



Broxtowe
Borough
COUNCIL

Broxtowe Borough Council

Site Allocations Potential Additional Sites

August 2016

Legal and Planning Services

What are we consulting on?

Broxtowe Borough Council is consulting upon additional sites which may be allocated for development through the emerging Part 2 Local Plan. The consultation focuses on three sites:

- Bramcote;
- Chetwynd Barracks ; and
- Nuthall

Why are we consulting on these sites?

The sites included in this consultation are large sites which since the last consultation ([Site Allocations: Issues and Options in 2013](#)) are either new sites or are sites which have had a significant change in circumstances which has affected their availability.

What are the sites?

Site Name	Change in Circumstance
Bramcote	Despite being consulted upon as part of the Preferred Approach to Site Allocations (Green Belt Review) in 2015, the site was not included in detail in the Issues and Options consultation in 2013 as it was not considered available at the time. This is being considered as a new site and we are providing the opportunity to comment in detail.
Chetwynd Barracks	The site was not included in detail in the 2013 Issues and Options consultation as it was considered undeliverable as a result of the uncertainty surrounding the availability of the site for development. In March 2016 the Ministry of Defence released a Ministerial Statement setting out their ambition to release the site for development from 2020.
Nuthall	The site was not included in the 2013 Issues and Options consultation as it was not considered available for development. The site is now available for development and is being actively promoted.

Bramcote

Potential site for development:

- Approximately 300 dwellings
- Dwellings to be provided to the North of the site with vehicular access onto Coventry Lane
- Enhance Green Infrastructure and wildlife corridors throughout the site and protect Bramcote Park, Stapleford Hill and the Ridgeline
- Accommodate re-development of school within site already designated as major developed site within the Green Belt (set out in the 2004 Local Plan).
- Retain school access via Moor Lane.

-  Site
-  Major Developed Site in the Green Belt
-  Enhance Green Infrastructure

Vehicular Access onto Coventry Lane

Area for residential development, approximately 300 dwellings

Area for potential re-development

Retain school access from Moor Lane

Bramcote

Public Transport (5)Bus Stops (5)

Leisure Centre 1m from site

Crematorium 11m from site

Leisure Centre 27m from site

Bembridge Court 88m from site

Ilkeston Road 120m from site

Schools (5)Primary (4)

Bramcote Hills Primary School 0m from site

Bramcote CofE Primary School 392m from site

Wadsworth Fields Primary School 572m from site

Albany Infant and Nursery School 936m from site

Secondary (1)

Bramcote Park Business and Enterprise School 0m from site

Health (2)Dentists (1)

Hillside Dental Practice 438m from site

Doctors (1)

Bramcote Surgery 90m from site

Consumer Services (3)Food Retail (2)

The Co-operative 103m from site

Sainsbury's 138m from site

Post Offices (1)

Post Office (Bramcote) 74m from site

Community Facilities (9)Halls And Community Centres (1)

Community Centre 184m from site

Leisure Centres (1)

Bramcote Leisure Centre 0m from site

Libraries (1)

Inham Nook Library 1472m from site

Open Spaces (5)

Bramcote Hills Park 0m from site

Bramcote Moor Estate Open Space Part 1 0m from site

Nottingham Canal (Bramcote) 0m from site

Bramcote Hills Golf Course 0m from site

Bramcote Moor Estate Open Space Part 2 0m from site

Public Houses (1)

Sherwin Arms - Flaming Grill 45m from site

Land Use Policy Constraints (2)Green Belt (1)

100% (84.55ha) of site in Green Belt

Major Developed Sites 2004 (1)

18.41% (15.57ha) of site in Major Developed Sites 2004

Administrative Boundary (1)Borough Ward (1)

100% (84.55ha) of site in Bramcote

Flood (7)Surface Water Flooding (3)

0.5% (0.43ha) of site in Surface Water Flood Map 1 in 30

1.05% (0.89ha) of site in Surface Water Flood Map 1 in 100

2.21% (1.87ha) of site in Surface Water Flood Map 1 in 1000

Ground Water Flooding (4)

