 Motorway	4.2 ha
STAPLEFORD	Former dye works, West End Street	0.5 ha
TOTON	Toton Sidings (west)	5.7 ha
WATNALL	Former Station site	1.0 ha
	Watnall Brickworks	10.7 ha

The total area of land classified as derelict in Broxtowe is therefore 95.4 hectares. This compares with 128.2 hectares identified in the 1988 survey.

The definition of derelict land for the purpose of the survey is "land so damaged by industrial or other development that it is incapable of beneficial use without treatment". This includes: closed and disused tips (as defined in the Mines and Quarries (Tips) Act 1969) and worked out mineral excavations which are not subject to enforceable planning conditions or other arrangements providing for restoration; abandoned military or service installations; abandoned industrial installations; and land which is affected by surface collapse resulting from disused underground mining operations.

BROXTOWE LOCAL PLAN - Appendix 10

Playing Space Standards

The National Playing Fields Association recommends for the 1990s a standard of 2.4 hectares (6 acres) playing space for every 1000 population, to provide youth and adult needs for outdoor sport and active recreation areas and children's needs for outdoor play space. In more detail, this standard's land use requirements are as follows:

- (a) youth and adult use 1.6-1.8 ha. (4-4.5 acres) per 1000 population
- (b) children's play area 0.6-0.8 ha.
(1.5-2 acres) per 1000 population

Outdoor playing space, as defined by the National Playing Fields Association, is "space which is available for sport, active recreation and/or children's play, which is of suitable size and nature for its intended purpose and safely accessible and available to the general public." Within the scope of this definition come facilities such as pitches, greens, courts, practice areas and tracks. Any facilities within the educational sector which are used by the public (as a matter of practice and policy) are included, as are facilities within the voluntary, private, industrial and commercial sectors which serve the leisure time needs for outdoor recreation of their members or the public. For children's play, casual or informal play space within housing can be included, along with outdoor equipped playgrounds.

Open space in general is excluded from the definition. So verges, woodlands, commons, ornamental parks and gardens should not be counted towards achieving the standard. Neither should any land or facilities intended for passive or informal recreation, or concerned with water-based sport and recreation. The following should also be excluded from the standard: indoor sports or leisure centres; commercial entertainment complexes and theme parks; car parks; grounds of H.M. Services; full-length 9- and 18-hole golf courses; and any outdoor sports facilities which are not as a matter of practice and policy available for public use.

BROXTOWE LOCAL PLAN - Appendix 11

Playing Fields, Recreation Grounds, Parks and Open Space

The inspector's report into the Broxtowe Local Plan considered that a full survey of the Borough's open spaces should be undertaken so that the adequacy of existing provision could be established and so that those spaces to be safeguarded under policies RE2 and RE3 could be defined. The findings of this survey, undertaken in October 1993, are summarised below.

Provision of Publicly Accessible and Useable Open Space within the Borough

The Borough contains, as of October 1993, approximately 282 hectares of publicly accessible open space which is useable for purposes of informal or formal recreation. This includes educational open space which is available for a wider community use. The Borough's total population is approximately 107,140. This produces an approximate open space provision of 2.68 hectares per 1,000 population.

The NPFA standard for play and space and that incorporated within Appendix 10 of the Local Plan is 2.43 hectares per 1,000 population. Overall, therefore, the provision within Broxtowe is close to the NPFA standard. The following breaks this down into provision within identifiable urban areas.

Area(s)	Population	Amount of publicly accessible and useable open space	Provision per 1,000 population
Awsworth + Cossall	3224	3.3 Ha	1.0
Brinsley	2486	4.2 Ha	1.8
Eastwood/Newthorpe/ Giltbrook	17,582	44.75 Ha	2.3
Kimberley/Watnall/ Nuthall	3982	21.16 Ha	1.5
Stapleford + Trowell	19,500	42.37 Ha	2.2
Beeston/Chilwell/ Bramcote/Toton/ Attenborough	48,296	175.01 Ha	3.6

In empirical terms, the area of Beeston, Bramcote, Chilwell, Toton and Attenborough has an adequate provision of open space. However, a significant proportion of this provision is accounted for by Bramcote Hills Park and Attenborough Nature Reserve (for which an allowance is made in the figures for land within the Reserve suitable for informal recreation). Both of these serve an area wider than the immediate locality.

