



Broxtowe  
Borough  
COUNCIL

# Eastwood



## Site Allocations Issues and Options

November 2013

This document includes those topics considered most relevant as local issues and options for new site allocations in Eastwood. Topics which affect the Borough as a whole are located within the Borough wide Allocations discussion document, they are intended to be read in conjunction with each other.



# Contents

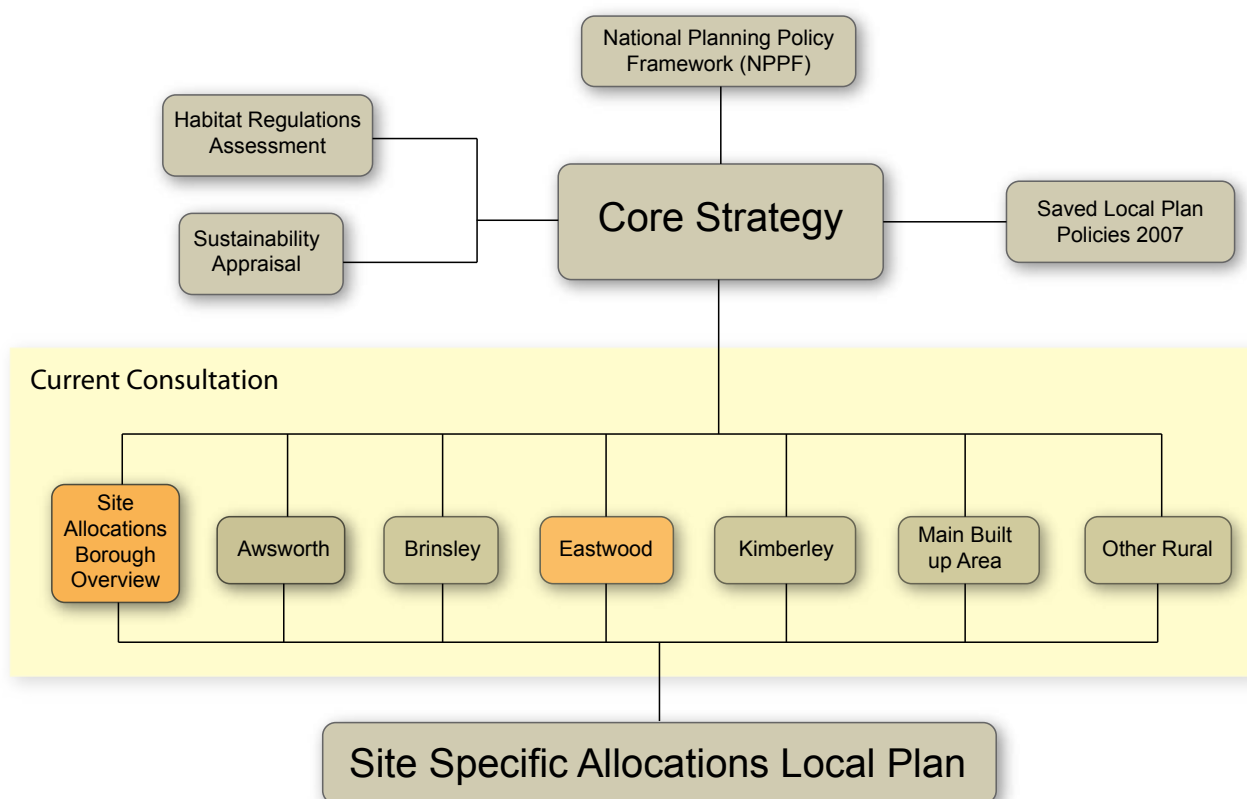
Introduction	4	New Housing	17
<i>Diagram 1: How the Eastwood Site Allocations document fits in with other Local Plan documents in Broxtowe.</i>	4	<i>Chart 10: Proportion of development required by Settlement Area to meet the need set out in the Core Strategy</i>	17
Core Strategy Site Schedules & Plans	5	<i>Chart 11: showing the source of dwellings needed to meet Eastwood's housing requirement.</i>	17
E2.1 Eastwood	5	E6.1 Housing Delivery Assessment:	17
E2.2 Summary Map	7	Table 1:	17
Independent Greater Nottingham Sustainable Locations for Growth study (February 2010) Tribal summary	8	Table 2: Urban Sites	17
Characteristics of Eastwood	9	Table 3: Green Belt Sites	18
E4.1 History of Eastwood	9	Approach to the Green Belt	71
E4.2 Current Statistical Profile (as taken from 2011 Census)	11	Economic Issues/Job Creation	78
E4.2.1 Eastwood North and Greasley (Beauvale)	11	Improving our Town Centres	97
<i>Chart 1: Total Population 3050</i>	11	E11.2 Local Centre Assessment Eastwood (Primary and Secondary) 2011	99
<i>Chart 2: Population Density</i>	11	Introduction	99
<i>Chart 3: Percentage age profile, by age group, of Eastwood North and Greasley (Beauvale) compared to the Borough</i>	11	Table 4: Number Units in a specific Use (as defined by the revised Town and Country Planning (Use Classes) Order 1987) located within the Primary and Secondary areas of Eastwood Town Centre	99
E4.2.2 Eastwood South	12	<i>Chart 12: Proportion of Uses (as defined by the revised Town and Country Planning (Use Classes) Order 1987) located within the Primary and Secondary areas of Eastwood Town Centre</i>	99
<i>Chart 4: Total Population 9139</i>	12	Table 5: Number of type of stores and services located within the Primary and Secondary areas of Eastwood Town Centre	99
<i>Chart 5: Population Density</i>	12	<i>Chart 13: Proportion of type of stores and services located within the Primary and Secondary areas of Kimberley Town Centre</i>	99
<i>Chart 6: Percentage age profile, by age group, of Eastwood South compared to the Borough</i>	12	E11.3 Retailer representation	100
E4.2.3 Greasley (Giltbrook and Newthorpe)	13	E11.4 Accessibility	100
<i>Chart 7: Total Population 6233</i>	13	E11.5 Pedestrian Flows	101
<i>Chart 8: Population Density</i>	13	E11.6 Environment of the Centre	101
<i>Chart 9: Percentage age profile, by age group, of Greasley (Giltbrook and Newthorpe) compared to the Borough</i>	13	E11.7 Conclusions	101
Locally distinctive issues	14		
E5.2 Housing Land Availability	14		
E5.3 Potential for Affordable Housing provision	14		
E5.4 Characteristics of the existing population	14		
E5.5 Green Belt boundary changes	14		
E5.6 Employment Allocations	14		
E5.7 Regeneration issues	14		
E5.8 Heritage Assets	15		

# Introduction

**E1.1.1** Broxtowe Borough Council has prepared a set of documents setting out the issues and options that affect the Key Settlements within the Borough. This document relates to the Key Settlement of Eastwood (as defined within the Broxtowe Core Strategy<sup>1</sup>), which consists of sites within 'Eastwood North & Greasley (Beauvale)', 'Eastwood South' and 'Greasley (Giltbrook & Newthorpe)' wards. It is a discussion document which invites your views on the most appropriate sites to meet Eastwood's development needs up to 2028.

**E1.1.2** The Broxtowe Core Strategy (expected to be adopted by early 2014) contains the strategic policies for the Borough including the amount and distribution of development in general terms. The responses received from this set of documents will feed into a future Site specific Allocations local plan which seeks to deliver the Core Strategy aims and will specify the location of new development in the Borough. This is shown in the diagram below.

Diagram 1: How the Eastwood Site Allocations document fits in with other Local Plan documents in Broxtowe.



**E1.1.3** The schedule and plans that follow are taken from the Broxtowe Core Strategy which was published in June 2012 and is subject to an ongoing public examination this year.

1 See <http://www.broxtowe.gov.uk/index.aspx?articleid=12270>

# Core Strategy Site Schedules & Plans

## E2.1 Eastwood

### E2.1.1 Site Summary

ACS Designation	Strategic Location
Timescale for Delivery	6 + years
Housing Units	1,400
Other Uses	tbc

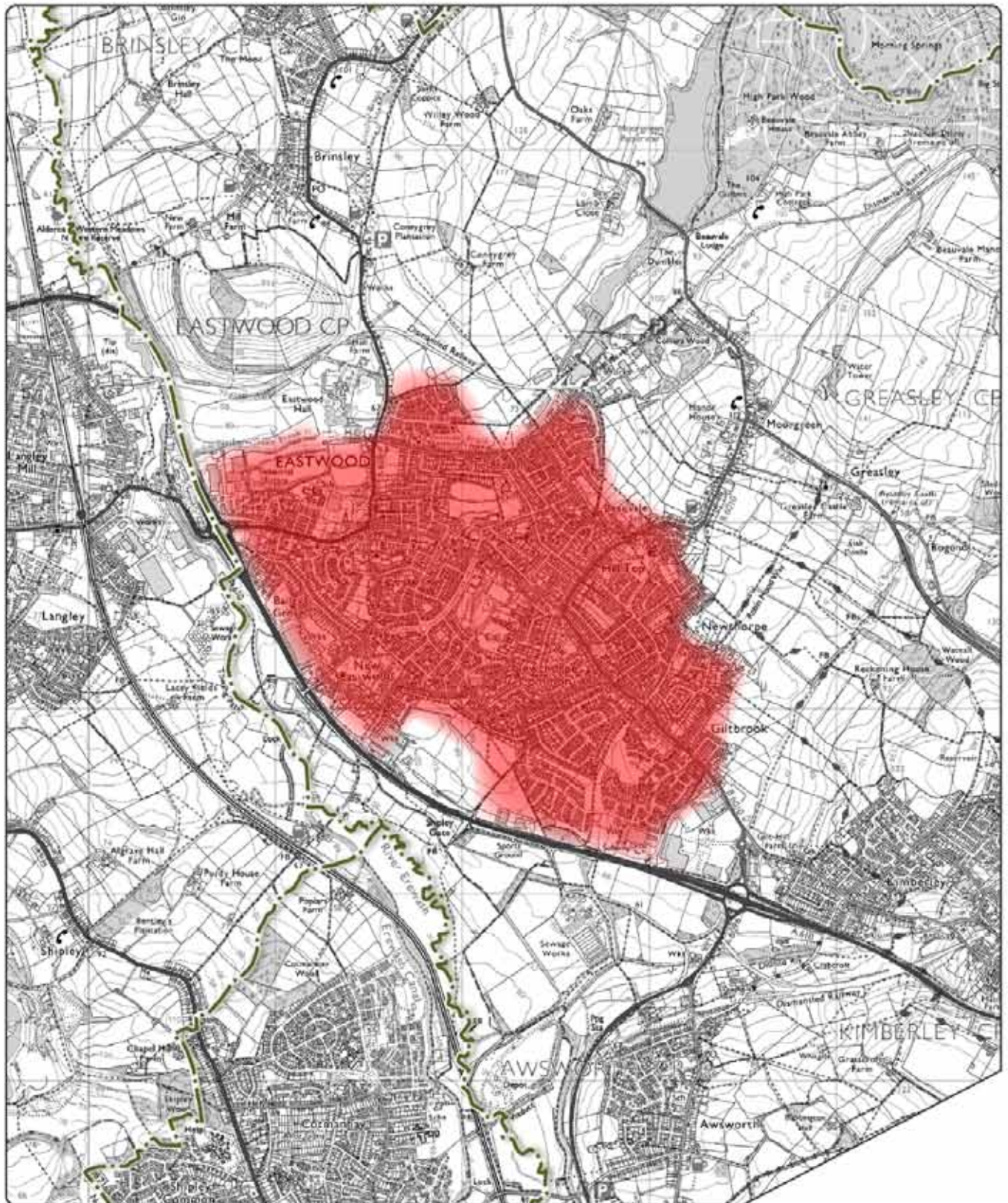
### E2.1.2 Infrastructure Delivery Plan (IDP) Constraints/Requirements Summary

Infrastructure	Summary Assessment	Further Work
Transport	Existing high frequency bus service. Transport modelling underway. Integrated transport/walking and cycling package required.	Transport assessment and further highway requirements to be developed as part of master-planning work.
Utilities	Electricity - Additional 33/11kV primary and circuits in the Eastwood area. Depending on phasing of this and other sites reinforcement further up the network may be required by upgrading an existing Bulk Supply Point. Gas – no abnormal requirements IT – no abnormal requirements Water supply/Waste water – no constraints identified subject to phasing.	Further dialogue with Western Power as proposals emerge.  Further ongoing dialogue with Severn Trent.
Flooding and Flood Risk	Much of Eastwood and surrounding area lie in Flood Zone 1 and are at low risk. However the Beauvale Brook, River Erewash and Giltbrook are located to the north, west and east of the settlement respectively. Other surface water courses to north and west of settlement on alluvial deposits are sensitive to development due to potential for transmission of pollutants.	Generally low risk. Should proposals near Beauvale Brook or River Erewash emerge further flood risk assessment is required.  Development proposals located to avoid sensitive areas. Further dialogue with EA as proposals emerge.
Health Facilities	4 existing GP practices.	Dialogue underway with the former Nottinghamshire PCT re appropriate future facilities.
Education Provision	Limited capacity at existing primary school, further review by education colleagues. Reconfiguration of secondary school possible.  On the basis of Nottinghamshire County Council's education multiplier the following education contributions may be sought - £3.36m for primary school places and £3.86m for secondary school places.	Education contributions to be reviewed in light of pupil projection data (only valid 5 years in advance of development) to provide accurate assessment of existing local school capacity and confirm if contributions to expand existing schools are appropriate or if new school provision is required.
Police Services	No abnormal requirements	Further dialogue on opportunities to use local facilities for neighbourhood policing as detailed proposals emerge.
Ambulance Services	No abnormal requirements	Further dialogue required on inclusion of standby locations as detailed proposals emerge.
Fire and Rescue	No abnormal requirements	Further dialogue required on layout and mix of units.
Waste Management	No abnormal requirements	Further review when details proposals emerge.
Community Services	Opportunities to support existing town centre.	

Infrastructure	Summary Assessment	Further Work
Green Infrastructure	Within the Greenwood Community Forest and proximity to the Erewash Valley. Large SINC located to the southwest, smaller SINC to south and east.	Opportunities to enhance GI to be explored as proposals emerge.
Contamination	Small area of land between A610 and New Eastwood is historic landfill, piled foundations unlikely to be acceptable due to nature of waste. Areas of previously used land. In proximity to a Waste Transfer Station and Household Waste Recycling Centre.	Development proposals to avoid this area.  Appropriate desk top studies and investigation if required.
Heritage Assets	Ancient Monument present at Greasley . Conservation Area and 20 Listed Buildings in Eastwood.	Further dialogue with English Heritage as proposals emerge to preserve and enhance heritage assets.
Other	Underlying coal strata and coal mining legacy issues.	Appropriate desk top studies and investigation if required. Further dialogue with the Coal Authority.

Indicative Assessment
No major constraints to development. Development expected to come forward in the middle of the plan period but opportunities for earlier delivery on several sites with planning permission or allocated for housing in the adopted Broxtowe Local Plan. Education requirements of several settlements are closely linked. Further review of how best to accommodate cumulative school places within all of the settlements of Awsworth, Brinsley, Eastwood and Kimberley will be required with close consultation with education colleagues at Nottinghamshire County Council. Further dialogue with Environment Agency required as development proposals emerge.

