

2004 Broxtowe Local Plan Saved Policies Summary:

K4 The role of Beeston, Eastwood, Kimberley and Stapleford town centres as the focus for shopping, employment, social, community and leisure uses, combined with residential uses to create mixed development as appropriate, will be maintained and enhanced through:

- (a) provision for appropriate new development;
- (b) protection of the character and townscape of centres;
- (c) enhancements to accessibility, in particular by public transport, bicycle and on foot; and
- (d) safeguarding the character and function of prime shopping frontages.

K5 The green belt in Broxtowe will extend to the area defined as Green Belt on the proposals map.

Environment

E8 Planning permission will not be granted for development in the Green Belt except where it constitutes appropriate development.

Appropriate development includes:

- a) Buildings appropriate to agriculture and forestry;
- b) Essential facilities for outdoor sport and outdoor recreation;
- c) Essential facilities for cemeteries and for other uses of land which preserve the openness of the Green Belt and which do not conflict with the purposes of including land within it;
- d) Limited extension, alteration or replacement of existing dwellings, provided that it does not result in disproportionate additions over and above the size of the original building;
- e) Limited infilling or redevelopment of major developed sites;
- f) Changes of use of agricultural and other buildings to employment and tourism uses which help to diversify the economy;
- g) Mineral working subject to high environmental standards and a high standard of restoration.

E12 Development will not be permitted which would detract from the character or function of the protected open areas shown on the Proposals Map.

- a) Chilwell Manor golf course
- b) Beeston Fields golf course and land to west
- c) Bramcote Ridge
- d) Hempshill Hall, Nuthall

E13 Development which would adversely affect the character or appearance of the following prominent areas as shown on the Proposals Map will not be permitted:

- a) Catstone Hill Ridge, Strelley
- b) Stapleford Hill, Stapleford
- c) Bramcote Hills and Bramcote Ridge
- d) Burnt Hill, Bramcote
- e) Windmill Hill, Stapleford

E14 Development which would harm a Mature Landscape Area will not be permitted unless it can be demonstrated that:

- the siting, scale and design of the proposals minimises the harm to the Mature Landscape Area; and
- the need for the proposals clearly outweighs the remaining harm to the special qualities for which the area was designated.

If planning permission is to be granted, the Council will seek to secure appropriate measures to offset any remaining harm to the Mature Landscape Area by means of planning conditions or obligations.

Existing Mature Landscape Areas are identified on the Proposals Map and listed below:

- a) Brinsley Forge
- b) Brinsley Hall
- c) High Park
- d) Watnall Coppice
- e) Greasley and Watnall Fields
- f) Shilo North
- g) Babbington/Swingate/Verge Wood
- h) Cossall
- i) Strelley Hall
- j) Trowell
- k) Trowell Hall
- l) Bramcote

E16 Planning permission will not be granted for development on or adjoining local nature reserves or Sites of Importance for Nature Conservation, which would damage or devalue their interest, unless there are special reasons which outweigh the recognised value of the sites.

Where it is accepted that there are special reasons for development which outweigh the local value of the site, the applicant shall minimise harm to the site's features. Compensation for the loss of the site's features of interest will be required, secured by planning conditions or negotiated planning obligations.

Wherever opportunities arise, appropriate measures should be taken to enable the improvement or creation of Sites of Importance for Nature Conservation.

E24 Development that would adversely affect important trees and hedgerows will not be permitted.

E26 Planning permission will not be granted for development which would result in a significant deterioration in air quality, significant loss of health or amenity to the occupants of nearby premises due to pollution, or contamination of either surface waters or the site of the development or other land nearby.

E27 Planning permission will not be granted for development which would be liable to result in the infiltration of contaminants into groundwater resources, particularly in areas of high vulnerability, unless measures would be carried out as part of the development to prevent such contamination taking place.

E29 Development of land which may be contaminated will not be permitted to take place unless and until:

- a) A site investigation has been carried out to assess the nature and degree of contamination, using a method of investigation agreed in writing with the Council; and
- b) Details of remedial measures required to deal with any contamination have been approved by the local planning authority in consultation with the relevant bodies; and
- c) there will be no significant risk to the health and safety of the occupants of the development; and
- d) there will be no contamination of any surface water, groundwater or adjacent land.