An apparent shortage of open space in the Kimberley/Watnall/Nuthall area will, in part, be addressed by new open space provisions within development at Holly Road and Main Road. The situation in Kimberley, Watnall, Nuthall, Awsworth, Cossall and Brinsley should also be seen in the light of the proximity of Green Belt open countryside and in the light of the density of the public footpath network in this area which, at more than 30.01 km of path per 1,000 hectares is amongst the densest in Nottinghamshire.

Localised Accessibility to Useable Open Spaces

The above empirical data may mask difficulties in access to open space at a more local level. Accordingly, the survey of October 1993 plotted the approximate catchment area for each open space to identify any areas which currently are a significant distance from any provision. The survey found that the Borough's urban areas enjoy relatively good access to open spaces. However, some parts of the following areas are a significant distance from local open space:

- (a) Central Beeston
- (b) Toton
- (c) Eastern edge of Giltbrook and Newthorpe (adjacent to Green Belt)
- (d) Northern part of Watnall (part of which will be served by new open spaces within development at Holly Road and Main Road)
- (e) Northern part of Brinsley (adjacent to Green Belt)

Any proposals for development affecting sites listed below as to be safeguarded under Policy RE2 or Policy RE3 will be assessed in the light of the survey findings. These indicate that in normal circumstances open space should not be given over to other land uses.

Public playing fields, recreation grounds, parks and public open space in Broxtowe (Ref RE2)

<u>Site</u>	<u>Approximate size (hectares)</u>
AWSWORTH	
Shilo Recreation Ground Attewell Road	1.7
The Lane Recreation Ground	1.6
BEESTON	
Beeston Fields Recreation Ground, Wollaton Road	3.7
Broadgate Recreation Ground	1.0
Dovecote Lane Recreation Ground	2.3
Leyton Crescent Recreation Ground	3.4
Weirfield, Canal Side	12.5
BRAMCOTE	
Bramcote Hills Park	
Bramcote Ridge (part of)	8.7
Latimer Drive	0.1
Latimer Drive/Pimlico Avenue	0.5
King George's Park, Town Street	4.5

<u>Site</u>		<u>Approximate size (hectares)</u>
BRINSLEY	Brinsley Recreation Ground, Church Lane	3.0
	Brinsley Country Park	1.2
CHILWELL	Cator Lane Recreation Ground	1.9
	Between Cator Lane and Bramcote Lane	3.0
	Chetwynd Road Recreation Ground/Thompson Close	0.9*
	Inham Nook Recreation Ground	4.6
EASTWOOD/ GILTBROOK/ GREASLEY	Hall Park, Mansfield Road	11.7
	Mansfield Road Recreation Ground	2.2
	The Breach Cricket Ground/Greenhills Road	2.0
	Coronation Park, Plumpton Way	6.2
	Jubilee Park, Church Street	2.2
	Barber Memorial Park, Dovecote Road	1.9
	Lynncroft/Walker Street	1.3
	Smithurst Road, Giltbrook Farm (2 sites)	7.8
KIMBERLEY	Millfield Road	0.5
	Hall om Wong	3.4
	The Spinney, Laurel Crescent	0.7
	Knowle Park	0.8
	The Stag Recreation Ground, Woodside Avenue	2.4
NUTHALL	Horsendale Recreation Ground, Assarts Road	3.7
	Basil Russell Playing Fields, Watnall Road	2.6
STAPLEFORD	Field Farm	7.2
	Pasture Road	3.4
	Central Avenue	2.2
	Hickings Lane	4.5
	Queen Elizabeth Park, Toton Lane	3.0
	Archers Field, New Eaton's Road	6.5
	Ilkeston Road/Washington Drive	3.8
	Fishpond, Ilkeston Road	0.9
TOWELL	Hemlockstone, Stapleford Hill Open Space	7.0
TOTON	Manor Farm Recreation Ground/Nottingham Road	19.8
	Land off Banks Road/Epsom Road	2.6
TROWELL	Trowell Recreation Ground, Church Close	0.4

* A further 1.8 ha is being made available in association with new housing on ex-Depot land.