1.48% (1.25ha) of site in >= 50% <75% (Clearwater and Superficial Deposits Flooding)

1.6% (1.35ha) of site in < 25% (Clearwater)

18.03% (15.24ha) of site in >= 50% <75% (Clearwater)

Ground Water Flooding (4)

78.89% (66.71ha) of site in >= 25% <50% (Clearwater)

Heritage (24)Listed Buildings (b: around site) (2)

BROOM HILL TERRACE (II) within 50m of site

CHURCH OF ST MICHAEL AND ALL ANGELS (II) within 250m of site

Conservation Areas (b: around site) (1)

Bramcote within 50m of site

Local Interest Buildings (a: within site) (1)

0.34% (0.29ha) of site in Swimming Baths, Crow Hill Park (LIE)

Local Interest Buildings (b: around site) (20)

137 Derby Road within 50m of site

145-155 Derby Road within 50m of site

165 Derby Road within 50m of site

167-169 Derby Road within 50m of site

135 Derby Road within 50m of site

8 Church Street within 100m of site

Methodist Chapel within 100m of site

10-12 Church Street within 100m of site

19 Town Street within 250m of site

Community Hall within 250m of site

Sunday School within 250m of site

17 Town Street within 250m of site

2-4 Chapel Street within 250m of site

20 Town Street within 250m of site

21-23 Town Street within 250m of site

31 Chapel Street within 250m of site

33 Chapel Street within 250m of site

47 Church Street within 250m of site

6-8 Chapel Street within 250m of site

10-14 Chapel Street within 250m of site

Natural Environment (12)Agricultural Land Classification (2)

2.44% (2.06ha) of site in GRADE 4

97.56% (82.49ha) of site in URBAN

Local Nature Reserves (a: within site) (2)

0.4% (0.34ha) of site in Nottingham Canal (Confirmed 1993)

13.23% (11.19ha) of site in Bramcote Hill's Park (Confirmed 2008)

Local Nature Reserves (b: around site) (2)

Nottingham Canal (Confirmed 1993) within 50m of site

Stapleford Hills Wood (Confirmed 2008) within 50m of site

Local Wildlife Sites (a: within site) (2)

1.77% (1.5ha) of site in Bramcote (2/6 'A valuable length of disused canal, and associated woodland, of botanical and zoological interest')

6.52% (5.51ha) of site in Bramcote (5/2185 A neutral grassland)

Local Wildlife Sites (b: around site) (1)

Bramcote (5/1086 A mosaic of dry acid grassland and oak and birch woodland) within 50m of site

RIGS (a: within site) (1)

0.19% (0.16ha) of site in Moor Lane Road Cutting (An exposure of the Nottingham Castle Formation (Bunter Pebble Beds) showing many sedimentary features 2/1049)

RIGS (b: around site) (2)

Stapleford Hill (An exposure of the Lenton Sandstone Formation (Lower Mottled Sandstone) showing good cross-bedding 2/1005) within 50m of site

Hemlock Stone, Stapleford (An isolated outcrop of the Nottingham Castle Formation (Bunter Pebble Beds) showing good sedimentary features 1/138) within 100m of site

Landfill (5)Landfill Sites (a: within site) (1)

12.21% (10.32ha) of site in Biffa Waste Services Ltd

Historic Landfill Sites (4)

0.46% (0.39ha) of site in Nottingham Canal (Moat Lane, Bramcote, Nottinghamshire)

0.61% (0.51ha) of site in Moor Lane (Moor Lane, Bramcote, Nottingham, Nottinghamshire)

0.62% (0.53ha) of site in Old Canal Site (Old Moor Lane and Railway Line, Bramcote)

0.98% (0.83ha) of site in Bramcote Quarry/Coventry Lane Quarry (Coventry Lane, Bramcote, Nottingham, Nottinghamshire)

Local Plan 2004 (9)