E31 Development of land within 250m of that part of a landfill site which is producing gas will not be permitted unless proposals are supported by a detailed study including each of the following:

- a) Information on the gas being produced at the landfill site;

b) The results of a gas monitoring programme on the development site, using a method of investigation agreed in writing with the Council; and

c) Commitment to remedial and monitoring measures required to deal with any gassing.

Permission will be granted only if there will be no significant risk to the health and safety of occupants of the development.

E32 Planning permission for development involving the storage, use or transport of hazardous substances, as defined in the Planning (Hazardous Substances) Act 1990, and for development within the consultation areas of hazardous installations and major hazard pipelines, will not be granted unless the Council is satisfied that there will not be a significant risk to the local community or the natural environment.

E33 Planning permission will not be granted for lighting schemes unless the applicants demonstrate that they will use the minimum amount of lighting necessary to achieve their purposes and incorporate measures to minimise any adverse effects of light beyond the site.

E34 Planning permission will not be granted for housing and other noise-sensitive development if the occupants, even with appropriate mitigation measures, would experience significant noise disturbance. Correspondingly, planning permission will not be granted for development, including the change of use of land, if, because of the noise it would create, even with the appropriate mitigation measures, the occupants of housing, other residential premises, schools or other noise-sensitive uses would be exposed to significant noise disturbance.

E35 Applications for provision or extension of telecommunications equipment will be granted or given prior approval) provided that:

a) the potential for mastsharing and/or siting on existing structures has been fully explored;

b) the detailed siting, design and appearance of the apparatus is acceptable in terms of its visual impact on its surroundings.

Housing

H1 Planning permission will be granted for residential development on the following sites subject to the provisions of Phasing Policy H2:

	Net Area (ha)	Min. No. of dwgs	Applied min. net density (dwgs per ha)
Attenborough:			
(a) Central Ordnance Depot, Swiney Way (pd)	9.1	377	40
(b) T.A. Centre, Ranson Road (pd)	2.3	95	40
Awsworth:			
(c) East of Main Street	0.7	25	35
Beeston:			
* (d) South of Queens Road / site of Maltings, Dovecote Lane (part pd)	4.6	229	45
Bramcote:			
(e) East of Chilwell Lane Chilwell:	1.4	50	35
(f) Field Lane (pd)	1.4	50	35
Eastwood:			
(g) West of Church Street	0.6	24	40
* (h) Walker Street (pd)	3.3	132	40
Giltbrook:			
(i) Halls Lane	2.2	88	40
(j) Dyers & Cleaners site, Hampden Street (pd)	1.3	50	40
(k) South of Smithurst Road	2.3	92	40
Kimberley:			
(l) Builders' yard, north of Eastwood Road (pd)	0.6	22	40
(m) South of Eastwood Road (pd)	1.0	40	40

(n) North-west of Hardy Close	0.6	25	40
Newthorpe			
*(o) Chewton Street (fringe of former landfill site)	8.0	320	40
(p) East of Pinfold Road	0.6	22	40
Strelley:			
*(q) North of Bilborough College, Bilborough Road (pd)	3.5	140	40
		1781	

H4 Proposals for the subdivision or adaptation of existing buildings, other than employment and agricultural buildings, which produce new housing will be permitted provided that:

- (a) residents would have an acceptable standard of amenity;
- (b) the development would not result in unacceptable parking problems either by itself or by setting a precedent; and
- (c) in the case of proposed flats above shops, the development would not prejudice the operation of the shop or premises by the loss of storage space or by preventing servicing.

H5 On housing sites of over 1 hectare or over 25 dwellings the Council will seek to ensure that at least 25% of dwellings built will be affordable or, exceptionally, that a financial contribution will be made to enable the provision of an equivalent amount of affordable housing off site.

H6 The net density of new residential development shall be not less than that indicated in the categories below, for development falling within the following walking distances from existing or proposed frequent public transport services:

- (a) Within 400 metres: 40 dwellings per hectare or 45 dwellings per hectare where there is a choice of public transport modes within this distance;
- (b) Beyond 400 metres: 35 dwellings per hectare.