Private playing and sports fields and educational open spaces (ref: RE3)

In the list below, the four sites which have an area quoted in brackets are available for a wider community use and the contribution of such sites has been accounted for in the provision of existing useable open space. The Council will continue to support dual use of educational open space which has the potential to make an important contribution to overall open space needs, in addition to their existing contribution to the local environment.

Sites

ATTENBOROUGH	Attenborough Village Green, The Strand
AWSWORTH	Awsorth Infants School, Main Street Awsorth Junior School, The Lane
BEESTON	Beeston Fields Infant and Junior School, Boundary Road Beeston Rylands Junior School, Trent Road John Clifford Primary, Nether Street Queens Road, Beeston (Beeston Lads Club & Nottingham RUFC) Roundhill County Primary, Foster Avenue Rugby pitches and Weirfields recreation area (25.1 Ha) GPT sportsground and bowling greens, Beeston Rylands
BRAMCOTE	Alderman White Comprehensive, Chilwell Lane Bramcote Church of England School, Hanley Avenue Bramcote Hills Primary, Moor Lane Bramcote Hills Comprehensive, Moor Lane Bramcote Park Comprehensive, off Derby Road Foxwood School, off Derby Road St John's College, Chilwell Lane
BRINSLEY	Brinsley Primary School, Moor Road
CHILWELL	Alderman Pounder Infant School, Eskdale Drive Eskdale Junior School, Eskdale Drive Chilwell Comprehensive, Queens Road West College House Junior School, Cator Lane Sunnyside Primary School, Great Hoggett Drive COD sports ground, Chetwynd Road
EASTWOOD/ GILTBROOK	Brookhill Leys Junior and Infant Schools, Chewton Street Parkside School, Chewton Street Eastwood Comprehensive School, Mansfield Road and Walker Street Greasley Beauvale Junior, Greasley Avenue Lynncroft Primary School, Lynncroft Priory RC Primary School, Raglan Street, Eastwood Tinsley Park (5.5 Ha)

KIMBERLEY	Cricket Ground, off Noel Street (1.3 Ha) Gilt Hill Primary School, Gilt Hill Hollywell Primary School, Hardy Street Kimberley Comprehensive, Newdigate Street
NUTHALL	Larkfields Infant and Junior Schools, Coronation Road Horsendale Primary School, Assarts Road Assarts Farm Primary School, Mornington Crescent
STAPLEFORD	Albany Infants and Nursery, Grenville Drive Albany Junior School, Pasture Road Fairfield Primary School, Toton Lane Stevenson Junior School, Wadsworth Road George Spencer Comprehensive, Arthur Mee Road (s. of A52) Private Grounds off Wellington Street (4.4 Ha) William Lilley Infant School, Halls Road
TOTON	Toton and Chetwynd Road Primary School, Chetwynd Road Toton Junior School, Bispham Drive
TROWELL	Trowell C. of E. School, Derbyshire Avenue

BROXTOWE LOCAL PLAN - Appendix 12

List of allotment sites in Broxtowe (Policy RE8)

BEESTON	Hassocks Lane Dennis Avenue Trent Vale Road Wollaton Road Leyton Crescent
BRAMCOTE	Ewe Lamb Lane
CHILWELL	Attenborough Lane Cator Lane/Grove Avenue Bore Hole, George Avenue Inham Nook
EASTWOOD	Derby Road Dovecote Road Walker Street
GREASLEY	Bartons Close, Newthorpe Main Road, Watnall
KIMBERLEY	Knowle Hill Millfield Road Spring Hill Swingate
STAPLEFORD	Nottingham Road Peatfield, Peatfield Road The Albany, Pasture Lane Bessell Lane
TOTON	Birkin Avenue