1.75% (1.48ha) of site in Latimer Drive Bramcote Open Space

13.46% (11.38ha) of site in Bramcote - Sand Quarry Proposed Public Open Space

13.46% (11.38ha) of site in Bramcote - Sand Quarry Proposed Playing Fields

13.7% (11.58ha) of site in Stapleford Hill

18.37% (15.53ha) of site in Playing fields for Bramcote Hills Bramcote Park and Foxwood Schools Moor Lane Bramcote

28.25% (23.88ha) of site in Bramcote Hills Bramcote Park and Foxwood School Campuses Derby Road/Moor Lane Bramcote

32.2% (27.23ha) of site in Bramcote Hills Park Ilkeston Road Bramcote

100% (84.55ha) of site in Green Belt 2004

893.94m of Bramcote Ridge to Coventry Lane dissects site

Green Infrastructure (10)

Open Spaces (3)

0.43% (0.37ha) of site in Bramcote (Unrestricted Access: Natural and Semi-Natural Green Space)

12.72% (10.76ha) of site in Bramcote (Restricted Access: Future Potential Sites)

31.46% (26.6ha) of site in Bramcote (Unrestricted Access: Parks and Gardens, Outdoor Sports Facilities, Natural and Semi-Natural Green Space (has provision for children and young people))

Proposed Green Infrastructure Corridors (a: within site) (3)

146.76m of 2.9 Nottingham Canal dissects site

519.15m of 2.11 Erewash to Wollaton Corridor dissects site

839.25m of 2.10 Bramcote Corridor and Boundary Brook dissects site

Proposed Green Infrastructure Corridors (b: around site) (4)

2.11 Erewash to Wollaton Corridor within 50m of site

2.9 Nottingham Canal within 50m of site

2.10 Bramcote Corridor and Boundary Brook within 50m of site

2.22 A52 Corridor South East of Stapleford within 100m of site

Access (17)

Public Rights of Way (a: within site) (6)

2.52m of BeestonBW78 (BW) dissects site

4.13m of BeestonFP31 (FP) dissects site

207.42m of BeestonFP86 (FP) dissects site

557.88m of BeestonFP31A (FP) dissects site

1234.17m of BeestonFP85 (FP) dissects site

1418.38m of BeestonBW30 (BW) dissects site

Public Rights of Way (b: around site) (11)

BeestonFP87 (FP) within 50m of site

BeestonBW78 (BW) within 50m of site

BeestonFP96 (FP) within 50m of site

StaplefordFP77 (FP) within 50m of site

BeestonBW36 (BW) within 50m of site

BeestonFP23 (FP) within 100m of site

TrowellFP22 (FP) within 250m of site

BeestonFP100 (FP) within 250m of site

BeestonFP120 (FP) within 250m of site

StaplefordFP6 (FP) within 250m of site

Public Rights of Way (b: around site) (11)

BeestonFP121 (FP) within 250m of site

Other (3)

Coal Referral Area High Risk (1)

14.54% (12.3ha) of site in DEVELOPMENT_HIGH_RISK_AREA

National Character Areas (2)