## E2.2 Summary Map



### Key

- Strategic Location
- Administrative Boundary


© Crown copyright and database right 2012. Ordnance Survey Licence number 1000160117  
 Nottingham war strategy key settlement plan/colours/extended 01 27/03/2013

Scale 1:100,000  
 0 100 200 300 400 500 600 700 800 900 1000 1100 1200 1300 1400 1500 1600 1700 1800 1900 2000 2100 2200 2300 2400 2500 2600 2700 2800 2900 3000 3100 3200 3300 3400 3500 3600 3700 3800 3900 4000 4100 4200 4300 4400 4500 4600 4700 4800 4900 5000 5100 5200 5300 5400 5500 5600 5700 5800 5900 6000 6100 6200 6300 6400 6500 6600 6700 6800 6900 7000 7100 7200 7300 7400 7500 7600 7700 7800 7900 8000 8100 8200 8300 8400 8500 8600 8700 8800 8900 9000 9100 9200 9300 9400 9500 9600 9700 9800 9900 10000 10100 10200 10300 10400 10500 10600 10700 10800 10900 11000 11100 11200 11300 11400 11500 11600 11700 11800 11900 12000 12100 12200 12300 12400 12500 12600 12700 12800 12900 13000 13100 13200 13300 13400 13500 13600 13700 13800 13900 14000 14100 14200 14300 14400 14500 14600 14700 14800 14900 15000 15100 15200 15300 15400 15500 15600 15700 15800 15900 16000 16100 16200 16300 16400 16500 16600 16700 16800 16900 17000 17100 17200 17300 17400 17500 17600 17700 17800 17900 18000 18100 18200 18300 18400 18500 18600 18700 18800 18900 19000 19100 19200 19300 19400 19500 19600 19700 19800 19900 20000 20100 20200 20300 20400 20500 20600 20700 20800 20900 21000 21100 21200 21300 21400 21500 21600 21700 21800 21900 22000 22100 22200 22300 22400 22500 22600 22700 22800 22900 23000 23100 23200 23300 23400 23500 23600 23700 23800 23900 24000 24100 24200 24300 24400 24500 24600 24700 24800 24900 25000 25100 25200 25300 25400 25500 25600 25700 25800 25900 26000 26100 26200 26300 26400 26500 26600 26700 26800 26900 27000 27100 27200 27300 27400 27500 27600 27700 27800 27900 28000 28100 28200 28300 28400 28500 28600 28700 28800 28900 29000 29100 29200 29300 29400 29500 29600 29700 29800 29900 30000 30100 30200 30300 30400 30500 30600 30700 30800 30900 31000 31100 31200 31300 31400 31500 31600 31700 31800 31900 32000 32100 32200 32300 32400 32500 32600 32700 32800 32900 33000 33100 33200 33300 33400 33500 33600 33700 33800 33900 34000 34100 34200 34300 34400 34500 34600 34700 34800 34900 35000 35100 35200 35300 35400 35500 35600 35700 35800 35900 36000 36100 36200 36300 36400 36500 36600 36700 36800 36900 37000 37100 37200 37300 37400 37500 37600 37700 37800 37900 38000 38100 38200 38300 38400 38500 38600 38700 38800 38900 39000 39100 39200 39300 39400 39500 39600 39700 39800 39900 40000 40100 40200 40300 40400 40500 40600 40700 40800 40900 41000 41100 41200 41300 41400 41500 41600 41700 41800 41900 42000 42100 42200 42300 42400 42500 42600 42700 42800 42900 43000 43100 43200 43300 43400 43500 43600 43700 43800 43900 44000 44100 44200 44300 44400 44500 44600 44700 44800 44900 45000 45100 45200 45300 45400 45500 45600 45700 45800 45900 46000 46100 46200 46300 46400 46500 46600 46700 46800 46900 47000 47100 47200 47300 47400 47500 47600 47700 47800 47900 48000 48100 48200 48300 48400 48500 48600 48700 48800 48900 49000 49100 49200 49300 49400 49500 49600 49700 49800 49900 50000 50100 50200 50300 50400 50500 50600 50700 50800 50900 51000 51100 51200 51300 51400 51500 51600 51700 51800 51900 52000 52100 52200 52300 52400 52500 52600 52700 52800 52900 53000 53100 53200 53300 53400 53500 53600 53700 53800 53900 54000 54100 54200 54300 54400 54500 54600 54700 54800 54900 55000 55100 55200 55300 55400 55500 55600 55700 55800 55900 56000 56100 56200 56300 56400 56500 56600 56700 56800 56900 57000 57100 57200 57300 57400 57500 57600 57700 57800 57900 58000 58100 58200 58300 58400 58500 58600 58700 58800 58900 59000 59100 59200 59300 59400 59500 59600 59700 59800 59900 60000 60100 60200 60300 60400 60500 60600 60700 60800 60900 61000 61100 61200 61300 61400 61500 61600 61700 61800 61900 62000 62100 62200 62300 62400 62500 62600 62700 62800 62900 63000 63100 63200 63300 63400 63500 63600 63700 63800 63900 64000 64100 64200 64300 64400 64500 64600 64700 64800 64900 65000 65100 65200 65300 65400 65500 65600 65700 65800 65900 66000 66100 66200 66300 66400 66500 66600 66700 66800 66900 67000 67100 67200 67300 67400 67500 67600 67700 67800 67900 68000 68100 68200 68300 68400 68500 68600 68700 68800 68900 69000 69100 69200 69300 69400 69500 69600 69700 69800 69900 70000 70100 70200 70300 70400 70500 70600 70700 70800 70900 71000 71100 71200 71300 71400 71500 71600 71700 71800 71900 72000 72100 72200 72300 72400 72500 72600 72700 72800 72900 73000 73100 73200 73300 73400 73500 73600 73700 73800 73900 74000 74100 74200 74300 74400 74500 74600 74700 74800 74900 75000 75100 75200 75300 75400 75500 75600 75700 75800 75900 76000 76100 76200 76300 76400 76500 76600 76700 76800 76900 77000 77100 77200 77300 77400 77500 77600 77700 77800 77900 78000 78100 78200 78300 78400 78500 78600 78700 78800 78900 79000 79100 79200 79300 79400 79500 79600 79700 79800 79900 80000 80100 80200 80300 80400 80500 80600 80700 80800 80900 81000 81100 81200 81300 81400 81500 81600 81700 81800 81900 82000 82100 82200 82300 82400 82500 82600 82700 82800 82900 83000 83100 83200 83300 83400 83500 83600 83700 83800 83900 84000 84100 84200 84300 84400 84500 84600 84700 84800 84900 85000 85100 85200 85300 85400 85500 85600 85700 85800 85900 86000 86100 86200 86300 86400 86500 86600 86700 86800 86900 87000 87100 87200 87300 87400 87500 87600 87700 87800 87900 88000 88100 88200 88300 88400 88500 88600 88700 88800 88900 89000 89100 89200 89300 89400 89500 89600 89700 89800 89900 90000 90100 90200 90300 90400 90500 90600 90700 90800 90900 91000 91100 91200 91300 91400 91500 91600 91700 91800 91900 92000 92100 92200 92300 92400 92500 92600 92700 92800 92900 93000 93100 93200 93300 93400 93500 93600 93700 93800 93900 94000 94100 94200 94300 94400 94500 94600 94700 94800 94900 95000 95100 95200 95300 95400 95500 95600 95700 95800 95900 96000 96100 96200 96300 96400 96500 96600 96700 96800 96900 97000 97100 97200 97300 97400 97500 97600 97700 97800 97900 98000 98100 98200 98300 98400 98500 98600 98700 98800 98900 99000 99100 99200 99300 99400 99500 99600 99700 99800 99900 100000 100100 100200 100300 100400 100500 100600 100700 100800 100900 101000 101100 101200 101300 101400 101500 101600 101700 101800 101900 102000 102100 102200 102300 102400 102500 102600 102700 102800 102900 103000 103100 103200 103300 103400 103500 103600 103700 103800 103900 104000 104100 104200 104300 104400 104500 104600 104700 104800 104900 105000 105100 105200 105300 105400 105500 105600 105700 105800 105900 106000 106100 106200 106300 106400 106500 106600 106700 106800 106900 107000 107100 107200 107300 107400 107500 107600 107700 107800 107900 108000 108100 108200 108300 108400 108500 108600 108700 108800 108900 109000 109100 109200 109300 109400 109500 109600 109700 109800 109900 110000 110100 110200 110300 110400 110500 110600 110700 110800 110900 111000 111100 111200 111300 111400 111500 111600 111700 111800 111900 112000 112100 112200 112300 112400 112500 112600 112700 112800 112900 113000 113100 113200 113300 113400 113500 113600 113700 113800 113900 114000 114100 114200 114300 114400 114500 114600 114700 114800 114900 115000 115100 115200 115300 115400 115500 115600 115700 115800 115900 116000 116100 116200 116300 116400 116500 116600 116700 116800 116900 117000 117100 117200 117300 117400 117500 117600 117700 117800 117900 118000 118100 118200 118300 118400 118500 118600 118700 118800 118900 119000 119100 119200 119300 119400 119500 119600 119700 119800 119900 120000 120100 120200 120300 120400 120500 120600 120700 120800 120900 121000 121100 121200 121300 121400 121500 121600 121700 121800 121900 122000 122100 122200 122300 122400 122500 122600 122700 122800 122900 123000 123100 123200 123300 123400 123500 123600 123700 123800 123900 124000 124100 124200 124300 124400 124500 124600 124700 124800 124900 125000 125100 125200 125300 125400 125500 125600 125700 125800 125900 126000 126100 126200 126300 126400 126500 126600 126700 126800 126900 127000 127100 127200 127300 127400 127500 127600 127700 127800 127900 128000 128100 128200 128300 128400 128500 128600 128700 128800 128900 129000 129100 129200 129300 129400 129500 129600 129700 129800 129900 130000 130100 130200 130300 130400 130500 130600 130700 130800 130900 131000 131100 131200 131300 131400 131500 131600 131700 131800 131900 132000 132100 132200 132300 132400 132500 132600 132700 132800 132900 133000 133100 133200 133300 133400 133500 133600 133700 133800 133900 134000 134100 134200 134300 134400 134500 134600 134700 134800 134900 135000 135100 135200 135300 135400 135500 135600 135700 135800 135900 136000 136100 136200 136300 136400 136500 136600 136700 136800 136900 137000 137100 137200 137300 137400 137500 137600 137700 137800 137900 138000 138100 138200 138300 138400 138500 138600 138700 138800 138900 139000 139100 139200 139300 139400 139500 139600 139700 139800 139900 140000 140100 140200 140300 140400 140500 140600 140700 140800 140900 141000 141100 141200 141300 141400 141500 141600 141700 141800 141900 142000 142100 142200 142300 142400 142500 142600 142700 142800 142900 143000 143100 143200 143300 143400 143500 143600 143700 143800 143900 144000 144100 144200 144300 144400 144500 144600 144700 144800 144900 145000 145100 145200 145300 145400 145500 145600 145700 145800 145900 146000 146100 146200 146300 146400 146500 146600 146700 146800 146900 147000 147100 147200 147300 147400 147500 147600 147700 147800 147900 148000 148100 148200 148300 148400 148500 148600 148700 148800 148900 149000 149100 149200 149300 149400 149500 149600 149700 149800 149900 150000 150100 150200 150300 150400 150500 150600 150700 150800 150900 151000 151100 151200 151300 151400 151500 151600 151700 151800 151900 152000 152100 152200 152300 152400 152500 152600 152700 152800 152900 153000 153100 153200 153300 153400 153500 153600 153700 153800 153900 154000 154100 154200 154300 154400 154500 154600 154700 154800 154900 155000 155100 155200 155300 155400 155500 155600 155700 155800 155900 156000 156100 156200 156300 156400 156500 156600 156700 156800 156900 157000 157100 157200 157300 157400 157500 157600 157700 157800 157900 158000 158100 158200 158300 158400 158500 158600 158700 158800 158900 159000 159100 159200 159300 159400 159500 159600 159700 159800 159900 160000 160100 160200 160300 160400 160500 160600 160700 160800 160900 161000 161100 161200 161300 161400 161500 161600 161700 161800 161900 162000 162100 162200 162300 162400 162500 162600 162700 162800 162900 163000 163100 163200 163300 163400 163500 163600 163700 163800 163900 164000 164100 164200 164300 164400 164500 164600 164700 164800 164900 165000 165100 165200 165300 165400 165500 165600 165700 165800 165900 166000 166100 166200 166300 166400 166500 166600 166700 166800 166900 167000 167100 167200 167300 167400 167500 167600 167700 167800 167900 168000 168100 168200 168300 168400 168500 168600 168700 168800 168900 169000 169100 169200 169300 169400 169500 169600 169700 169800 169900 170000 170100 170200 170300 170400 170500 170600 170700 170800 170900 171000 171100 171200 171300 171400 171500 171600 171700 171800 171900 172000 172100 172200 172300 172400 172500 172600 172700 172800 172900 173000 173100 173200 173300 173400 173500 173600 173700 173800 173900 174000 174100 174200 174300 174400 174500 174600 174700 174800 174900 175000 175100 175200 175300 175400 175500 175600 175700 175800 175900 176000 176100 176200 176300 176400 176500 176600 176700 176800 176900 177000 177100 177200 177300 177400 177500 177600 177700 177800 177900 178000 178100 178200 178300 178400 178500 178600 178700 178800 178900 179000 179100 179200 179300 179400 179500 179600 179700 179800 179900 180000 180100 180200 180300 180400 180500 180600 180700 180800 180900 181000 181100 181200 181300 181400 181500 181600 181700 181800 181900 182000 182100 182200 182300 182400 182500 182600 182700 182800 182900 183000 183100 183200 183300 183400 183500 183600 183700 183800 183900 184000 184100 184200 184300 184400 184500 184600 184700 18

# Independent Greater Nottingham Sustainable Locations for Growth study (February 2010) Tribal summary

E3.1.1 In February 2010 the Greater Nottingham Sustainable Locations for growth study was published. This is a shared study between all the Greater Nottingham Council's and was undertaken by independent consultants. The summary for Eastwood which includes the whole built up area extending into Giltbrook and Newthorpe is shown below.

Settlement	Overall suitability for growth	Potential scale of growth	Potential directions of growth
Eastwood	High	High	<ul style="list-style-type: none"> <li>• South (as far as A610)</li> <li>• North ("away from Brinsley")</li> <li>• Northeast</li> </ul>

BX02: Eastwood (Population 11,019)	
E Environment T Transport and Accessibility G Geo-environmental I Infrastructure Capacity & Potential HM Housing Market Factors R Regeneration Potential ED Economic Development GB Green Belt / Strategic Policy L Landscape / settlement character	 <p>A traffic light system has been used whereby green indicates a high score for each criteria. Arrows indicate potential directions for growth.</p>
Potential direction of growth	South with A610 as defensible boundary, north away from Brinsley, northeast. Avoid east, southeast, southwest, west and northwest due coalescence risk
Benefits of growth	<ul style="list-style-type: none"> <li>• Existing and good potential for sustainable transport connections and corridor development</li> <li>• Sufficient infrastructure capacity to support growth and growth could help to sustain local infrastructure and services.</li> <li>• Potential for regeneration-linked development</li> <li>• Strong local employment market, with future potential</li> <li>• Some infill opportunities</li> </ul>
Constraints to growth	<ul style="list-style-type: none"> <li>• River Erewash, Nether Green Brook and Gilt Brook floodplains</li> <li>• Significant coalescence risks (Kimberley, Heanor, Awsworth, Brinsley)</li> </ul>
Summary	<p>Overall high suitability for growth with the exception of the Erewash floodplain and geoenvironmental constraints (which are unlikely to preclude development). Scores exceptionally well on current and potential accessibility and potential for growth to sustain and support facilities. SHLAA identifies a relatively high capacity for housing.</p> <p><b>Scale:</b> The assessment has shown that there is potential for a higher level of growth compared with other settlements in the Greater Nottingham sub region. The constraints to growth, particularly the strong risks of coalescence and the floodplain of the River Erewash would need to be taken into consideration. The A610 provides a strong defensible boundary to the south. This assessment and any specific proposals for growth would need to be rigorously tested through the Local Development Framework.</p>

# Characteristics of Eastwood

## E4.1 History of Eastwood

**E4.1.1** It seems from existing documents and research that the first reference to Eastwood was in the Domesday Survey in 1086 which referred to a small Saxon settlement called 'Estwic'. A later reference by a Minister of Religion (Owen Meredith) corrected this name to 'Eastwick alias Eastwood'. Thus - by this simple act - the current name was born. A copy of this section of the Domesday Book can be seen in the now restored Durban House on Mansfield Road.

**E4.1.2** The original small settlement (about 28 houses) remained as such until about 1830 when corn milling, pottery, brewing, rope making and brick making joined the traditional activity of the area - that of farming. Roads, canals and railways increased the population further.

**E4.1.3** The 'Sun Inn' is claimed to be the birthplace of the Midland Railway, in that a meeting of local dignitaries decided to build a railway line from Pinxton to Leicester to facilitate transport of coal. The cost was met by capital contributions of various interested parties. Coal was literally fuelling the industrial revolution and mining communities like Eastwood grew very quickly. By 1880 the population had increased to about 4,500. The other major influence on the development of the town at this time was its central location, which was well served by rail, canal and road.

**E4.1.4** At about this time the Town's Church was rebuilt for the third time following a public appeal for funds. The earliest Church was built around 1250 - 'a tiny building with a short steeple' and lasted for about 500 years. The second Church, built from local funds, was apparently a somewhat 'economical' reconstruction and only lasted for about 90 years. As industrialisation progressed, it became clear that this Church was far too small for the larger community and a much more grandeur Church was built, again following appeals for funds from the local people. This time however, the greater population, most of who were in work, was able to raise a much larger fund. The Town was justifiably proud of this Church, which included an impressive tower and clock, a stone nave and chancel and a number of impressive stained glass windows. This third Church lasted over 100 years before a fire destroyed much of the main body. The tower was saved however and in 1967 the Church was rebuilt into what can be seen today - complete with the original tower.

**E4.1.5** In 1875, a marriage took place in St. Stephens Church, Sneinton, Nottingham, between a schoolteacher Lydia Beardsall and a coal miner Arthur Lawrence. They had five children and the youngest was named David Herbert Lawrence. 'Bert' as he was known grew up to follow his mother's profession in teaching and then - as history now shows - to become a literary legend.

**E4.1.6** Many of D. H. Lawrence's writings used characters and locations from Eastwood and surrounding areas and the similarity was not lost on local people.

**E4.1.7** Lawrence married a daughter of a German Aristocrat in 1914 and probably as a result of intimidation from local people during the 1914/18 war became progressively unsettled. It is also clear that Lawrence was increasingly disillusioned with the many unpleasant social consequences of industrialisation.

**E4.1.8** The young D. H. Lawrence used to collect his father's wages from the Mining Company's office at Durban House, Mansfield Road. The building was built as the offices of the local owners of the coal mine, Barber Walker and Company.