In all the above cases, if the Council is satisfied that the specified densities would have a detrimental impact on the character or appearance of the locality, the net density may be reduced, but it shall be not than 30 dwellings per hectare.

H7 Residential development on sites within existing built-up areas will be permitted provided that the following criteria are all satisfied:

- (a) Occupiers of the new dwelling(s) would have a satisfactory degree of privacy and amenity;
- (b) The development, by itself or by the precedent it would set, would not result in an undesirable change in the character or appearance of the area;
- (c) The development would not be piecemeal in character and likely to prejudice the potential for the satisfactory development of a larger area;
- (d) Satisfactory arrangements can be made for access and parking;
- (e) The development would not have an unacceptable effect on the privacy and amenity of the occupiers of nearby properties;
- (f) The site is not of significant value to nature conservation or local visual amenity; and
- (g) The site is not identified or required to be retained for another purpose within the local plan.

H8 Business activities in residential areas or in residential properties will be permitted where each of the following apply:

- (a) the residential amenity of neighbouring properties is not adversely affected;
- (b) appropriate provision is made for vehicle parking and highway safety; and
- (c) the residential character of the area is not adversely affected.

H9 Extensions to dwellings will be permitted provided that the following criteria are all satisfied:

- (a) extensions must be in keeping with the original building in terms of style, proportion and materials;

- (b) extensions must be in keeping with the street scene and not create a terraced or cramped effect which would be out of character;
- (c) extensions must not cause an unacceptable degree of loss of privacy or amenity for the occupiers of neighbouring properties.

H10 In cases where the domestic plot is not suitable for the creation of a further, separate dwelling, extensions to dwellings to provide accommodation or adaptation to meet the needs of disabled or dependent occupiers should be designed to be used as part of the main dwelling when no longer required for that purpose. Therefore:

- (a) the extension should be physically linked to the remainder of the dwelling and have direct internal access to it; and
- (b) use of the extension should be dependent upon the main dwelling and not contain all the facilities required for independent occupation.

H11 Planning permission will be granted for minor development, such as sheds, garages, fencing and satellite dishes, provided that the siting, design and materials do not substantially harm the appearance of the property or the street scene, or the amenity of neighbouring occupiers.

H12 Development proposals outside defined town centres that result in a net loss of dwelling units will not be permitted.

Employment

EM1 Planning permission will be granted for employment development on the following sites:

	Net Area (hectares)
Attenborough:	
a Eldon Road (B1 only) (PD)	0.7
b Part of Ordnance Depot, Swiney Way, Chilwell Meadows (PD) (part B1 only)	3.2
Beeston:	
c Part of Siemens site, Beeston Rylands (PD)	4.0
d Land off Bowden Drive, alongside railway (PD)	1.9
e Lilac Grove (former Severn Trent facility) (PD)	0.4
Chilwell:	
f Former Bartons Bus Depot, Queens Road(+) (part B1 only) (PD)	2.2
Cossall:	
g *Part of former ski facility, Soloman Road (part PD; part GB)	1.8
Eastwood:	
h *Land west of Eastwood Hall, east of A610 (GB) (part B1 only)	17.3
i rear of South Street (east) (part B1 only) (PD)	1.4
j Rear of South Street (+) (west) (part B1 only)(G)	3.0
k Land off Newmanleys Road (part B1 only)(G)	2.0
Giltbrook (Greasley):	
l Nottingham Road and south of Giltway, Giltbrook (PD)	2.7
m Land to west of former Dyggor-Gaylord premises, A610 (B1 only) (PD)	1.0
Moorgreen (Greasley):	
n Engine Lane (+) (PD)	2.8
Stapleford:	
o West End Street, (B1 only)(PD)	0.5
Watnall (Greasley):	
p Coal stocking yard, Main Road (part PD; GB)	7.2
q Land to east of bakery, Main Road (PD)	1.3

EM3 Permission will be granted for employment uses to redevelop or extend within existing sites provided that environmental and traffic effects are acceptable.