BROXTOWE LOCAL PLAN - Appendix 13

Report of Publicity, Consultation and Local Plan Process

1. INTRODUCTION

- 1.1 The central importance of local plans to the planning system as a whole is now emphasised in recent legislation and advice. The review of the Local Plan is intended to ensure that the Local Plan framework for Broxtowe is kept up to date in accordance with requirements. To be successful, a Local Plan must be prepared in consultation with the local community and a range of other interested parties. The preparation process provides for both formal and informal stages of public participation and consultation. The Borough Council has sought to maximise the opportunity for comment as part of the preparation of the review of the Broxtowe Local Plan.

2. PREVIOUS CONSULTATIONS AND FORMULATION OF THE DRAFT PLAN

- 2.1 Work on the review commenced in early 1990 with the preparation of an overall strategy to set a general context for the project. A draft strategy was produced, which was the subject of widespread consultation, the results of which were considered by the Council in July 1990.
- 2.2 A draft version of the new plan was subsequently produced taking account of the response to the draft strategy, consultations and survey work. The approval of the new Nottinghamshire Structure Plan in October 1991, which looks forward to 2001, confirmed the strategic planning framework for the Borough, thus enabling the completion of the draft Local Plan. This was published as an officer document in January 1992, and was titled the Consultative Draft.

3. THE PUBLIC PARTICIPATION AND CONSULTATION EXERCISE

- 3.1 Following the publication of the Consultative Draft Local Plan on 17 January, a six-week period, until 29 February, was then set aside for the public participation exercise and for the receipt of comments.

The Public Participation Exercise

- 3.2 Copies of the Local Plan were sent to Borough Council Members, Parish and Town Councils, known residents associations and community organisations. The publication of the Plan was also highlighted through a series of press releases to local newspapers and radio stations.
- 3.3 Eight thousand copies of a Local Plan broadsheet were also produced. This was intended to give notice of the publication of the Plan, to highlight the programme of exhibitions and meetings to summarise the policies and proposals of the Plan and to provide an opportunity for public comment via a freepost form. A copy of the Broadsheet was sent out with each copy of the Local Plan. The remainder were made available, using card dispensers incorporating a poster, to the general public at Council offices, libraries, leisure centres and (in smaller communities) sub-post offices. Copies were also made available at the exhibition venues and at the public meetings.
- 3.4 Exhibitions and public meetings were held in the four main town centres over the period 24 January to 11 February. The exhibitions were open over a variety of times and days in each venue and were staffed continuously. The exhibition comprised a summary of the Local Plan process, summaries

of the individual chapters including maps and photographs and colour versions of the 1/10000 scale Proposals Maps.

- 3.5 The Borough Council also commissioned a video film summarising the Local Plan and explaining how people should make their views known. The video film was shown continuously at the exhibitions and was used as an introduction to the evening meetings. It was also made available to Parish Councils on request. The video proved to be extremely useful as a means of introducing the contents of the Plan and in stimulating comment.
- 3.6 The exhibitions and meeting were generally well attended despite adverse weather conditions in some instances. A summary of the attendance figures is given below.

VENUE	APPROXIMATE ATTENDANCE
Kimberley , Friday 24, Saturday 25 and Monday 27 January	
Exhibition at the Parish Hall	330
Public Meeting on Monday 27 (evening)	200
 Eastwood , Tuesday 28, Thursday 30 and Friday 31 January	
Exhibition at the Library	280
Public meeting at the Dora Phillips Hall on Friday 31 (evening)	20
 Beeston , Tuesday 4 February, Wednesday 5 February and Thursday 6 February	
Exhibition at the Council offices	550
Public meeting at Roundhills School on Thursday 6 February (evening)	200
 Stapleford , Saturday 8, Monday 10 and Tuesday 11 February	
Exhibition at the Carnegie Centre	280
Public meeting at the Methodist Hall on Eaton's Road (evening)	30
 Totals:	
Exhibitions	1440
Meetings	450

Officers from the Directorate of Planning and Development, also attended meetings of Greasley Parish Council (Monday 27 February), Kimberley Town Council (Thursday 27 February), Brinsley Parish Council (Tuesday 7 April) and the Nottinghamshire Chamber of Commerce Environment Committee (Wednesday 12 February).