**E4.1.9** Eastwood Hall, another fine building was built in the early 19th Century and was bought by the Walker family. The business partnership between the Barber and Walker families apparently goes back to 1787 and remained strong until the 1947 nationalisation of the whole of the coal industry. The new National Coal Board then acquired Eastwood Hall firstly as their Area Offices and later the Board's National Offices. This was the location for several crisis meetings during the National Miner's Strike in the 1980's.

**E4.1.10** Eastwood continued to develop in the early 1900's, mainly through coal mining and the Town's proximity to road, canals and the railway. In 1900 the main railway line was called the Great Northern Railway and the canal was the Nottingham Canal. Agriculture, corn milling, framework knitting, malting and brewing, rope making and pottery all developed during industrialisation, but coal mining remained the principal industry. Records show the location of many mines from small 'bell shaped' holes in fields to the main pits (e.g. Moorgreen Colliery).

**E4.1.11** Shops and smaller businesses became progressively established along Nottingham Road and the feeder streets either side. Trams and buses provided new means of transport between Nottingham, Ripley and Heanor so providing a popular access for Nottingham people visiting Derbyshire.

**E4.1.12** In 1908, the local Urban District Council opened its new offices in Church Street. Built at a cost of £2,000 it housed the Council Chambers and offices for the Town Clerk and Council Surveyor. Pictures of the Council dignitaries at this time are still held in the Town Council records. Situated behind the Council offices was Eastwood Fire Station. At the time, it was a curious similarity that the present day Eastwood Fire Station situated on Nottingham Road was again sited next to the present day Town Council's Offices.

**E4.1.13** Progressing further in the 20th Century, Eastwood developed into much of what can be seen today. During the two world wars, Eastwood coal, metal castings, rope and wire products and agriculture all continued to make valuable contributions. During the 2nd world war, Eastwood had its own Company of Soldiers attached to the famous Sherwood Foresters Regiment. The War Memorial at the junction of Nottingham Road and Plumpton Way commemorates the names of Eastwood people who gave their lives in both world wars.

**E4.1.14** And so Eastwood continued to develop but during the mid part of the Century this development slowed down. Canal traffic had, of course, long since disappeared when the railways took over the freight transport. Both the railway line and the local coal mines were closed and as a consequence Eastwood saw a 'mini depression' with unemployment, some poverty and shops closing down.

**E4.1.15** The population of Eastwood fought back however and following the spirit of D. H. Lawrence's personal symbol - the mythological Phoenix raising itself from the ashes - has now created a new atmosphere of regeneration. The History of Eastwood therefore continues and the Town is again becoming a thriving community with considerable potential for building a new and exciting future from a proud past.  
(reference: Eastwood Town Council)

## E4.2 Current Statistical Profile (as taken from 2011 Census)

### E4.2.1 Eastwood North and Greasley (Beauvale)

Chart 1: Total Population 3050

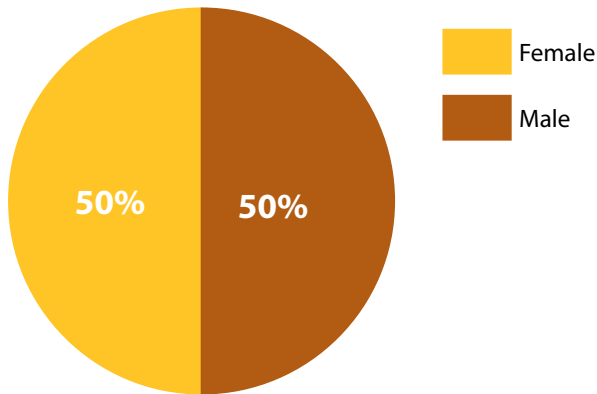


Chart 2: Population Density

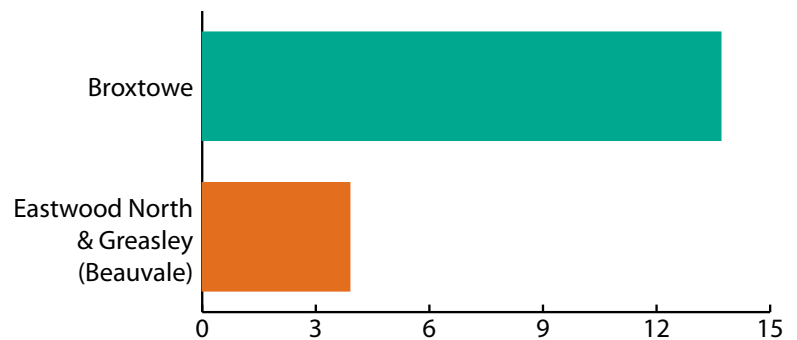
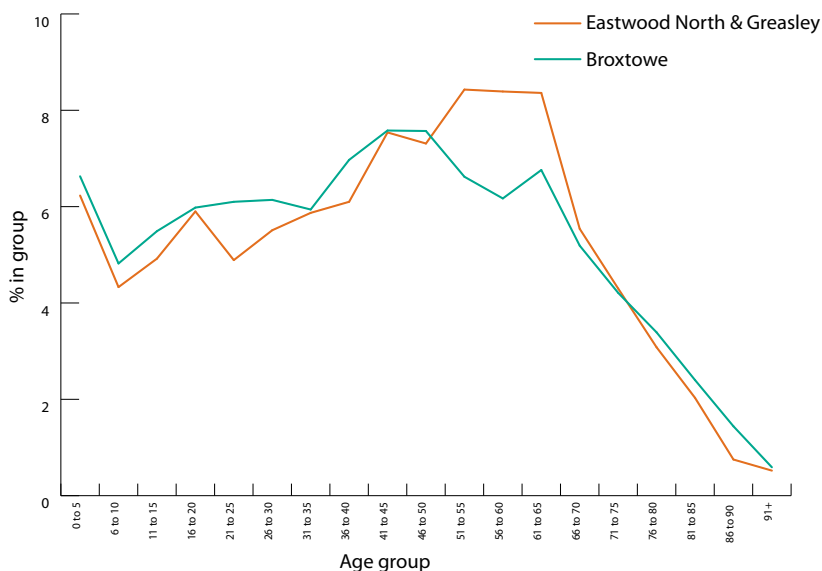


Chart 3: Percentage age profile, by age group, of Eastwood North and Greasley (Beauvale) compared to the Borough



- Eastwood North and Greasley (Beauvale) has a relatively small population and population density when compared to other Broxtowe wards.
- The average age of residents is 42.6 which is higher than the average age for Broxtowe suggesting an ageing population.
- Eastwood North and Greasley (Beauvale) has 1295 households of which 86% are owner occupied. The average household size is 2.35.
- 65% of the economically active population are employed. 18% of the economically inactive population are retired which is slightly higher than the average for Broxtowe as a whole.
- As a measure of deprivation only 12 households are without central heating and 15% do not own a car which is lower than the 21.6% for the Borough as a whole.
- A relatively large proportion (97%) define their ethnic origin as White British with other ethnic groups relatively underrepresented.

## E4.2.2 Eastwood South

Chart 4: Total Population 9139

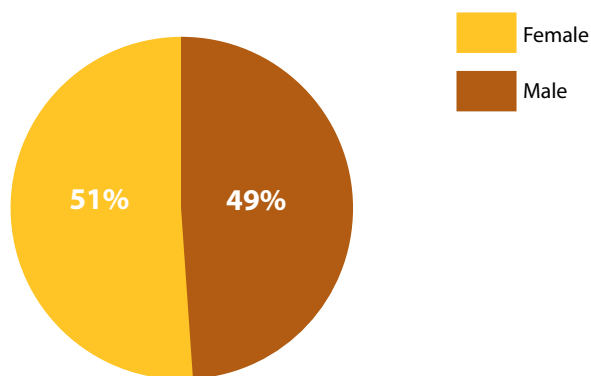


Chart 5: Population Density

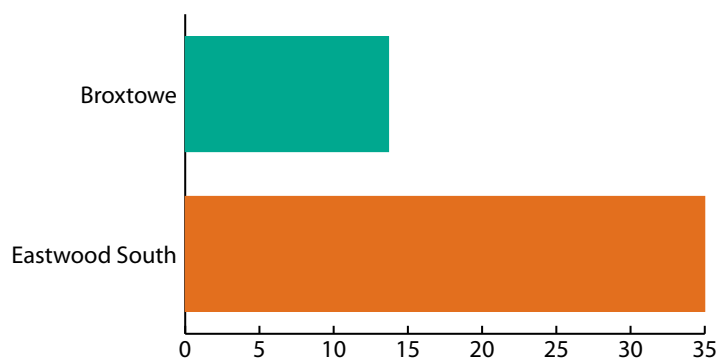


Chart 6: Percentage age profile, by age group, of Eastwood South compared to the Borough



- Eastwood South has the highest population in the borough and has a relatively high population density.
- The average age of residents is 42 only slightly higher than the average for Broxtowe as a whole.
- Eastwood South has 4027 households of which 64% are owner occupied. The average household size is 2.27.
- 57% of the economically active population are employed which is relatively low. 18% of the economically inactive are retired.
- As a measure of deprivation 55 houses are without central heating. 32% of households are without a car or van which is higher than the average for Broxtowe (21.6%).
- A relatively large proportion (96%) defines their ethnic origin as White British with other ethnic groups relatively underrepresented.

### E4.2.3 Greasley (Giltbrook and Newthorpe)

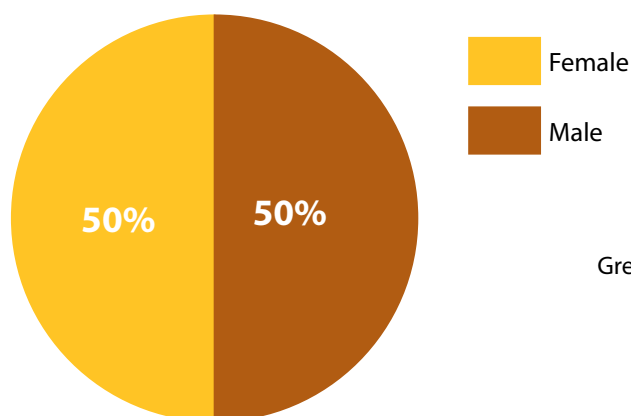


Chart 7: Total Population 6233

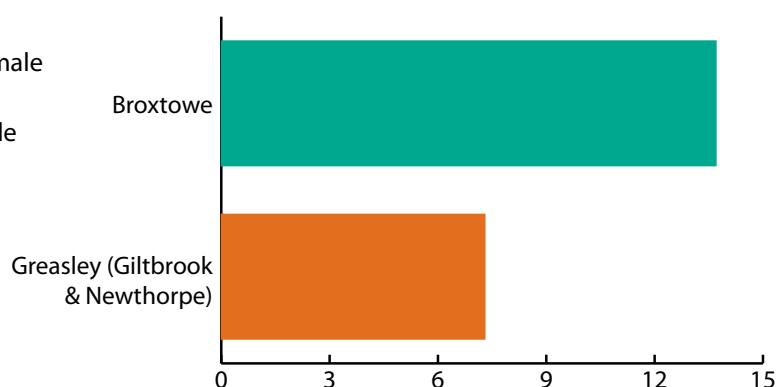
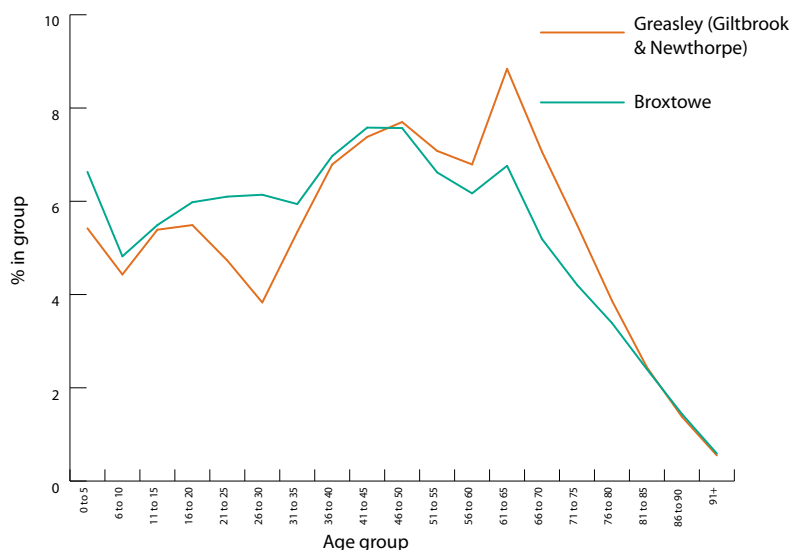


Chart 8: Population Density

Chart 9: Percentage age profile, by age group, of Greasley (Giltbrook and Newthorpe)



#### compared to the Borough

- Greasley (Giltbrook and Newthorpe) has a moderate to high population but a low population density when compared to other wards in Broxtowe.
- The average age of residents is 44.4 which is fairly significantly higher than the average age for Broxtowe as a whole suggesting an ageing population.
- Greasley has 2677 households of which 88% are owner occupied. The average household size is 2.33.
- 63% of the economically active population are employed. 22% of the economically inactive population is retired which is high compared to 16.5% for Broxtowe as a whole which is reflective of the older than average population.
- As a measure of deprivation 27 household are without central heating. Only 14% of households do not own a car or van which is quite significantly lower than the average for the Borough of 22%.
- A large proportion (97%) defines their origin as White British with other ethnic groups relatively underrepresented.

## Locally distinctive issues

**E5.1.1** The area defined as Eastwood in the Core Strategy contains the continuous built up area of the town itself together with the built up areas of Giltbrook and Newthorpe which are in Greasley Parish. All references to 'Eastwood' includes this whole built up area.

### E5.2 Housing Land Availability

**E5.2.1** In the 2013 Strategic Housing Land Availability Assessment it is reported that there is a need to find sites to accommodate 247 dwellings above existing known sites within the urban area, plus a windfall allowance of 100 dwellings. However given the high overall level of housing provision expected for Eastwood at 1400 dwelling over the Core Strategy period it may be useful to use this figure of 247 as a guideline as to the size of new allocations.

### E5.3 Potential for Affordable Housing provision

**E5.3.1** There is a significant divergence between pockets of relative affluence and relative deprivation in the Eastwood area. The ward of Eastwood South has high levels of homes without central heating and without a car. Within this ward it may be difficult to achieve a high level of affordable housing provision. However elsewhere in the wards of Eastwood North and Greasley (Beauvale) and Greasley (Giltbrook and Newthorpe) figures relating to homes with car ownership and central heating point to a significantly higher level of affluence when compared to Eastwood South. It may therefore be possible to achieve higher levels of affordable housing provision on sites in these areas.

### E5.4 Characteristics of the existing population

**E5.4.1** In terms of age and economic activity the population of the ward of Eastwood South is slightly older on average than the whole Broxtowe average but contains high levels of unemployment. The two Greasley wards have higher average ages of their residents and in the case of Greasley (Giltbrook and Newthorpe) significantly higher than the Borough average. This may suggest a locally specific need for accommodation tailored to more elderly groups in the population in the Greasley wards.

### E5.5 Green Belt boundary changes

**E5.5.1** Information in the Broxtowe Housing Land Availability Report published in March 2013 includes the point that a logical Green Belt boundary to the south of the settlement seems to be the A610. To the north of the settlement the disused railway may amount to a defensible Green Belt boundary. To the east and north east of the settlement there do not appear to be the same defensible Green Belt boundaries for new allocations in these areas.

### E5.6 Employment Allocations

**E5.6.1** There remain significant numbers of existing employment allocations within the Eastwood area. Some of these may be appropriate to consider for reallocation to residential uses in order to minimise the need to make new allocations for housing outside of the settlement limits. However it is also the case that there are significant opportunities for new businesses to locate in the Eastwood area taking advantage of the good transport links along the A610 and a large available local workforce.