19.35% (16.36ha) of site in Sherwood

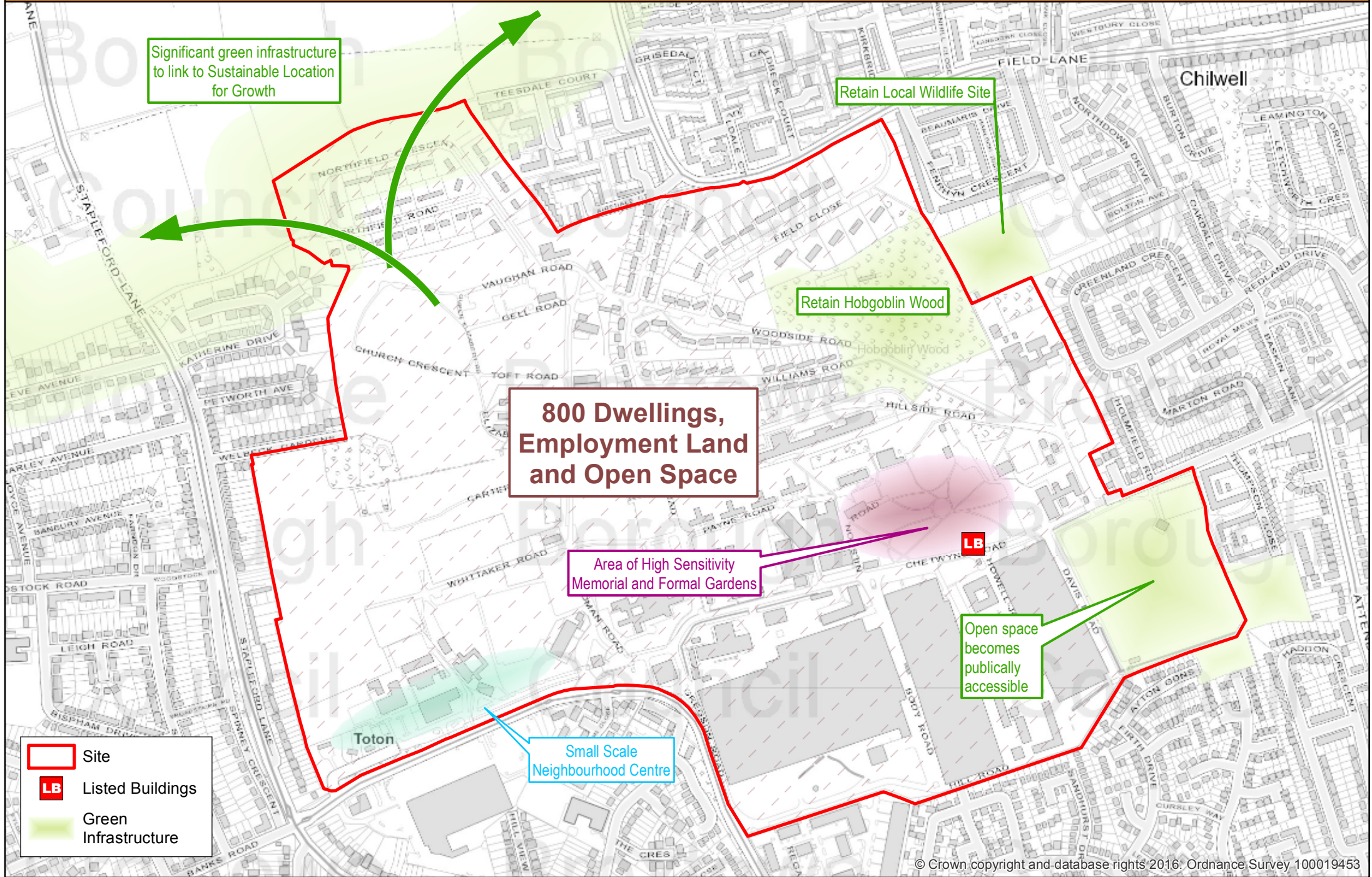
80.65% (68.19ha) of site in Nottinghamshire, Derbyshire and Yorkshire Coalfield

End of report for site Bramcote

Chetwynd Barracks

Potential site for development:

- 800 Dwellings (as set out in the government's Ministerial Statement)
- Significant provision of Green Infrastructure within the site linking to Green Infrastructure required as part of the Strategic Location for Growth (SLG) (see appendix 7 of the Cabinet Report December 2015). Retain and enhance wildlife corridors including Hobgoblin Wood, possibility of making existing 'restricted access' sports pitch publically accessible.
- Employment Development – links to potential HS2 station and associated employment in Strategic Location for Growth.
- Small scale Neighbourhood centre (i.e. small parade of shops), could be most appropriately accommodated near to the existing Tesco Extra retail store.
- Enhance the Listed Memorial and adjacent memorial garden – make publically accessible.