Consultations

- 3.7 Consultations have been carried out in accordance with the advice set out in Planning Policy Guidance Note 12 (Development Plans and Regional Planning Guidance). In addition to statutory and advisory consultees, the exercise included those organisations which had confirmed that they wished to be retained as consultees in response to the earlier round of consultation on the draft strategy. A

total of forty-seven copies of the Plan were supplied to consultees free of charge along with a covering letter and a copy of the Local Plan newsletter.

- 3.8 Recent publicity on the importance of Local Plans has heightened the awareness of landowners and developers both locally and nationally. As a consequence of this, a substantial number of requests for copies of the Local Plan were received.
- 3.9 Large numbers of people attended the exhibitions and meetings (see paragraph 3.6 above). This stimulated considerable interest with 334 comments forms being handed in or returned by freepost. In addition, 96 letters from individual members of the public were received. These were analysed in depth by area and Local Plan chapter heading.
- 3.10 Consultees included parish councils, adjoining district councils, Government departments, major transport and services undertakings, local residents and interest groups and local branches of national organisations such as English Nature and the Sports Council.
- 3.11 32 representations have been received from landowners, developers, their agents and existing businesses. The organisations and individuals involved were not formally consulted on the Plan but became aware of its publication from the extensive publicity which was given.

4. PRINCIPAL AMENDMENTS, JUNE 1992

- 4.1 A large number of amendments were made to the Local Plan as a result of comments received on the Consultative Draft. These were reported to, and accepted by, a joint meeting of the Council's Policy and Resources and Planning Committees on June 15 1992 and endorsed by full Council nine days later. The principal amendments are summarised in the following paragraphs. Many of the minor amendments which are not described have altered the detailed wording of policies. No whole policies were deleted or added at this stage.
- 4.2 The Green Belt policies which had been wholly based on those in the Nottinghamshire Green Belt Local Plan, were revised in order to bring them more into line with Planning Policy Guidance Note No.2 (Green Belts). Two significant additions to the Green Belt proposed at Brinsley (Mansfield Road) and Moorgreen Colliery were deleted for the plan, in order to achieve the principle of minimal alteration to the Green Belt boundary.
- 4.3 In terms of the housing allocations, objections influenced various amendments between the Consultative and Deposit Draft stages. The Holly Road, Watnall allocation was reduced from 250 dwellings to 185, in order to retain a sizeable open space within the development. A site previously allocated for recreation at Main Road Watnall was instead proposed for housing (50 units). In the south of the borough, there had been objections to use of allotments for housing at Wollaton Road and Hassocks Lane in Beeston. These allocations were withdrawn, the proposal for the Hassocks Lane site being altered to instead add to the adjoining allocation for employment. The need to relocate allotments from the Hassocks Lane site led to proposals in Beeston Rylands for new allotments on existing playing fields at Leyton Crescent, with new playing fields to be created at Weirfield. New proposed housing sites emerged in the south of the borough at Field Lane, Chilwell (ex C.O.D. land) for 40 units, and Albion Street, Beeston for 30 units.
- 4.4 An additional chapter was added to the Plan concerning Implementation, Monitoring and Review, including a list of the various detailed projects expected to result from the Plan. In an appendix, the predicted timing and responsible agency was given for each of the Plan's policies.

5. DEPOSIT DRAFT: SUMMARY OF PRINCIPAL OBJECTIONS

- 5.1 The six week deposit period for the Deposit Draft Local Plan ran from July 31st to September 11th 1992. A total of 785 representations were received, of which 43 were in support and 722 were objections. The objections are summarised in the following paragraphs, dealing with each local plan chapter in turn.