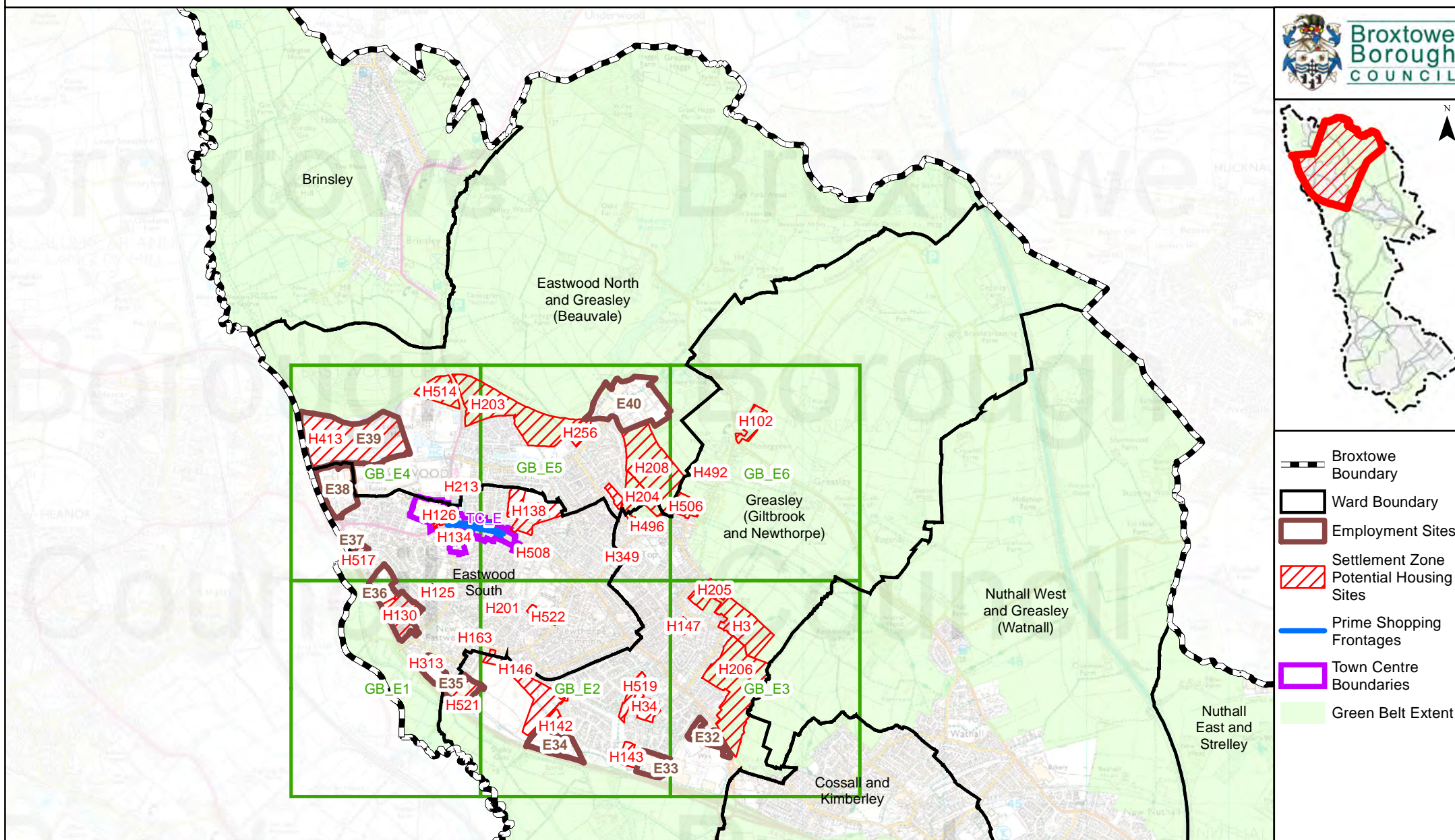
### E5.7 Regeneration issues

**E5.7.1** The town centre of Eastwood is identified in Policy 6 of the Core Strategy as being in need of enhancement and the ward of Eastwood South has high levels of unemployment. The relatively high housing figure is intended to assist in directing inward investment to the town to help with these challenges.

## E5.8 Heritage Assets

**E5.8.1** There is a conservation area in Eastwood and numerous listed buildings in the town and in the wider rural areas in Greasley. The landscape in the area was important to the writing of DH Lawrence who referred to the area in the north of Broxtowe as 'the Country of my heart' and is referenced in Policy 11 of The Core Strategy. It will be important to ensure that new allocations preserve or enhance local heritage assets as far as possible.

**E5.8.2** The map on the following page shows the potential development sites in and around Eastwood.



# New Housing

Chart 10: Proportion of development required by Settlement Area to meet the need set out in the Core Strategy

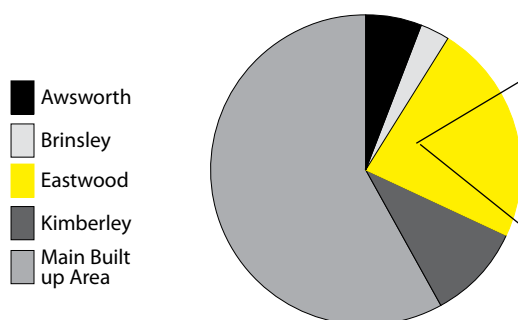
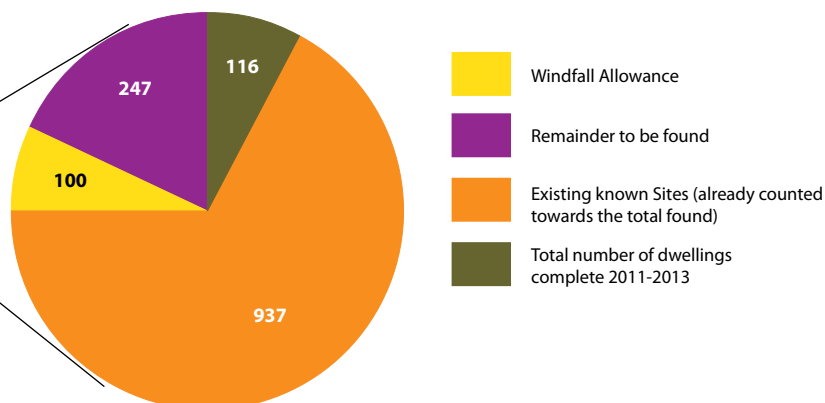


Chart 11: showing the source of dwellings needed to meet Eastwood's housing requirement.



## E6.1 Housing Delivery Assessment:

E8.1.1 Table 1 below shows a summary of the total number of dwellings left to be found in Eastwood over the next 15 years. The Core Strategy sets a requirement of up to 1400 dwellings to be built in Eastwood, since this requirement was set 116 dwellings have already been built and space for 937 dwellings have been found on sites within the existing urban area of Eastwood. In addition there is an expected 100 dwellings that are thought to be expected from windfall sites (i.e. those that we do not already know about). This leaves an outstanding requirement for 247 dwellings left to be found which based on current information on available urban sites will require Green Belt boundary changes.

Table 1:

	Number of Dwellings
Core Strategy Eastwood Requirement	1400
Less total number of dwellings complete 2011-2013	-116
Less existing known urban sites (already counted towards the total found)	-937
Windfall Allowance	-100
<b>Total left to find in Eastwood</b>	<b>247</b>

E8.1.2 Table 2 shows in more detail the source of the 937 dwellings from existing known sites found within the existing urban area of Eastwood (shown above). For a full list of all of the sites please see the Strategic Housing Land Availability Assessment (SHLAA) 2013.

Table 2: Urban Sites

Existing known Sites (Already Counted towards the total found)	
Site Status	Total Number of Dwellings
Sum of dwellings on sites with planning permission and/or under construction	244
Sum of dwellings on sites not benefiting from planning permission but where development may be suitable	162
Sum of dwellings on sites where planning permission has lapsed or been refused but where the principal of development is acceptable	22
2004 Local Plan Allocation	414

Existing known Sites (Already Counted towards the total found)	
Site Status	Total Number of Dwellings
2004 Local Plan Employment Allocation deemed suitable for housing development	40
Sum of dwellings on sites where planning permission is currently pending	55
<b>Sub Total</b>	<b>937</b>

**E8.1.3** Table 3 shows the potential choice of sites and total number of dwellings that could be achieved from sites located within the Green Belt. **Please note that as the outstanding requirement is 247 dwellings not all of the Green Belt sites will be required.**

The table also shows the Tribal Appraisal of Green Belt Sites that 'Could be Suitable if Green Belt Policy Changes' with Broxtowe Borough Council commentary on the extent of a defensible physical boundary taken from the Broxtowe Housing Land Availability Report published in March 2013. The Green Belt sites were ranked against each other in terms of meeting certain criteria as shown in the colour-code below. Site 413 is most unlikely to be available for housing as it now has planning permission for employment uses.

Key:

	Assessed as meeting all three criteria
	Assessed as meeting two criteria
	Assessed as meeting zero or one criteria

Table 3: Green Belt Sites

				Three Criteria		
SHLAA Site Ref	Site Name	Ward	Potential Dwelling Number	Settlement Recommended in Tribal	Direction for Growth Recommended in Tribal	Defensible Physical Boundary assessed by Broxtowe Borough Council
Allocation Options deemed ‘Could be Suitable if Green Belt Policy Changes’						
204	North of 4 Mill Road Beauvale	Greasley (Giltbrook and Newthorpe)	88	Yes – High Suitability, high scale	Yes	No
514	Hall Farm Cockerhouse Road Eastwood	Eastwood North And Greasley (Beauvale)	98	Yes – High Suitability, high scale	Yes	Yes in part, mature woodland and access track to North–West, Mansfield Road to North-East
3	Wade Printers Baker Road Newthorpe	Greasley (Giltbrook and Newthorpe)	200	Yes – High Suitability,high scale	No	Not without adjacent land
208	West of Moorgreen	Greasley (Giltbrook and Newthorpe)	262	Yes – High Suitability,high scale	Yes	No

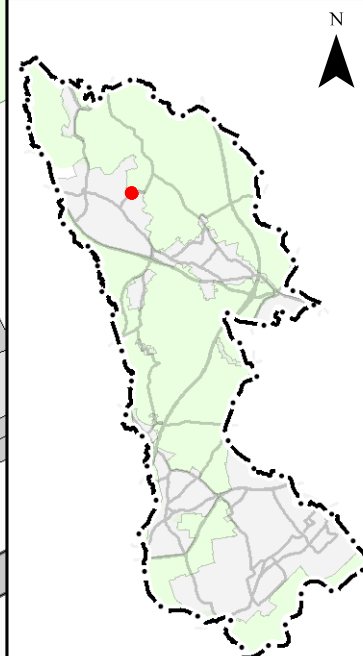
SHLAA Site Ref	Site Name	Ward	Potential Dwelling Number	Three Criteria		
				Settlement Recommended in Tribal	Direction for Growth Recommended in Tribal	Defensible Physical Boundary assessed by Broxtowe Borough Council
206	E of Baker Rd/N of Nottm Road Giltbrook	Greasley (Giltbrook and Newthorpe)	283	Yes – High Suitability, High scale	No	Yes – in part - Giltbrook
203	Nether Green East of Mansfield Rd Eastwood	Eastwood North And Greasley (Beauvale)	300	Yes – High Suitability, High scale	Yes	Yes – Dismantled Railway
413	Mansfield Road, Nether Green	Eastwood North And Greasley (Beauvale)	390	Yes – High Suitability, High scale	Yes	Yes in Part - woodland
<b>Sub Total</b>			<b>2558</b>			
<b>Site Deemed Unsuitable (Non Deliverable or Developable)</b>						
102	Land at Horse and Groom Moorgreen	Greasley (Giltbrook And Newthorpe)	-	-	-	-
126	Sun Inn, 6 Derby Road, Eastwood	Eastwood South	-	-	-	-
205	East of Greenacres Close Newthorpe	Greasley (Giltbrook And Newthorpe)	-	-	-	-
213	Mansfield Road Park Play Area Mansfield Road Eastwood	Eastwood North And Greasley (Beauvale)	-	-	-	-
256	Land at Engine Lane, Lower Beauvale, Eastwood	Eastwood North And Greasley (Beauvale)	-	-	-	-
492	43 Moorgreen Newthorpe	Greasley (Giltbrook And Newthorpe)	-	-	-	-
506	Land Rear Of Poplar Farm 1 Moorgreen Newthorpe	Greasley (Giltbrook And Newthorpe)	-	-	-	-
517	T B C Engineering Services Bailey Grove Road Eastwood	Eastwood South	-	-	-	-

**E8.1.4** The following are extracts for Eastwood from the Strategic Housing Land Availability Assessment (<http://www.broxtowe.gov.uk/index.aspx?articleid=12582>) for you to consider in selecting sites for allocation in the local plan. Please consider the potential numbers of houses from the sites in order to meet the strategic need in Eastwood and when the houses could probably be delivered to meet the rolling five year housing supply required by the Government.

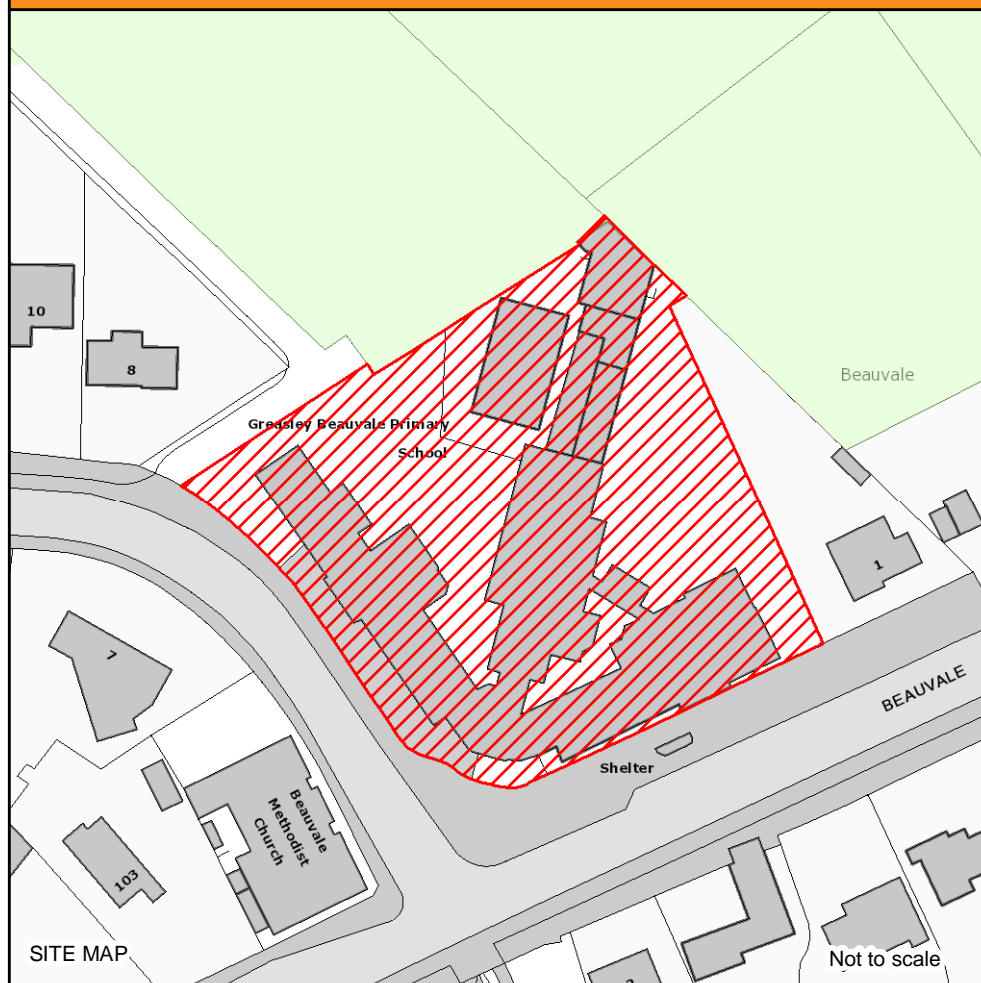
Site Ref	Site Name	Delivery	Potential Number of Dwellings	Pages
496	Greasley Beauvale D H Lawrence Primary School Beauvale Newthorpe	0-5 Years	10	21-22
508	Hilltop House Nottingham Road Eastwood	0-5 Years	10	23-24
349	66 Dovecote Road, Eastwood	0-5 Years	11	25-26
201	Broxtowe Borough Council Open Space Rear Of 1 The Island Eastwood	0-5 Years	15	27-28
147	East of Pinfold Road Newthorpe	0-5 Years	20	29-30
125	Land at Church Street Eastwood	0-5 Years	31	31-32
519	Land Off Thorn Drive And West Of The Pastures Thorn Drive Newthorpe	0-5 Years	33	33-34
522	Castle College Eastwood And Kimberley Community College Chewton Street Eastwood	0-5 Years	36	35-36
34	Land off Acorn Avenue Giltbrook	0-5 Years	67	37-38
143	South of Smithurst Road Giltbrook	0-5 Years	91	39-40
146	Chewton Street Newthorpe	0-5 Years	182	41-42
138	Walker Street Eastwood	0-5 Years	201	43-44
163	132 Chewton Street Eastwood	6-10 Years	12	45-46
129	Telford Drive, Newthorpe	6-10 Years	14	47-48
313	Brookhill Leys Farm 20 Brookhill Leys Road Eastwood	6-10 Years	14	49-50
134	Springbank Primary School Devonshire Drive Eastwood	6-10 Years	19	51-52
130	Church Street Eastwood (Raleigh)	6-10 Years	40	53-54
521	Beamlight Automotive Seating Ltd Tricom House Newmanleys Road Eastwood	11-15 Years	75	55-56
204	North of 4 Mill Road Beauvale	Could be suitable if policy changes	88	57-58
514	Hall Farm Cockerhouse Road Eastwood	Could be suitable if policy changes	98	59-60
3	Wade Printers Baker Road Newthorpe	Could be suitable if policy changes	200	61-62
208	West of Moorgreen	Could be suitable if policy changes	262	63-64
206	E of Baker Rd/N of Nottm Road Giltbrook	Could be suitable if policy changes	283	65-66
203	Nether Green East of Mansfield Rd Eastwood	Could be suitable if policy changes	300	67-68
413	Mansfield Road, Nether Green	Could be suitable if policy changes	390	69-70



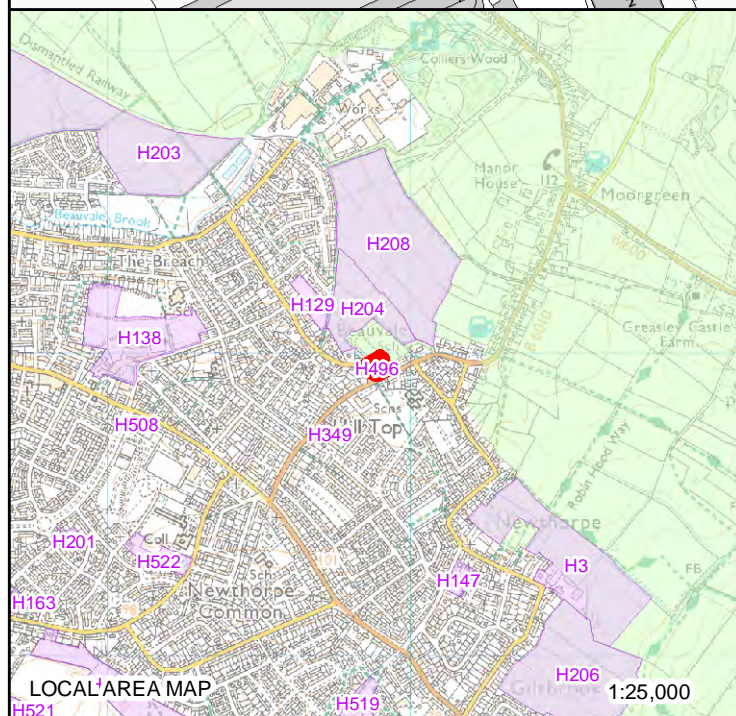
## EASTWOOD



BOROUGH MAP



SITE MAP



LOCAL AREA MAP

## Final Reasoned Judgement:

Willing landowner promoting residential development of the disused site. Suitable location in principal for residential development in the form of conversion of existing Grade II Listed Building. Issues include possible flooding from nearby small watercourse.