Public Transport (9)Bus Stops (5)

Chetwynd Barracks 0m from site
 Calverton Close 1m from site
 Swiney Way 2m from site
 Swiney Way 10m from site
 Chetwynd Barracks 13m from site

Tram Stops (4)

Toton Park and Ride 278m from site
 Inham Road 359m from site
 Eskdale Drive 428m from site
 Bramcote Lane 855m from site

Schools (8)Primary (6)

Chetwynd Primary Academy 180m from site
 Banks Road Infant School 252m from site
 Eskdale Junior School 270m from site
 Alderman Pounder Infant School 359m from site
 Toton Bispham Drive Junior 378m from site
 Sunnyside Primary and Nursery School 809m from site

Secondary (2)

Chilwell School 533m from site
 George Spencer Academy 705m from site

Health (2)Dentists (1)

School Lane Dental Centre 605m from site

Doctors (1)

Medical Centre 0m from site

Consumer Services (3)Food Retail (1)

Tesco Toton Extra 34m from site

Post Offices (1)

Post Office (Toton) 291m from site

Shopping Centres (1)

Chilwell Retail Park 654m from site

Community Facilities (9)Halls And Community Centres (1)

Community Centre 0m from site

Leisure Centres (1)

Chilwell Olympia 543m from site

Libraries (1)

Toton Library 291m from site

Open Spaces (5)

Chetwynd Road Recreation Ground 0m from site
 Chilwell Cemetery 29m from site
 Sherman Drive Open Space 118m from site
 Field Lane Estate Open Space 130m from site
 Attenborough Lane Allotments 204m from site

Public Houses (1)

The Cadland 438m from site

Land Use Policy Constraints (1)Proposed Housing 2004 (1)

1.17% (1.11ha) of site in Field Lane Chilwell

Administrative Boundary (2)Borough Ward (2)

24.93% (23.58ha) of site in Toton and Chilwell Meadows
 75.07% (70.99ha) of site in Chilwell West

Flood (11)River Flooding (1)

0.11% (0.1ha) of site in Flood Zone 2

Surface Water Flooding (3)

0.56% (0.53ha) of site in Surface Water Flood Map 1 in 30
 1.54% (1.46ha) of site in Surface Water Flood Map 1 in 100
 6.43% (6.08ha) of site in Surface Water Flood Map 1 in 1000

Ground Water Flooding (5)

1.13% (1.07ha) of site in >= 75% (Superficial Deposits Flooding)
 6.79% (6.42ha) of site in >= 50% <75% (Clearwater and Superficial Deposits Flooding)
 7.08% (6.7ha) of site in < 25% (Clearwater and Superficial Deposits Flooding)
 10.88% (10.28ha) of site in >= 75% (Clearwater and Superficial Deposits Flooding)
 74.13% (70.11ha) of site in < 25% (Clearwater)

Detailed River Network (2)

Below Surface Watercourse (Culvert) dissects site for 8.08m
 Surface Watercourse (Secondary River) dissects site for 258.66m

Heritage (1)Listed Buildings (a: within site) (1)

NATIONAL SHELL FILLING FACTORY MEMORIAL within site boundary (II)

Natural Environment (5)Agricultural Land Classification (2)

7.16% (6.77ha) of site in GRADE 2
 92.84% (87.8ha) of site in URBAN

Local Wildlife Sites (b: around site) (1)

Chetwynd (2/303 'A herb-rich sward in a small horse-grazed paddock') within 50m of site

Tree Preservation Orders Group or Woodland (2)

0.01% (0.01ha) of site in HOBGOBLIN WOOD - COD CHILWELL 1993 (TPO/CHI/03/?)

4.85% (4.59ha) of site in HOBGOBLIN WOOD - COD CHILWELL 1993 (TPO/CHI/03/W1)

Local Plan 2004 (3)

0.01% (0.01ha) of site in Field Lane Chilwell

0.04% (0.03ha) of site in Newall Drive Chilwell

5.05% (4.77ha) of site in COD Sports Ground Chetwynd Road Chilwell

Green Infrastructure (3)Open Spaces (1)

4.89% (4.63ha) of site in Chetwynd (Restricted Access: Outdoor Sports Facilities)

Proposed Green Infrastructure Corridors (a: within site) (1)