Housing

- 5.2 Almost half of the total number of objections concerned the Holly Road, Watnall, housing allocation. Regarding other proposed housing sites, several objections were received for allocations at Queens Road, Beeston and Field Lane, Chilwell. Alternative housing locations were suggested at Moorgreen Colliery, within the GPT complex at Beeston Rylands, and as at the consultation stage of the Plan, for a number of locations within the Green Belt.

Employment

- 5.3 The principal issues raised by objections to employment policies related to committed, proposed or alternative development sites. The use of allotment land at Hassocks Lane, Beeston for employment development was opposed. The owners of allocated employment land at C.O.D. Chilwell and Barton's Depot, Queens Road promoted residential development as an alternative to employment use. In the north of the borough, British Coal proposed retail development instead of employment on part of the Moorgreen Colliery allocation. As at the consultation stage, alternative employment sites were suggested on land in the Green Belt at Awsorth and north of Sellers Wood.

Transport

- 5.4 Only eighteen objections were received on matters relating to the transport policies, the majority concerning points of detail. Of strategic importance was the Department of Transport's objection to the principle of access direct from the A52 to serve any future development based on Toton Sidings. The Department of the Environment objected to the inclusion of policies supporting railways and town centre management, on the grounds that they were not land use policies.

Shopping

- 5.5 Regarding shopping policies, objections reflected pressure for further out-of-centre retailing through proposals for foodstores at Barton's Depot, Chilwell and at Queens Road, Beeston, and for unspecified retailing on part of the GPT complex at Beeston Rylands. Objections were also received to the shopping frontage policies and the general out of town shopping policy on the grounds that they were unduly restrictive.

Environment

- 5.6 Over eighty representations were received on the environment chapter, including many detailed objections to wording of policies and a number in support of the protection of the Green Belt. In contrast, objections from several developers, landowners and agents raised the prospect of a review of the Green Belt in certain locations to permit either housing or employment development. The owner of Hemphill Hall, Nuthall, objected to the extension of the Protected Open Area on that site. British Coal and the DoE objected to the inclusion of a policy on opencasting; the DoE also objected to several other environment policies which were considered to not be justified for a statutory plan.

British Coal objected to the implications of the widespread protection for nature conservation sites and mature landscape areas. Additions to the Cossall mature landscape area were sought in objections by C.P.R.E. and C.R.A.G. (Cossall residents group).

Recreation

- 5.7 Nearly sixty representations were made on matters relating to the recreation chapter. The main area of concern was the proposed relocation of allotments and playing fields affecting Hassocks Lane, Leyton Crescent and Weirfields. The development of the private playing field at Queens Road, Beeston was also the subject of many objections. The Nottinghamshire Wildlife Trust objected to the policies for Attenborough Nature Reserve and in particular to the intention that Barton Lane becomes the access to any visitor facilities.

Community Facilities

- 5.8 Over a hundred of the 112 representations on the community facilities chapter were objections to a proposed community building at Smithurst Way, Giltbrook, which repeated a proposal in the previous Broxtowe Local Plan. Agents for British Telecom objected to the omission of a policy on telecommunications.