- SHLAA Site
- Other SHLAA sites
- Green Belt Extent
- Broxtowe Boundary

Site area (ha): 0.3

Potential dwellings: 10

Site type: Urban

0-5 Years

## **Published Site Constraints**

**Site Reference: 496**

**Greasley Beauvale D H Lawrence Primary School**

**Site Area** 0.35

**Easting:** 447894

**Northing:** 346952

**Planning Policy Status**

Non-allocated and No Planning Permission

**Existing Use**

Vacant School

**Location**

**Previously developed in whole or part**

100% Previously Developed Land

**Material Planning Policy Considerations except Land Use**

No significant other constraints

**Landscape Quality and Character**

N/A

**Agricultural Land**

N/A

**Topographical Constraints**

**Ridgelines and Site Prominence**

**Highways Infrastructure Constraints**

Existing highway network has capacity

**Utilities Water**

Not likely to be an issue

**Utilities Gas and Electricity**

Not likely to be an issue

**EIA**

N/A

**Bad Neighbours**

Setting with no adverse effects

**Flood Risk**

EA Maps suggest area at no risk from flooding

**Natural Environmental Constraints**

No environmental constraints or designations

**Built Environmental Constraints**

Grade II Listed Buildings present on site

**Contaminated Land Issues**

No Known Constraints

**Conservation Area Status**

Site is not within a designated Conservation Area and has no impact upon a designated Conservation Area

**Ownership Constraints**

Publicly/Private owned site with a willing developer pushing regeneration

**Operational or Tenancy Issues**

Site is Owner-Occupied

**Info from Housing Market**

Weak

**Public Transport Accessibility**

Within 5 minute walk of a bus stop

**Proximity to Tram Stops**

No tram stops within 20 minute walk

**Facilities within the Locality**

Village or local centre within 10-15 minute walk

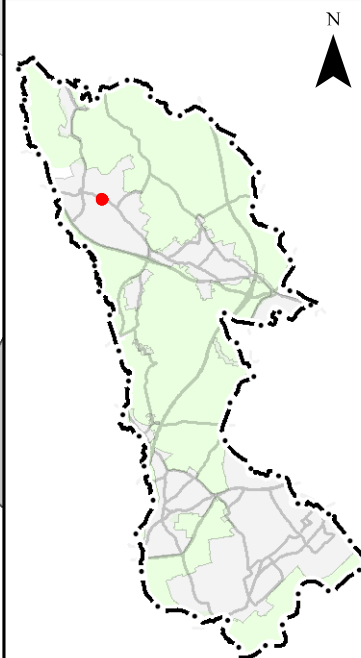
**Pedestrian and Cycling accessibility to site**

**Green Infrastructure Public Benefit**

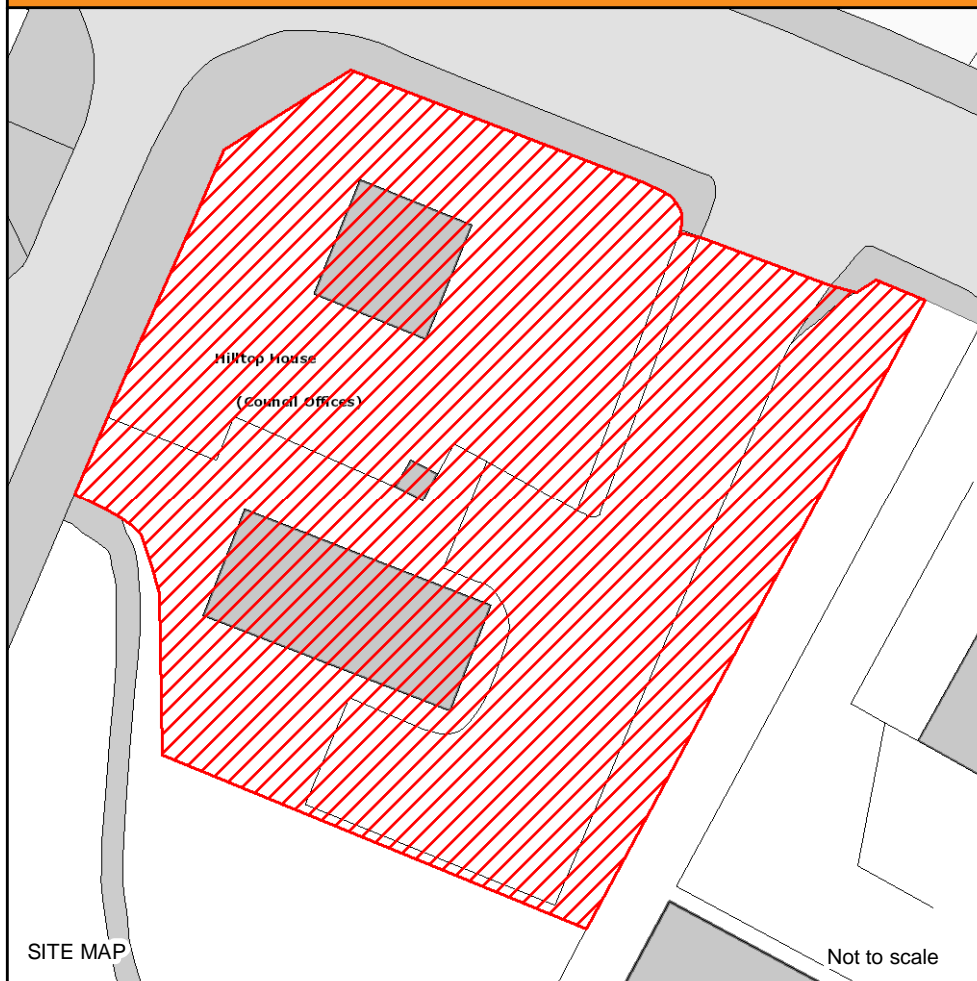
Public benefit through existing GI facility within a 5 minute walk



EASTWOOD



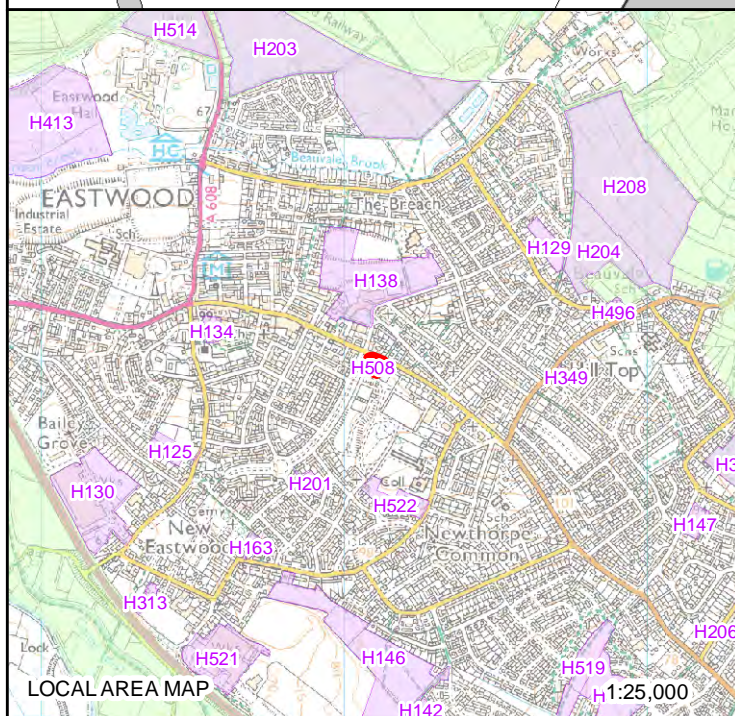
N



SITE MAP

Not to scale

BOROUGH MAP



LOCAL AREA MAP

**Final Reasoned Judgement:**

Suitable urban location with no existing uses on site that would require re-location. The site is available for residential development now with no obstacles to early delivery of housing. Adjacent open space would make this an attractive location for new housing and impact on the setting of the nearby War Memorial would need to be carefully considered as part of a detailed scheme, this is unlikely to have any negative impact on the potential of the site to deliver housing.

- SHLAA Site
- Other SHLAA sites
- Green Belt Extent
- Broxtowe Boundary

Site area (ha): **0.2**Potential dwellings: **10**Site type: **Urban****0-5 Years**

## **Published Site Constraints**

### ***Site Reference: 508***

**Site Area** 0.26

**Planning Policy Status**

**Existing Use**

**Location**

**Previously developed in whole or part**

**Material Planning Policy Considerations except Land Use**

**Landscape Quality and Character**

**Agricultural Land**

**Topographical Constraints**

**Ridgelines and Site Prominence**

**Highways Infrastructure Constraints**

**Utilities Water**

**Utilities Gas and Electricity**

**EIA**

**Bad Neighbours**

**Flood Risk**

**Natural Environmental Constraints**

**Built Environmental Constraints**

**Contaminated Land Issues**

**Conservation Area Status**

**Ownership Constraints**

**Operational or Tenancy Issues**

**Info from Housing Market**

**Public Transport Accessibility**

**Proximity to Tram Stops**

**Facilities within the Locality**

**Pedestrian and Cycling accessibility to site**

**Green Infrastructure Public Benefit**

### **Hilltop House Nottingham Road Eastwood**

**Easting:** 447094

**Northing:** 346789

Non-allocated and No Planning Permission

Vacant Police Station and Council Offices

Within named settlement as listed

100% Previously Developed Land

No significant other constraints

N/A

N/A

No topographical constraints

N/A

Existing highway network has capacity

Not likely to be an issue

Not likely to be an issue

N/A

Setting with no adverse effects

EA Maps suggest area at no risk from flooding

No environmental constraints or designations

Impact upon the setting of any built environment constraints located off site supplemented by comment

No Known Constraints

Site is not within a designated Conservation Area and has no impact upon a designated Conservation Area

No ownership problems; all owners supporting development

Site is Vacant

Weak

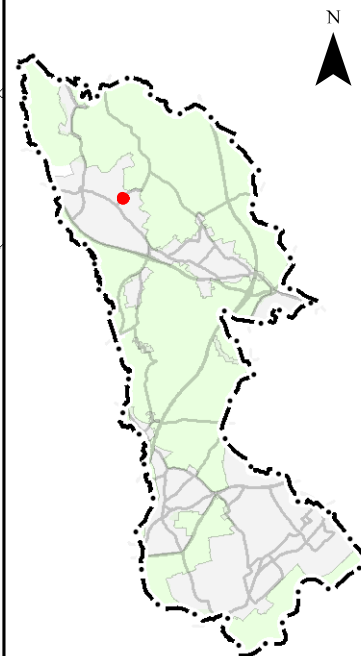
Within 5 minute walk of a bus stop

No tram stops within 20 minute walk

Village or local centre within 10-15 minute walk

Moderate number of basic pedestrian / cycle routes linking site to centres of residence

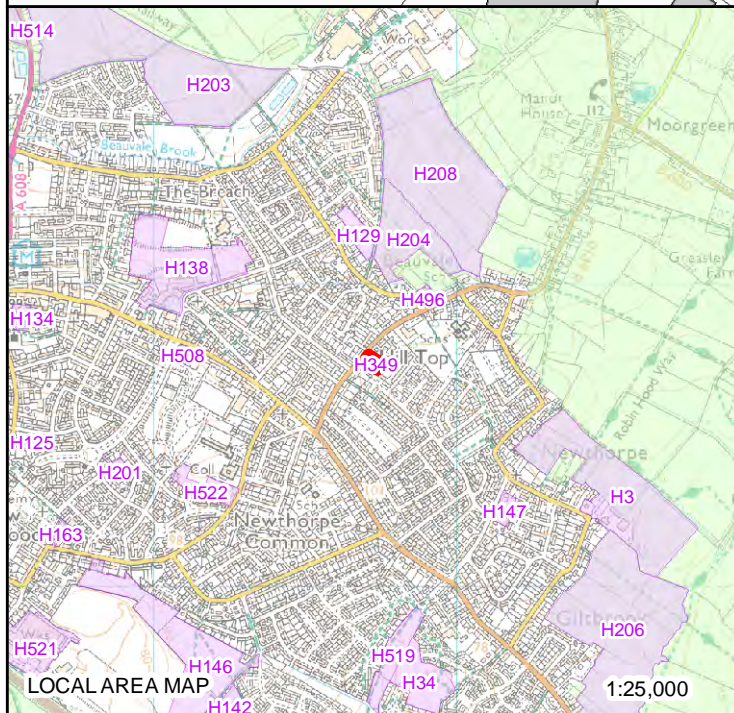
Public benefit through existing GI facility adjoining site







## SITE MAP

Not to scale

BOROUGH MAP



The site is available and suitable, with no major barriers to achievability. It is therefore considered to be deliverable.

-  SHLAA Site  
 Other SHLAA sites  
 Green Belt Extent  
 Broxtowe Boundary

Site area (ha): 0.1

Potential dwellings: 11

Site type: *Urban*

0-5 Years

## **Published Site Constraints**

### ***Site Reference: 349***

**Site Area** 0.4

**Planning Policy Status**

**Existing Use**

**Location**

**Previously developed in whole or part**

**Material Planning Policy Considerations except Land Use**

**Landscape Quality and Character**

**Agricultural Land**

**Topographical Constraints**

**Ridgelines and Site Prominence**

**Highways Infrastructure Constraints**

**Utilities Water**

**Utilities Gas and Electricity**

**EIA**

**Bad Neighbours**

**Flood Risk**

**Natural Environmental Constraints**

**Built Environmental Constraints**

**Contaminated Land Issues**

**Conservation Area Status**

**Ownership Constraints**

**Operational or Tenancy Issues**

**Info from Housing Market**

**Public Transport Accessibility**

**Proximity to Tram Stops**

**Facilities within the Locality**

**Pedestrian and Cycling accessibility to site**

**Green Infrastructure Public Benefit**

### **66 Dovecote Road, Eastwood**

**Easting:** 447722

**Northing:** 346773

Non-allocated and No Planning Permission

Rear Garden

Within named settlement as listed

Site predominantly Greenfield (more than 70%)

No significant other constraints

Trees on site, though not TPO worthy

NA

Minor topographical constraints

Local prominence only

Existing highway network has capacity

Not likely to be an issue

Not likely to be an issue

NA

Setting with no adverse effects

EA Maps suggest area at no risk from flooding

No environmental constraints or designations

No Built Environment Constraints

No Known Constraints

Site is not within a designated Conservation Area and has no impact upon a designated Conservation Area