Transport

T1 Planning permission will not be granted for developments which generate a requirement for the provision of new or improved transport infrastructure and services within, directly serving or in the transport corridor serving the site until appropriate contribution has been negotiated towards provision of such measures in accordance with Circular 1/97 and its successors.

T4 Planning permission will be granted for the provision of park-and-ride facilities in strategically appropriate locations where they would assist in achieving modal shift away from the use of the private car, subject to there being:

- (a) satisfactory access arrangements;
- (b) no significant detrimental effects on the local environment; and
- (c) satisfactory landscaping and screening.

T5 Development will not be permitted which would inhibit the provision of new stations at Ilkeston North, Ilkeston South or Stapleford, as shown on the Proposals Map, including associated car parking, bus access and ancillary facilities.

T6 Proposals will be supported which would facilitate the expansion and operation of the NET system into the borough and development will not be permitted which would inhibit the extension of the system.

T10 Land will be safeguarded for the construction of each of the following road schemes as shown on the Proposals Map. Other development will not be permitted on this land if it would be likely to prejudice the implementation of any of these schemes:

- (a) A6096 Ilkeston Inner Relief Road-Awsorth Link (Nottinghamshire Section);
- (b) B600/B6009 Main Road/Long Lane, Watnall. Junction improvement;
- (c) B6006 Wollaton Road, Beeston. Realignment improvements;
- (d) B6010 Nottingham Road/Chewton Street, Eastwood. Junction improvement;
- (e) B6464/B6006 Middle Street/Station Road, Beeston. Junction improvement;
- (f) Church Lane/Moor Road/Broad Lane, Brinsley. Highway drainage works.

T11 Planning permission will not be granted for new development unless appropriate provision is made for vehicle parking and servicing in accordance with the latest guidelines agreed with the highway authority. Guidance on provision is set out in Appendix 4.

T12 Development to which the public can reasonably expect to have access will only be permitted where the layout and design provides for convenient and safe access for people with limited mobility.

Shopping

S1 Within the four defined town centres, planning permission will be granted for the creation, redevelopment or expansion of shops (Class A1), financial and professional services (Class A2), and food and drink uses (Class A3) providing that proposals do not have an unacceptable impact on neighbouring uses, or on the vitality and viability of the Town Centre.

S2 The following town centre areas are identified for new retail and associated development:

- (a) Beeston: area east of Station Road, centred on the former Shaw and Marvin works site.
- (b) Stapleford: area west or east of Derby Road, south of Sandiacre Road.

Outside Town Centre:

- (c) Giltbrook: Nottingham Road, on site of former Dyggor Gaylord offices, adjacent to Ikea (non- food goods only).

S3 Proposals for retail and associated development of more than 1000 sq metres gross floorspace will be permitted outside town centre locations only if:

- (a) there is an identified need for the proposed development; and
- (b) availability of a site for the proposed development has been examined and demonstrated to be unsuitable, first in town centres, and then in edge-of-centre locations, before any proposal to locate elsewhere is considered; and
- (c) the site (if in an edge-of centre location) is within convenient walking distance of a prime shopping frontage within the town centre; and
- (d) the proposal, either by itself or when considered with other committed schemes, would not harm the viability or vitality of any of the defined town centres, or any other town centre in a neighbouring authority; and
- (e) the proposal would be well served by public transport and would be easily accessible by bicycle and on foot; and
- (f) the proposal includes appropriate provision for access, servicing and car parking, and the traffic generated by the proposal would be accommodated satisfactorily on the local highway network.

S4 Permission will not be granted for a change of use from Class A1 (Shops) use at ground floor level if it would result in the proportion of Class A1 use falling below two thirds within:

- a) any of the defined sections of prime shopping frontage areas listed below; or
- b) the prime shopping frontages of any town centre taken as a whole.

Permission will also not be granted if a resulting break in Class A1 use within the prime shopping frontage would be created of more than 2 units or 15 metres (whichever is the lesser).

Defined sections of prime shopping frontage:

Beeston

- a) Both sides of High Road between Wollaton Road/ Station Road and Stoney Street/Willoughby Street.
- b) Both sides of High Road between Stoney Street/ Willoughby Street and Derby Street/City Road.
- c) Both sides of Stoney Street.
- d) The Square and both sides of the precinct leading to the bus station.