6. PROPOSED AMENDMENTS, FEBRUARY 1993: MAIN POINTS

- 6.1 On 2nd February 1993 a joint meeting of Policy and Resources and Planning Committee considered the objections and the Council's response to them. Seventy-one proposed amendments to policies and the text of the Plan were presented and agreed to form a Schedule for public deposit and to be further considered by the Inspector at a Public Inquiry. The public deposit period for this Schedule of proposed amendments was 12th February to 26th March 1993. In practice the amendments were made public as from the joint committee date ten days earlier. The Inspector held a pre-Inquiry meeting on 4th February which many objectors attended, and copies of the Schedule were made available at that meeting.
- 6.2 Apart from the changes described in the following paragraphs, this schedule contained mainly points of detail, aiming to provide clarification or updating. Certain policies which had previously been acknowledged as non-statutory, for example support for railways, and a number of environmental policies on rural matters, were deleted and suitable text inserted in the relevant chapters to express the Council's intentions on these issues. New policies were proposed to cover three environmental issues: the need to take account of the quality of agricultural land; the need to safeguard the habitats of protected species; and the creation of local nature reserves. New policies were also proposed to cover telecommunications developments and to create a Simplified Planning Zone at the GPT site, Beeston Rylands for employment uses.
- 6.3 A policy relating to the Vic Hallam Portable Buildings site at Langley Mill was deleted as local government boundary changes on 1st April 1993 transferred this site into Derbyshire. Certain other minor adjustments to the Plan were necessary to cater for these boundary changes along the Nottinghamshire/Derbyshire border; three small committed employment sites were thus lost from Broxtowe's area.
- 6.4 A number of policies were re-written or substantially amended in the proposed amendments. These included policies relating to affordable housing, major out-of-centre shopping development, and the

Green Belt policies. A section on shop shutters was added to the shop design policy, and mixed use areas were added to the coverage of the commuted sum parking policy.

- 6.5 Also, in late February 1993, the Borough Council adopted new parking standards in response to revised draft standards prepared by the County Council. This information was added to the local plan material on deposit, so that the new standards could become part of the Local Plan.

7. THE PUBLIC INQUIRY AND AFTER: THE MAIN POINTS

- 7.1 The public inquiry took place in April and May 1993, sitting for a total of 41 hours on 11 separate days between 20th April and 12th May, considering 19 different issues. The remainder of the objections were dealt with in writing. The Inspector's Report into all the objections was received in September 1993. A report was compiled for a joint Policy and Resources and Planning Committee meeting in December 1993 which listed 81 proposed modifications in response to the Inspector's recommendations. These recommendations were wholly accepted by the Council with the exception of his preferred deletion of policies HO8 and HO9 - dealing with housing proposals for unallocated sites, and with affordable housing. The Council particularly wished to retain these locally based policies and was not further challenged by the Department of the Environment on this matter.
- 7.2 In terms of site allocations, the modifications reflected the Inspector's recommendations that proposed housing at Queens Road, Beeston and proposed employment at Hassocks Lane, Beeston should be deleted in order to respect the amenity value of the open spaces that would have been lost. The Inspector also did not favour any housing development at Moorgreen, which had been put forward as a proposed amendment to the Plan at the Inquiry by British Coal. The retention of allotments at Hassocks Lane meant that other Plan proposals to create new allotments at Leyton Crescent and new playing fields at Weirfields, in Beeston Rylands, were also recommended for deletion.
- 7.3 In response to the Inspector's comments on the revised parking standards, those for students' housing were reduced to 1 space for every 4 units and 1 for every 4 students at halls of residence and colleges of further education. Another reduction was for accommodation for active elderly persons to 1 space per unit.
- 7.4 The Inspector agreed to the areas proposed by objectors to add to the Cossall mature landscape area. Of the newly proposed additional environmental policies, only the one on agricultural land quality proceeded to the stage of a proposed modification.
- 7.5 New appendices were compiled on open space provision, in response to the Inspector's criticism of the lack of survey information on this topic. Private playing fields were for the first time shown on the Proposals Map, to assist with their identification for protection.
- 7.6 Following confirmation from the County Council that they no longer wished to reserve the site, the primary school allocation at Smithurst Road, Giltbrook Farm, was recommended for deletion by the Inspector. This was confirmed in a subsequent proposed modification.
- 7.7 The proposed modifications were put on deposit in January and February 1994 and the eleven objections were reported to the Council on 23rd March 1994. It was resolved that no further modifications should be made to the Plan and it proceeded to adoption which took place on 28th April 1994 making it the first local plan in the East Midlands to be wholly prepared under the 1991 legislative requirements.
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