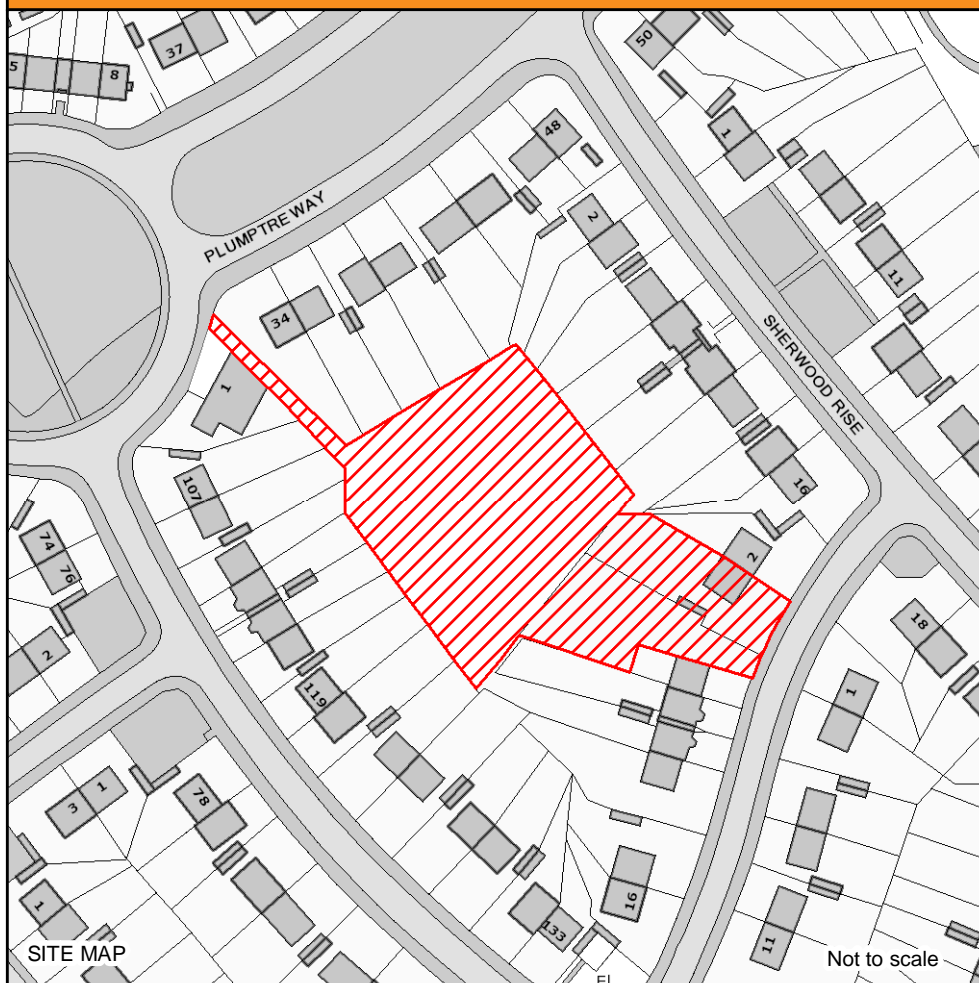
Publicly/Private owned site with a willing developer pushing regeneration

Weak

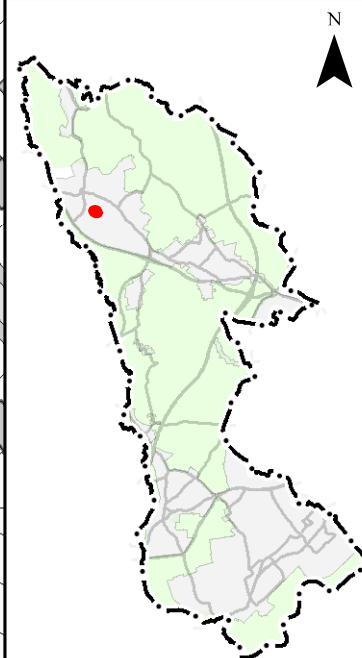
Within 15 minutes walk of a bus stop

No tram stops within 20 minute walk

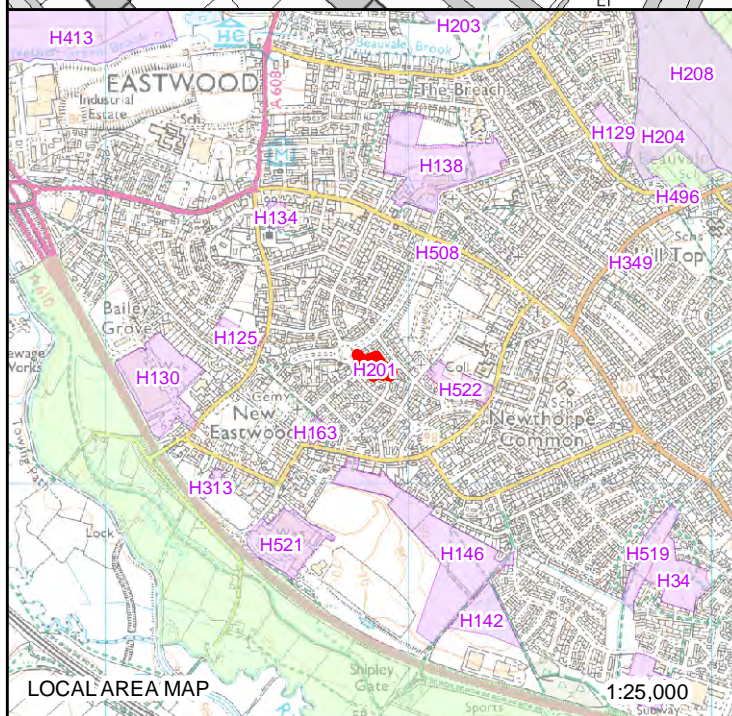
District/Town Centre within 10-15 minute walk







EASTWOOD



BOROUGH MAP



**Final Reasoned Judgement:**  
 Site is available and suitable for housing with an extant permission for an additional 15 dwellings (net). The site is therefore considered to be deliverable.

-  SHLAA Site
-  Other SHLAA sites
-  Green Belt Extent
-  Broxtowe Boundary

Site area (ha): **0.3**

Potential dwellings: **15**

Site type: **Urban**

**0-5 Years**

## **Published Site Constraints**

### ***Site Reference: 201***

**Site Area** 0.33

**Planning Policy Status**

**Existing Use**

**Location**

**Previously developed in whole or part**

**Material Planning Policy Considerations except Land Use**

**Landscape Quality and Character**

**Agricultural Land**

**Topographical Constraints**

**Ridgelines and Site Prominence**

**Highways Infrastructure Constraints**

**Utilities Water**

**Utilities Gas and Electricity**

**EIA**

**Bad Neighbours**

**Flood Risk**

**Natural Environmental Constraints**

**Built Environmental Constraints**

**Contaminated Land Issues**

**Conservation Area Status**

**Ownership Constraints**

**Operational or Tenancy Issues**

**Info from Housing Market**

**Public Transport Accessibility**

**Proximity to Tram Stops**

**Facilities within the Locality**

**Pedestrian and Cycling accessibility to site**

**Green Infrastructure Public Benefit**

### **Broxtowe Borough Council Open Space Rear Of**

**Easting:** 446811

**Northing:** 346541

Extant planning permission for residential

Gassed amenity space

Within named settlement

100% Greenfield Site

No significant other constraints

N/A

N/A

No topographical constraints

N/A

Existing highway network has capacity

Not likely to be an issue

Not likely to be an issue

N/A

Setting with no adverse effects

EA Maps suggest area at no risk from flooding

No environmental constraints or designations

No Built Environment Constraints

No Known Constraints

Site is not within a designated Conservation Area and has no impact upon a designated Conservation Area

No ownership problems; all owners supporting development

None foreseen

Weak

Within 5 minute walk of a bus stop

No tram stops within 20 minute walk

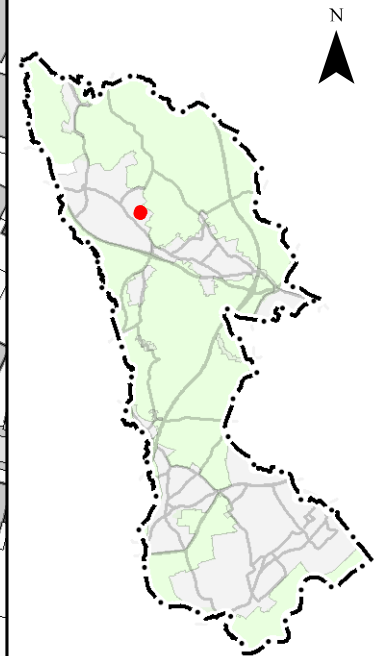
District/Town Centre within 10-15 minute walk

Moderate number of basic pedestrian / cycle routes linking site to centres of residence

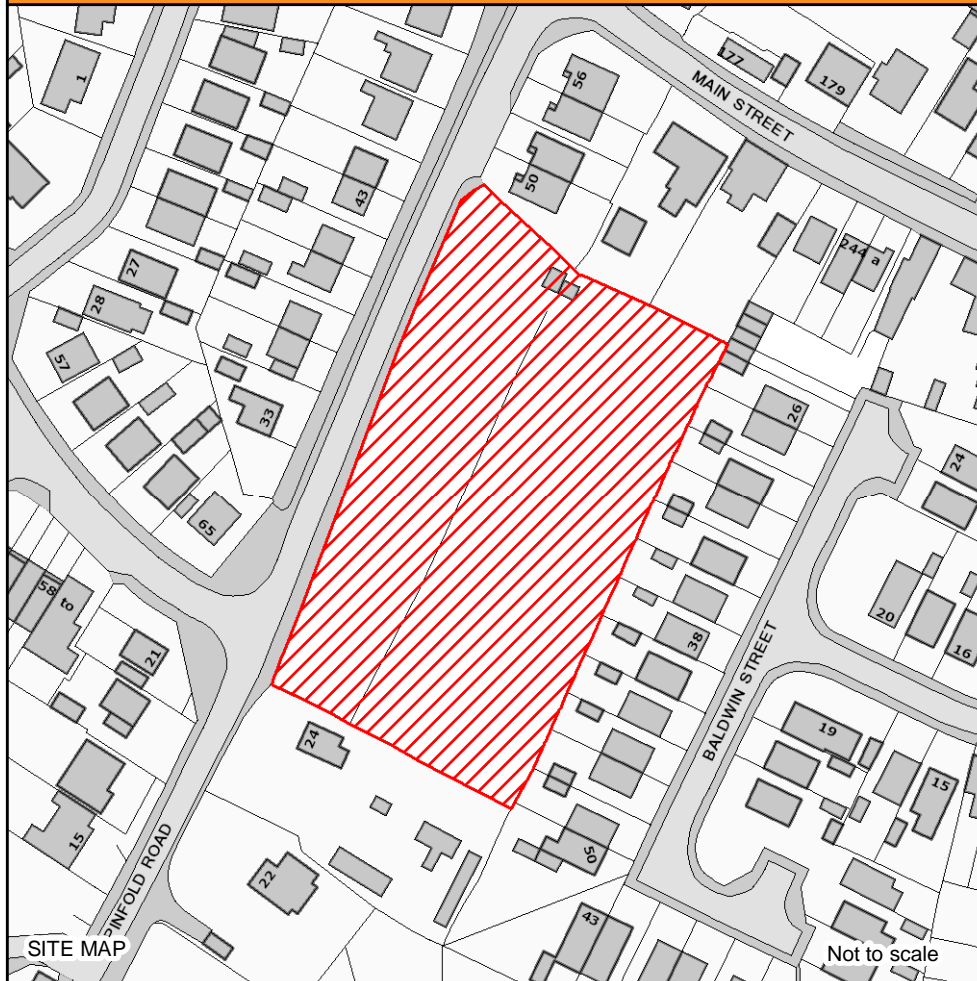


Broxtowe  
Borough  
COUNCIL

## EASTWOOD

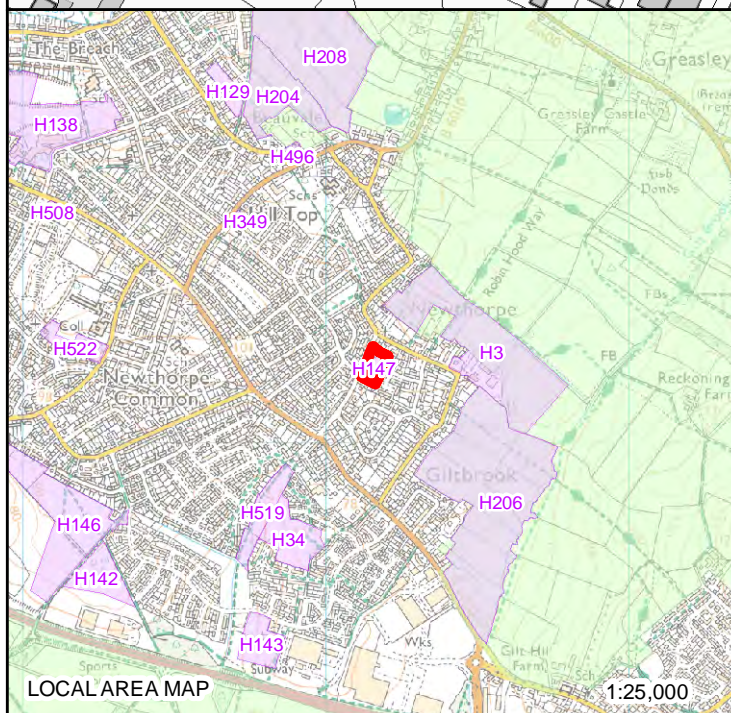


BOROUGH MAP



SITE MAP

Not to scale



LOCAL AREA MAP

1:25,000

- SHLAA Site
- Other SHLAA sites
- Green Belt Extent
- Broxtowe Boundary

Site area (ha): 0.6

Potential dwellings: 20

Site type: Urban

## Final Reasoned Judgement:

Allocated for housing in the Broxtowe Local Plan (2004). Outline planning application (12/00712/OUT) for 20 dwellings approved subject to legal agreement. The site is available and suitable, with no obvious barriers to achievability and is therefore considered to be deliverable.

0-5 Years

## **Published Site Constraints**

### ***Site Reference: 147***

**Site Area** 0.58

**Planning Policy Status**

**Existing Use**

**Location**

**Previously developed in whole or part**

**Material Planning Policy Considerations except Land Use**

**Landscape Quality and Character**

**Agricultural Land**

**Topographical Constraints**

**Ridgelines and Site Prominence**

**Highways Infrastructure Constraints**

**Utilities Water**

**Utilities Gas and Electricity**

**EIA**

**Bad Neighbours**

**Flood Risk**

**Natural Environmental Constraints**

**Built Environmental Constraints**

**Contaminated Land Issues**

**Conservation Area Status**

**Ownership Constraints**

**Operational or Tenancy Issues**

**Info from Housing Market**

**Public Transport Accessibility**

**Proximity to Tram Stops**

**Facilities within the Locality**

**Pedestrian and Cycling accessibility to site**

**Green Infrastructure Public Benefit**

### **East of Pinfold Road Newthorpe**

**Easting:** 448094

**Northing:** 346190

Allocated for residential use/outline planning permission for residential use

Paddock

Within named settlement as listed in Appendix 8

100% Greenfield Site

No significant other constraints

Reasonable

NA

Minor topographical constraints

Visible from the road

Existing highway network has capacity

Not likely to be an issue

Not likely to be an issue

NA

Setting with no adverse effects

EA Maps suggest area at no risk from flooding

No environmental constraints or designations

No Built Environment Constraints

No Known Constraints

Site is not within a designated Conservation Area and has no impact upon a designated Conservation Area

Unknown

Unknown

Weak

Within 10 minutes walk of a bus stop

No tram stops within 20 minute walk

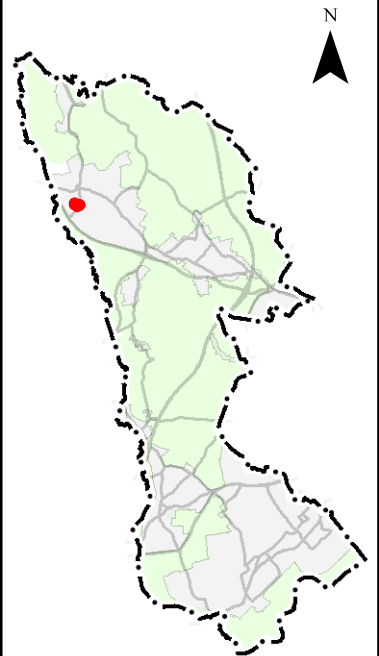
District/Town Centre within 10-15 minute walk

Moderate number of basic pedestrian / cycle routes linking site to centres of residence