Eastwood

- a) Both sides of Nottingham Road between Mansfield Road/Church Street and Wellington Street/Alexandra Street.
- b) Both sides of Nottingham Road between Wellington Street/Alexandra Street and King Street/Queens Road North.

Kimberley

- a) The north-west side of Greens Lane ("The Precinct").

Stapleford

- a) The north-west side of Derby Road between Albert Avenue and Church Street ("The Roach").

S5 Proposals for retail development outside town centres, of between 100 sq metres and 1,000 sq m gross floorspace, will be permitted only if:

- (a) the proposal is grouped with other local shopping facilities; and
- (b) the proposal, either by itself or when considered with other existing or committed schemes, would not be likely to harm the viability of any other local shopping facilities, or the viability or vitality of any of the defined town centres, or any other town centre in a neighbouring authority; and

(c) the proposal includes appropriate provision for access, servicing and car parking, and the traffic generated by the proposal would be accommodated safely on the local highway network.

S6 Changes of use of existing units within a group of shops from Class A1 (shop) use will not be permitted in cases where it would result in the deterioration of local shopping facilities to an unacceptable degree.

S7 Proposals for Class A3 (food and drink) uses outside the town centres will not be permitted if their individual or cumulative effect would cause environmental or traffic problems or detriment to residential amenity. Where permitted, opening hours of Class A3 uses may be restricted in order to protect residential amenity.

S8 Proposals for new shopfronts will be permitted provided that they relate well to the design of the building concerned, are in keeping with the frontage as a whole and contribute to the maintenance or enhancement of the appearance of the area.

S9 Proposals for shopfront security measures will be permitted where:

- (a) the proposals are designed to integrate with the shopfront and do not detract from it and its surroundings; and
- (b) security shutters incorporate a substantial proportion (at least two thirds of the total area of the shutter) of open grille or large slots in order to give a reasonable degree of visibility; and
- (c) shutter boxes are located and designed discreetly within the shop frontage.

S10 Consent will be granted for shopfront signage where its location, size, design and illumination relates well within the context of the existing shopfront, and with regard to the building fabric, as well as the character of the area.

Recreation & Community Facilities

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

- a) a sequential approach has been applied in selecting the application site; and
- b) in the case of edge-of-centre and out-of-centre locations, the need for additional facilities has been demonstrated; and
- c) the proposal would be well located in relation to the community it serves and to public transport in the area; and
- d) the amenity of neighbouring properties would not be adversely affected; and
- e) appropriate provision would be made for vehicle parking and highway safety; and
- f) the character of the area would not be adversely affected.

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

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

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

Education sites

- a) Chilwell Meadows: Land off Swiney Way 1.4 hectares for primary school
- b) Eastwood: Church Street 1.6 hectares to replace Eastwood primary school
- c) Kimberley: Gilthill 0.6 hectare, plus existing school premises, to replace Gilthill primary school
- d) Kimberley: North Street 0.4 hectare for school playing fields
- e) Stapleford: Nottingham Road 1.1 hectares to replace St John's primary school

Community facilities

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

RC5 The development of open spaces shown on the Proposals Map and listed in Appendix 9 will not be permitted unless:

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

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

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

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

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

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

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

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

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

- (h) Giltbrook (Greasley) – north and south of Smithurst Road
- (i) Newthorpe - southeast of landfill site, adjoining A610
- (j) Strelley – part of college grounds, Bilborough Road
- (k) Watnall (Greasley) – Holly Road

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

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

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

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

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

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

Other permanent uses on these sites will not be permitted.

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

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

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

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

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

RC15 The Council will safeguard from development and seek to complete the following long distance trails as shown on the proposals map:

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

RC16 Important links between built-up areas and the countryside are designated by the Plan as greenways and identified on the Proposals Map. Opportunity will be taken to enhance public

access along these routes, and to enhance their environmental character and appearance, including through new development. Planning permission will not be granted for development which would harm their function, or their environmental, ecological or recreational value.

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

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

Route associated with new development:

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

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

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

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

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