201m of 2.23 Toton Sidings to Chilwell dissects site

Proposed Green Infrastructure Corridors (b: around site) (1)

2.23 Toton Sidings to Chilwell within 50m of site

Access (1)Public Rights of Way (b: around site) (1)

BeestonBW27 (BW) within 100m of site

Other (2)National Character Areas (2)

45.21% (42.75ha) of site in Trent Valley Washlands
 54.79% (51.82ha) of site in Sherwood




End of report for site Chetwynd

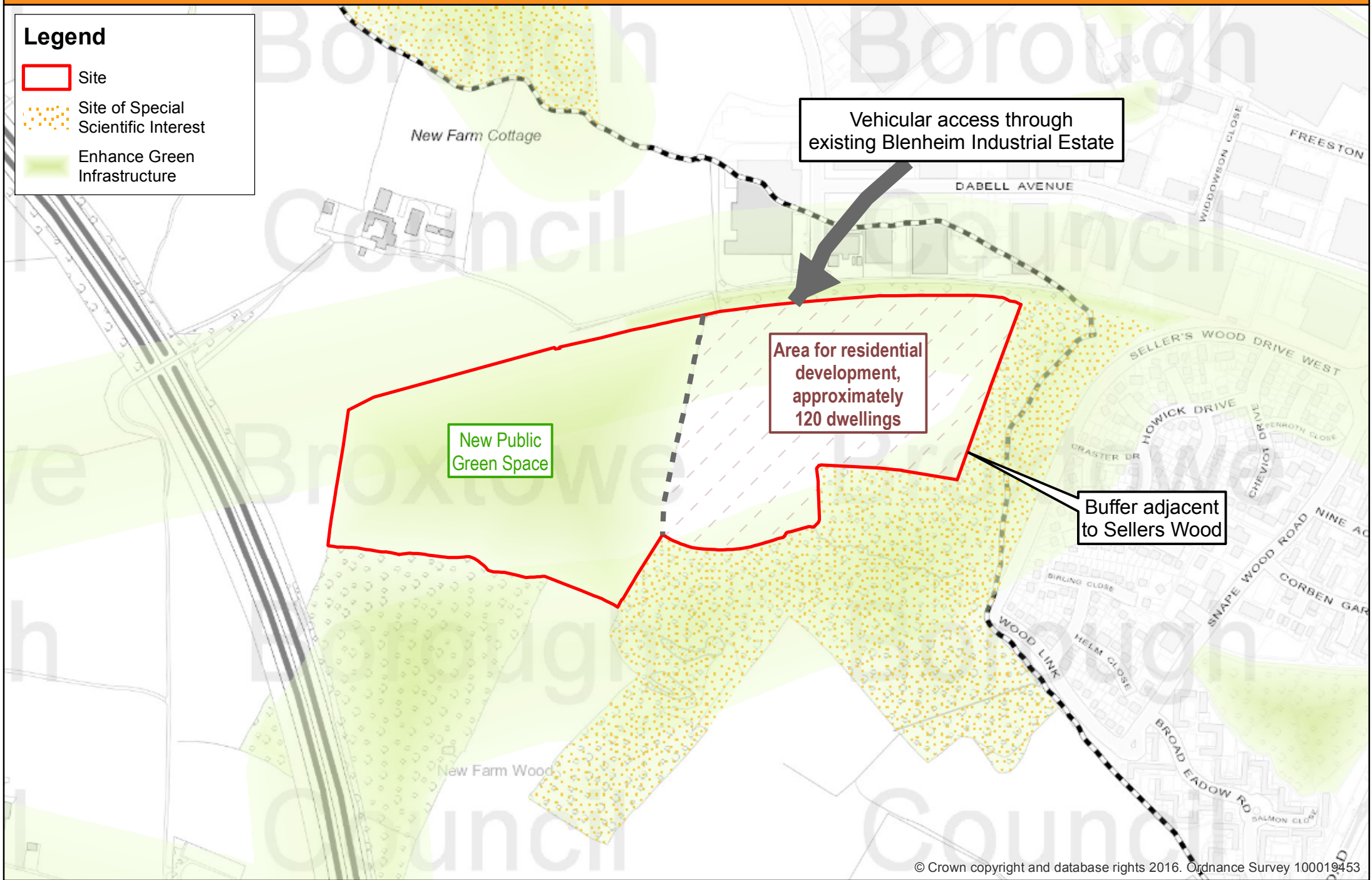
Nuthall

Potential site for development:

- Approximately 120 dwellings.
- Enhance Green Infrastructure and wildlife corridors including the provision of publically accessible open space.
- Retain Seller's Wood and incorporate a buffer.
- Vehicular access through existing Blenheim Industrial Estate.

Legend

-  Site
-  Site of Special Scientific Interest
-  Enhance Green Infrastructure



Vehicular access through existing Blenheim Industrial Estate

Area for residential development, approximately 120 dwellings

New Public Green Space

Buffer adjacent to Sellers Wood

Public Transport (5)Bus Stops (5)

Ayscough Avenue 808m from site
 Albert Avenue 811m from site
 Ayscough Avenue 813m from site
 Albert Avenue 834m from site
 Church 929m from site

Community Facilities (7)Halls And Community Centres (1)

Nuthall Temple Community Centre 1067m from site

Leisure Centres (1)

Games Courts 1412m from site

Libraries (1)

Kimberley Library 1789m from site

Open Spaces (3)

New Farm Wood 0m from site
 Sellers Wood 0m from site
 Nuthall Cemetery 370m from site

Public Houses (1)

The Three Ponds 1024m from site

Land Use Policy Constraints (1)Green Belt (1)

100% (16.97ha) of site in Green Belt

Administrative Boundary (2)Borough Ward (1)

100% (16.97ha) of site in Nuthall East and Strelley

Parish (1)

100% (16.97ha) of site in Nuthall

Flood (6)Surface Water Flooding (3)

0.1% (0.02ha) of site in Surface Water Flood Map 1 in 30
 0.38% (0.06ha) of site in Surface Water Flood Map 1 in 100
 1.74% (0.3ha) of site in Surface Water Flood Map 1 in 1000

Ground Water Flooding (2)

42.91% (7.28ha) of site in < 25% (Clearwater)
 57.09% (9.69ha) of site in >= 25% <50% (Clearwater)

Detailed River Network (1)

Surface Watercourse (Tertiary River) dissects site for 255.45m

Heritage (1)Local Interest Buildings (b: around site) (1)

New Farm within 250m of site

Natural Environment (9)Agricultural Land Classification (2)

42.19% (7.16ha) of site in GRADE 2
 57.81% (9.81ha) of site in GRADE 3

Local Wildlife Sites (a: within site) (1)

0.02% (0ha) of site in Nuthall (2/324 'An interesting wooded disused railway supporting a valuable and rather calcareous ground flora')

Local Wildlife Sites (b: around site) (4)

Nuthall (1/32 'A fine example of broad-leaved semi-natural woodland, with ponds, grassland and considerable zoological interest') within 50m of site
 Nuthall (2/323 'An interesting deciduous woodland with a notable flora reflecting the varied underlying geology') within 50m of site
 Nuthall (1/30 'An ancient deciduous woodland with a characteristic ground flora') within 250m of site
 Nuthall (2/1002 'An area of notable calcareous grassland and pond') within 250m of site

SSSI (b: around site) (2)

Seller's Wood within 50m of site

SSSI (b: around site) (2)

Bulwell Wood within 250m of site

Local Plan 2004 (1)

100% (16.97ha) of site in Green Belt 2004

Green Infrastructure (2)Proposed Green Infrastructure Corridors (b: around site) (2)

2.8 Kimberley Cutting within 50m of site
 2.15 Seller's Wood and New Farm Wood within 50m of site

Access (1)Public Rights of Way (b: around site) (1)

NuthallFP1 (FP) within 250m of site

Other (1)National Character Areas (1)

100% (16.97ha) of site in Southern Magnesian Limestone

End of report for site Nuthall



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