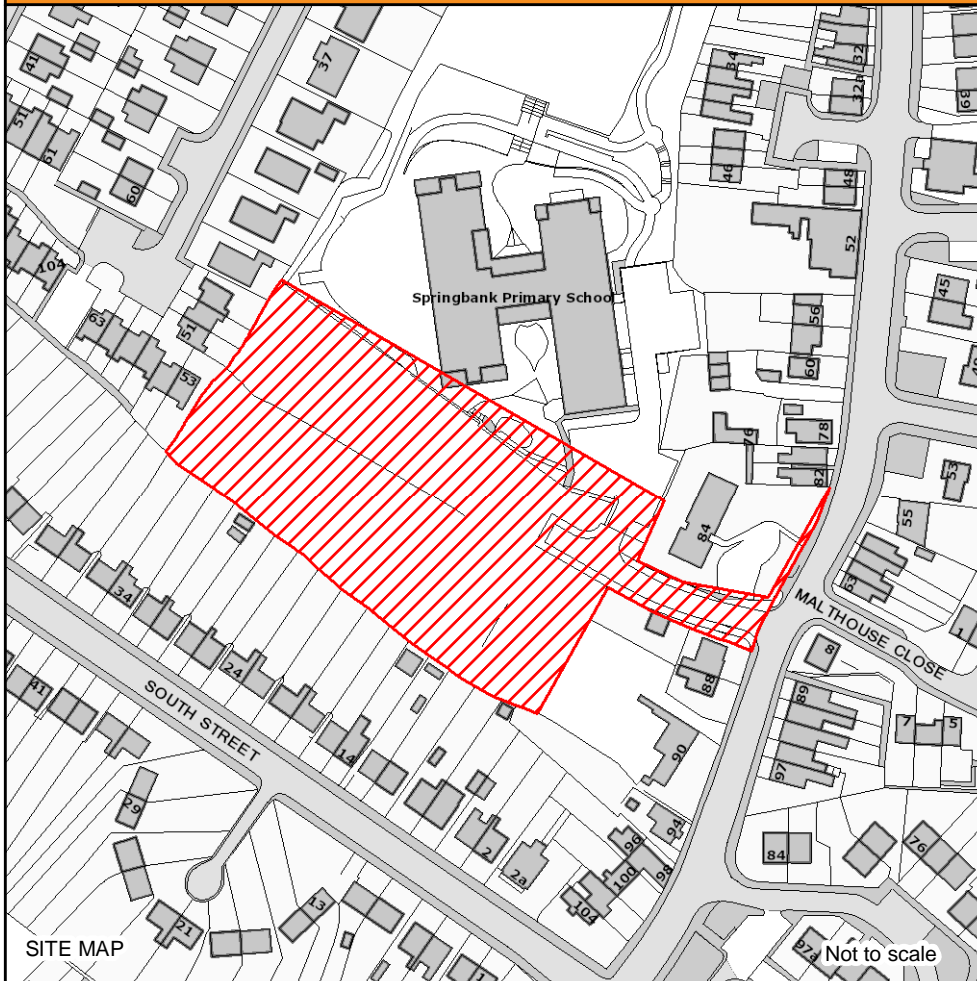
Public benefit through existing GI facility within a 5 minute walk



## EASTWOOD

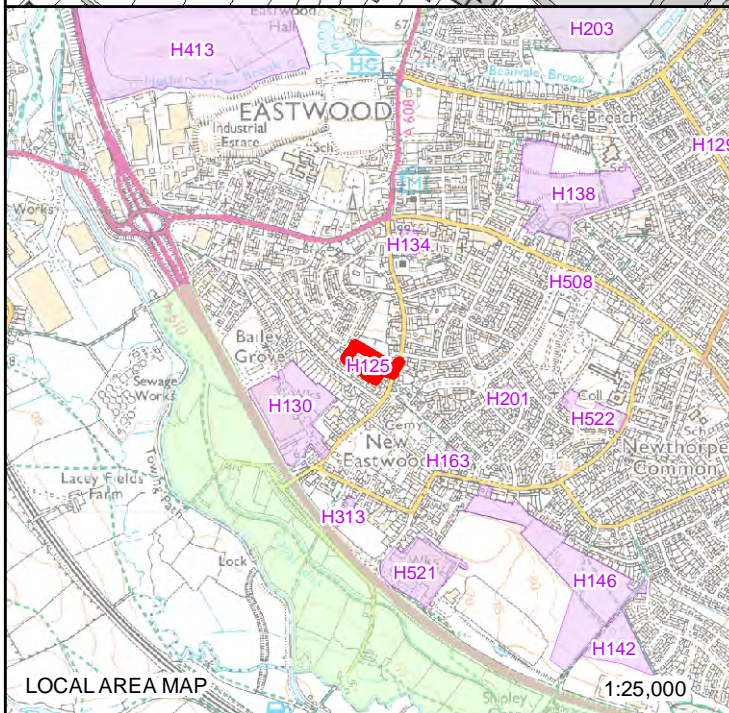


BOROUGH MAP



SITE MAP

Not to scale



LOCAL AREA MAP

## Final Reasoned Judgement:

The site is available and suitable and allocated in the Broxtowe Local Plan (2004), with no obvious barriers to achievability (apart from possible conservation issues), subject to the details of any application. Land immediately to the North is in development for a new school and has provided access options and potentially reduced the available site area. It is therefore considered to be deliverable potentially for 31.

- SHLAA Site
- Other SHLAA sites
- Green Belt Extent
- Broxtowe Boundary

Site area (ha): 0.8

Potential dwellings: 31

Site type: Urban

0-5 Years

## **Published Site Constraints**

### ***Site Reference: 125***

**Site Area** 0.78

**Planning Policy Status**

**Existing Use**

**Location**

**Previously developed in whole or part**

**Material Planning Policy Considerations except Land Use**

**Landscape Quality and Character**

**Agricultural Land**

**Topographical Constraints**

**Ridgelines and Site Prominence**

**Highways Infrastructure Constraints**

**Utilities Water**

**Utilities Gas and Electricity**

**EIA**

**Bad Neighbours**

**Flood Risk**

**Natural Environmental Constraints**

**Built Environmental Constraints**

**Contaminated Land Issues**

**Conservation Area Status**

**Ownership Constraints**

**Operational or Tenancy Issues**

**Info from Housing Market**

**Public Transport Accessibility**

**Proximity to Tram Stops**

**Facilities within the Locality**

**Pedestrian and Cycling accessibility to site**

**Green Infrastructure Public Benefit**

### **Land at Church Street Eastwood**

**Easting:** 446494

**Northing:** 346488

Allocated for residential use/outline planning permission for residential use

Vacant

Within named settlement as listed in Appendix 8

100% Greenfield Site

No significant other constraints

N/A

NA

No topographical constraints

NA

Highways assessment suggests sufficient capacity for proposed level of development

Not likely to be an issue

Not likely to be an issue

NA

Setting with no adverse effects

EA Maps suggest area at no risk from flooding

Impact upon the setting of any natural environmental constraints supplemented by comment

Impact upon the setting of any built environment constraints located off site supplemented by comment

No Known Constraints

Site is not within a designated Conservation Area and has no impact upon a designated Conservation Area

Some ownership issues but generally unprohibitive

Unknown

Weak

Within 10 minutes walk of a bus stop

No tram stops within 20 minute walk

District/Town Centre within 10-15 minute walk

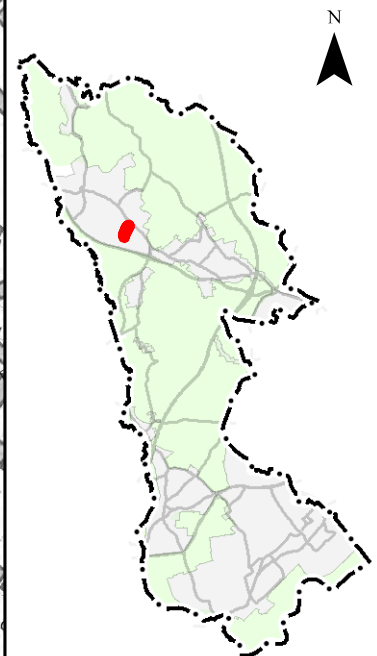
Moderate number of basic pedestrian / cycle routes linking site to centres of residence

Public benefit through existing GI facility within 10-15 minute walk

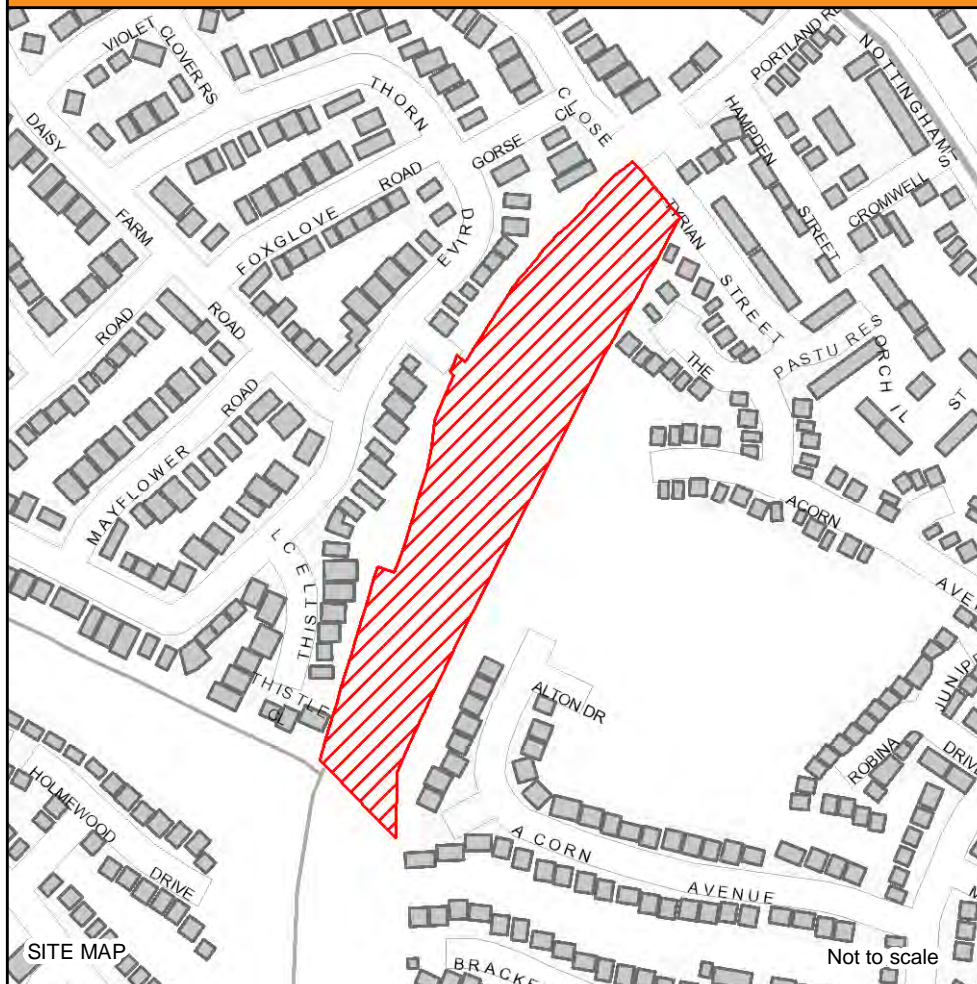


**Broxtowe  
Borough  
COUNCIL**

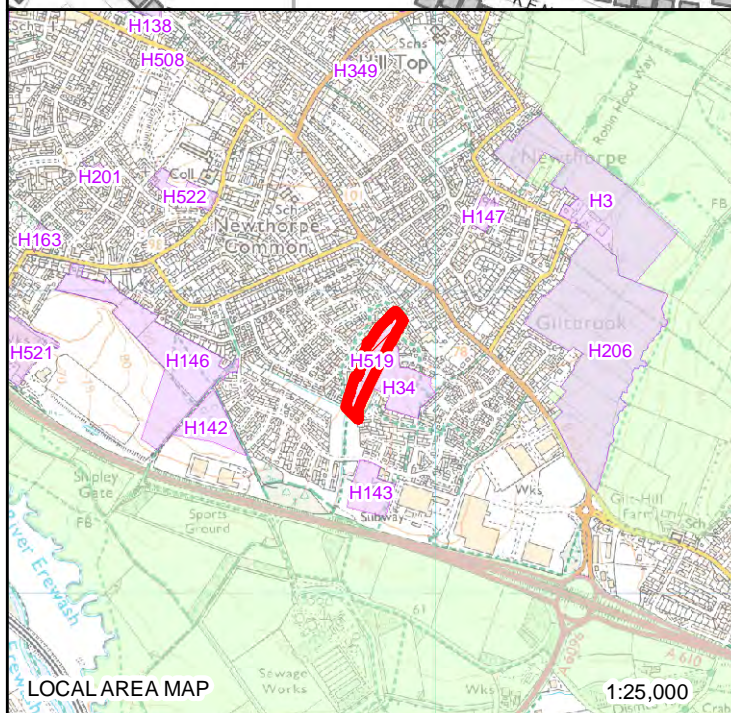
**EASTWOOD**



BOROUGH MAP



SITE MAP



LOCAL AREA MAP

### Final Reasoned Judgement:

A planning application (13/00268/REG3) for 33 affordable dwellings is currently pending consideration. The land is available and suitable and is therefore considered to be deliverable and developable.

- SHLAA Site
- Other SHLAA sites
- Green Belt Extent
- Broxtowe Boundary

Site area (ha): **1.9**

Potential dwellings: **33**

Site type: **Urban**

**0-5 Years**

## **Published Site Constraints**

### ***Site Reference: 519***

**Site Area** 1.9

**Planning Policy Status**

**Existing Use**

**Location**

**Previously developed in whole or part**

**Material Planning Policy Considerations except Land Use**

**Landscape Quality and Character**

**Agricultural Land**

**Topographical Constraints**

**Ridgelines and Site Prominence**

**Highways Infrastructure Constraints**

**Utilities Water**

**Utilities Gas and Electricity**

**EIA**

**Bad Neighbours**

**Flood Risk**

**Natural Environmental Constraints**

**Built Environmental Constraints**

**Contaminated Land Issues**

**Conservation Area Status**

**Ownership Constraints**

**Operational or Tenancy Issues**

**Info from Housing Market**

**Public Transport Accessibility**

**Proximity to Tram Stops**

**Facilities within the Locality**

**Pedestrian and Cycling accessibility to site**

**Green Infrastructure Public Benefit**

### **Land Off Thorn Drive And West Of The Pastures**

**Easting:** 447817

**Northing:** 345823

Non-allocated and No Planning Permission

Open Space designated but never implemented as allotments in a legal agreement

Within named settlement as listed

100% Greenfield Site

No significant other constraints

N/A

N/A

Minor topographical constraints

N/A

Current information suggests sufficient capacity, no detailed assessment made

Not likely to be an issue

Not likely to be an issue

N/A

Setting with no adverse effects

EA Maps suggest area at no risk from flooding

No environmental constraints or designations

No Built Environment Constraints

No Known Constraints

Site is not within a designated Conservation Area and has no impact upon a designated Conservation Area

No ownership problems; all owners supporting development

Site is Vacant

Weak

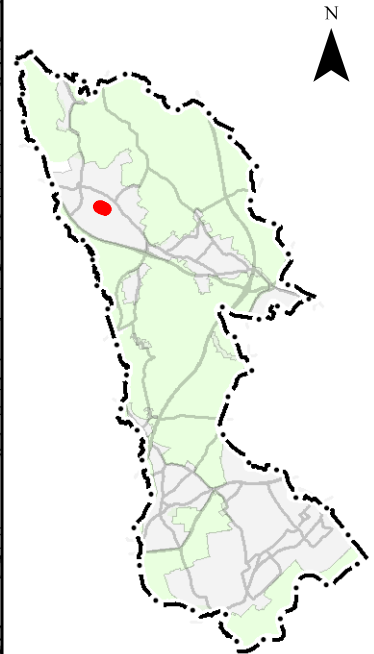
Within 5 minute walk of a bus stop

No tram stops within 20 minute walk

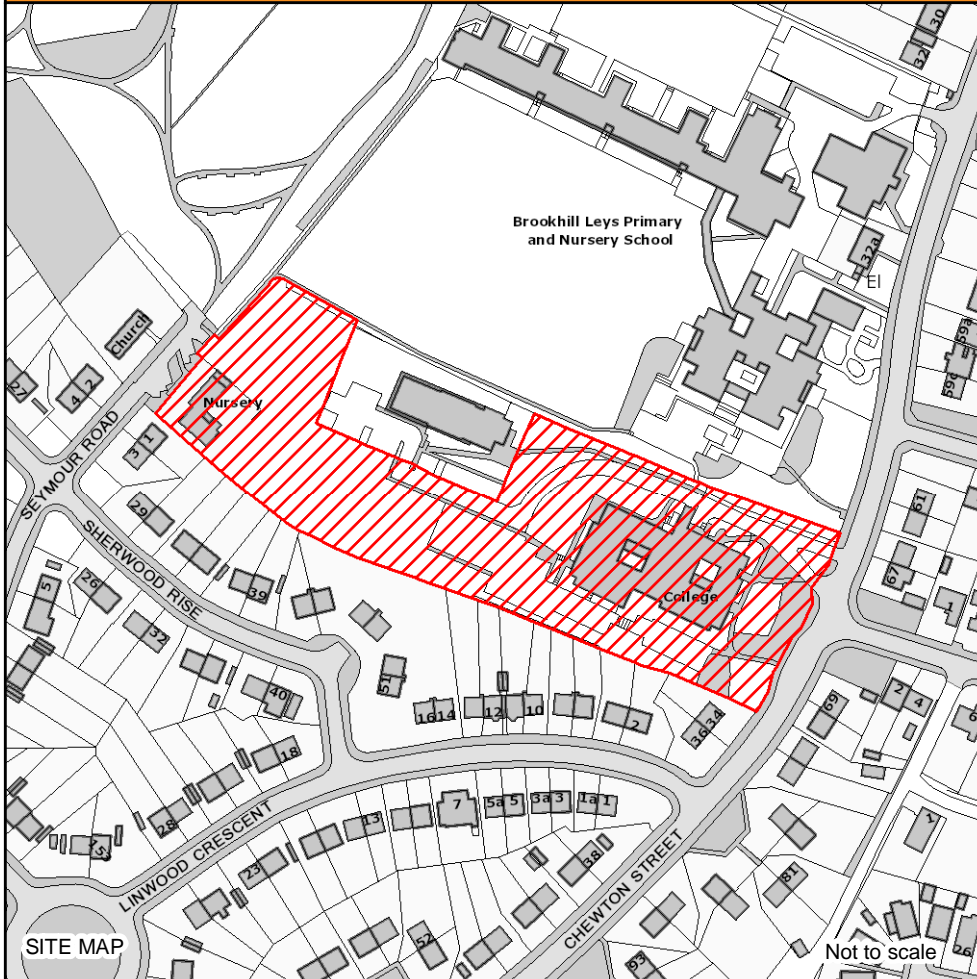
Small shopping parade within 10-15 minute walk



EASTWOOD

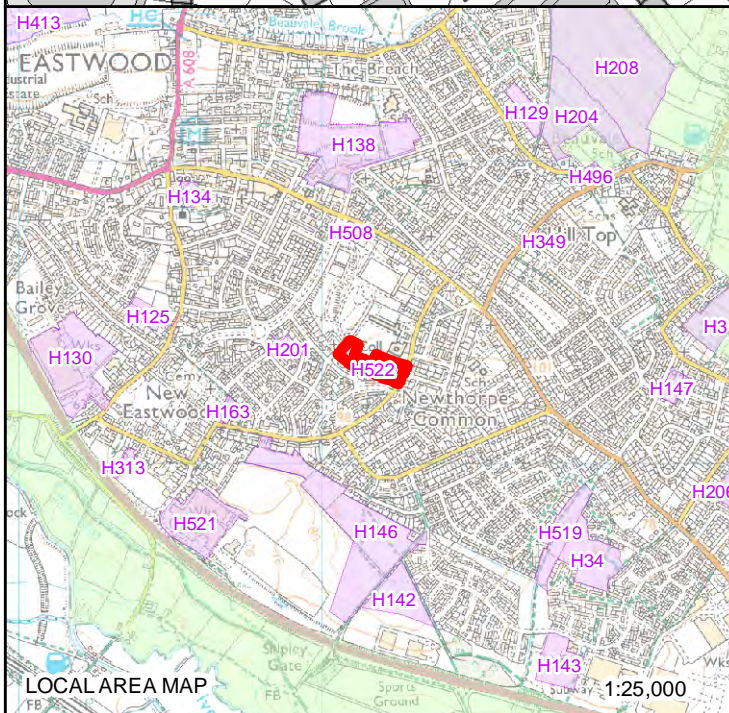


BOROUGH MAP



SITE MAP

Not to scale



LOCAL AREA MAP

Final Reasoned Judgement:

This site has an extant permission for 36 dwellings.

The principle of residential development on this site has been set and therefore the site is considered to be deliverable and developable.

- SHLAA Site
- Other SHLAA sites
- Green Belt Extent
- Broxtowe Boundary

Site area (ha): 1.2

Potential dwellings: 36

Site type: Urban

0-5 Years

## **Published Site Constraints**

### ***Site Reference: 522***

**Site Area** 1.18

**Planning Policy Status**

**Existing Use**

**Location**

**Previously developed in whole or part**

**Material Planning Policy Considerations except Land Use**

**Landscape Quality and Character**

**Agricultural Land**

**Topographical Constraints**

**Ridgelines and Site Prominence**

**Highways Infrastructure Constraints**

**Utilities Water**

**Utilities Gas and Electricity**

**EIA**

**Bad Neighbours**

**Flood Risk**

**Natural Environmental Constraints**

**Built Environmental Constraints**

**Contaminated Land Issues**

**Conservation Area Status**

**Ownership Constraints**

**Operational or Tenancy Issues**

**Info from Housing Market**

**Public Transport Accessibility**

**Proximity to Tram Stops**

**Facilities within the Locality**

**Pedestrian and Cycling accessibility to site**

**Green Infrastructure Public Benefit**

### **Castle College Eastwood And Kimberley Commu**

**Easting:** 447225

**Northing:** 346311

Extant planning permission for residential

Vacant college building

Within named settlement as listed

Site predominantly brownfield (more than 70%)

No significant other constraints

N/A

N/A

No topographical constraints

N/A

Existing highway network has capacity

Not likely to be an issue

Not likely to be an issue

N/A

Setting with no adverse effects

EA Maps suggest area at no risk from flooding

No environmental constraints or designations

No Built Environment Constraints

No Known Constraints

Site is not within a designated Conservation Area and has no impact upon a designated Conservation Area

No ownership problems; all owners supporting development

Site is Vacant

Weak

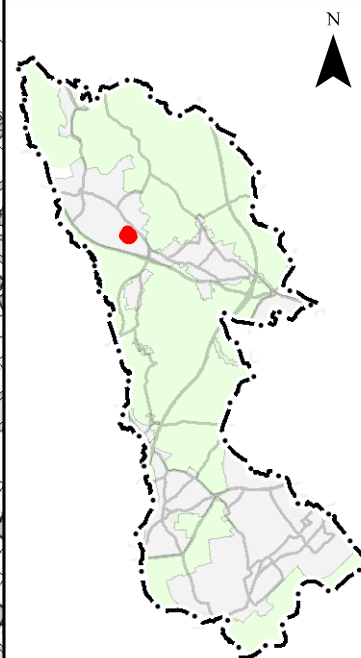
Within 5 minute walk of a bus stop

No tram stops within 20 minute walk

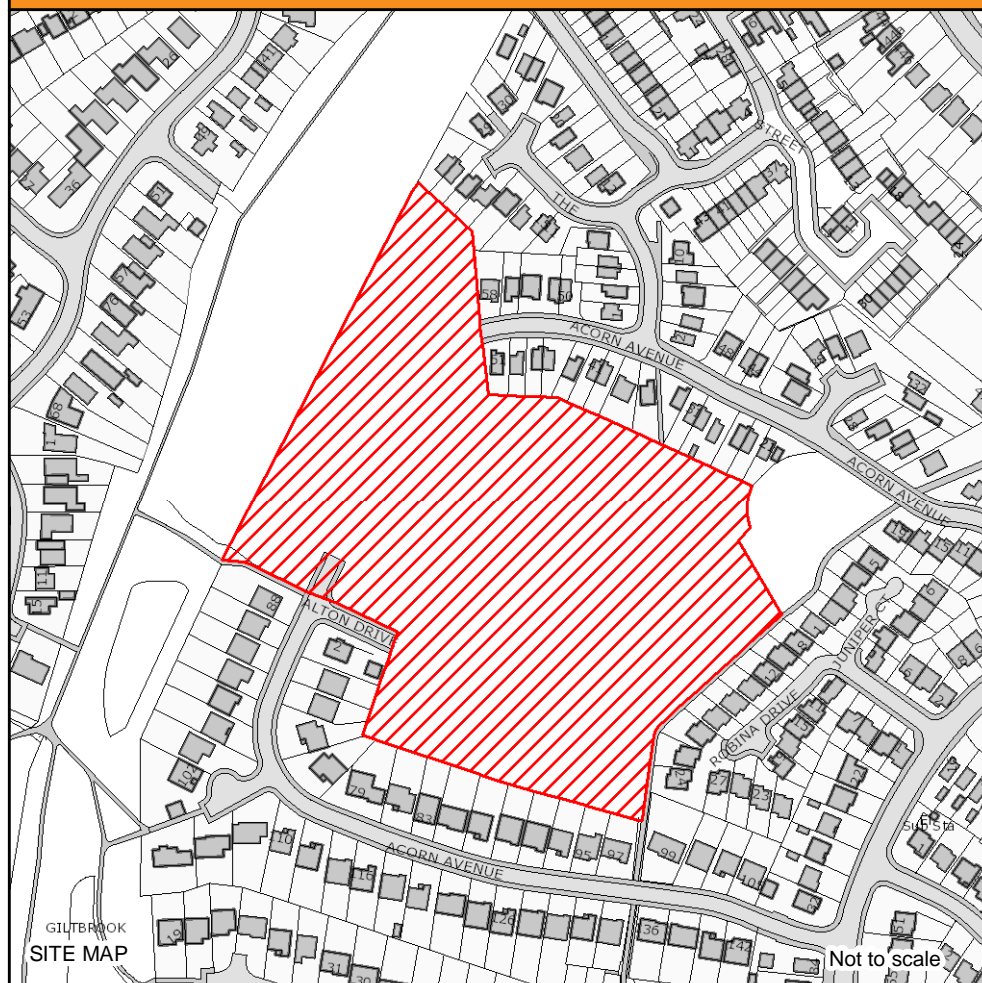
District/Town Centre within 10-15 minute walk



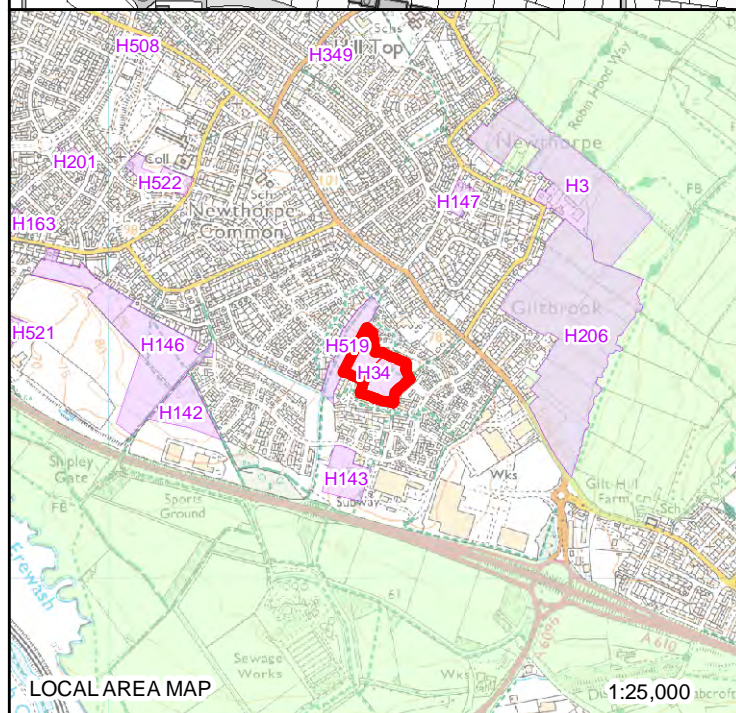
## EASTWOOD



BOROUGH MAP

GILTbrook  
SITE MAP

Not to scale



LOCAL AREA MAP

## Final Reasoned Judgement:

The site has extant planning permission (92/00730/FUL) and access roads have been constructed, therefore the site is clearly deliverable. A new application (13/00266/FUL) to revise the housing number from 64 to 67 is currently pending consideration.

- SHLAA Site
- Other SHLAA sites
- Green Belt Extent
- Broxtowe Boundary

Site area (ha): 2.7

Potential dwellings: 67

Site type: Urban

0-5 Years

## **Published Site Constraints**

**Site Reference:** 34

**Land off Acorn Avenue Giltbrook**

**Site Area** 4.73

**Easting:** 447808

**Northing:** 345575

**Planning Policy Status**

Extant planning permission for residential

**Existing Use**

Part of the existing housing allocation

**Location**

Within named settlement as listed in Appendix 8

**Previously developed in whole or part**

Site predominantly Greenfield (more than 70%)

**Material Planning Policy Considerations except Land Use**

No significant other constraints

**Landscape Quality and Character**

N/A

**Agricultural Land**

N/A

**Topographical Constraints**

Minor topographical constraints

**Ridgelines and Site Prominence**

High up and therefore fairly prominent

**Highways Infrastructure Constraints**

Highways assessment suggests sufficient capacity for proposed level of development

**Utilities Water**

Not likely to be an issue

**Utilities Gas and Electricity**

Not likely to be an issue

**EIA**

N/A

**Bad Neighbours**

Setting with no adverse effects

**Flood Risk**

EA Maps suggest area at no risk from flooding

**Natural Environmental Constraints**

No environmental constraints or designations

**Built Environmental Constraints**

No Built Environment Constraints

**Contaminated Land Issues**

No Known Constraints

**Conservation Area Status**

Site is not within a designated Conservation Area and has no impact upon a designated Conservation Area

**Ownership Constraints**

No ownership problems; all owners supporting development

**Operational or Tenancy Issues**

None foreseen

**Info from Housing Market**

Weak

**Public Transport Accessibility**

Within 5 minute walk of a bus stop

**Proximity to Tram Stops**

No tram stops within 20 minute walk

**Facilities within the Locality**

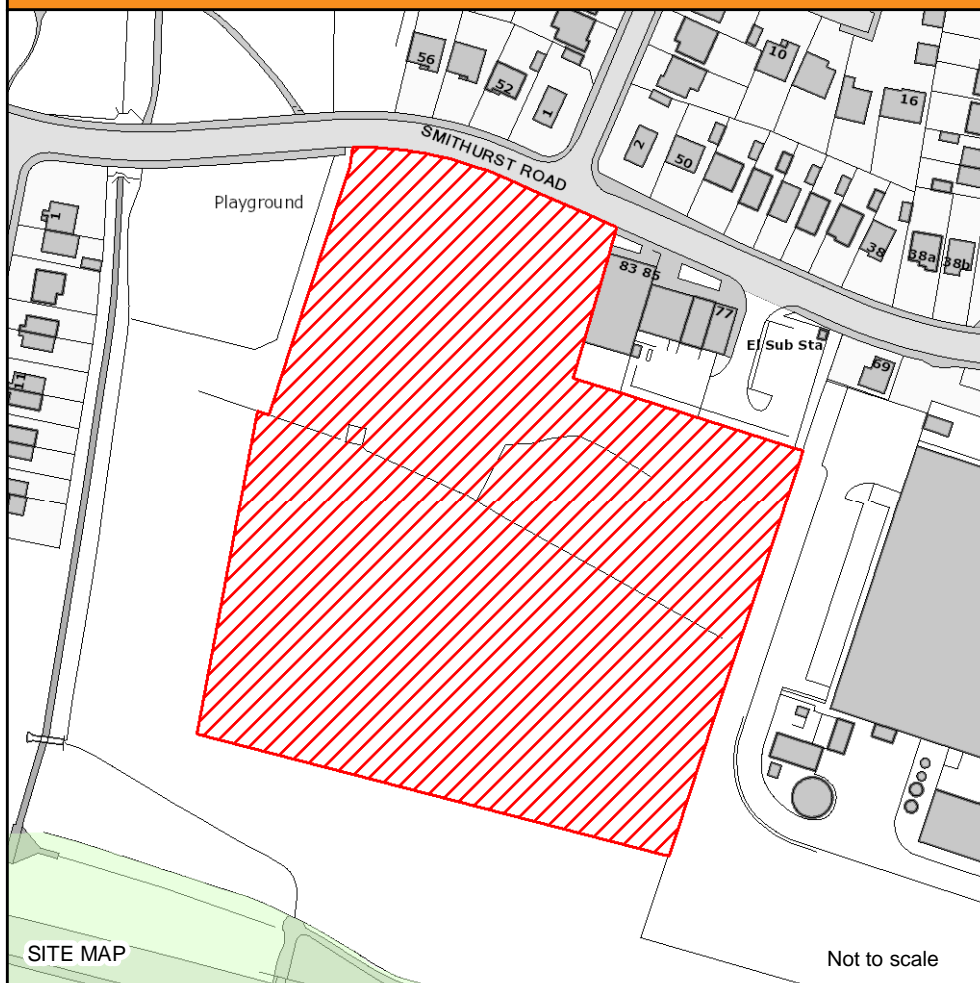
Small shopping parade within 10-15 minute walk

**Pedestrian and Cycling accessibility to site**

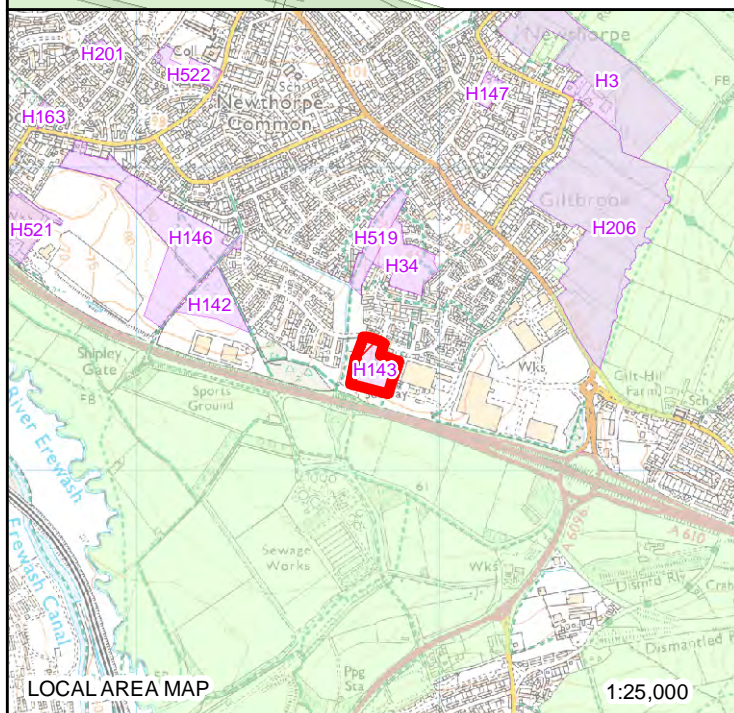
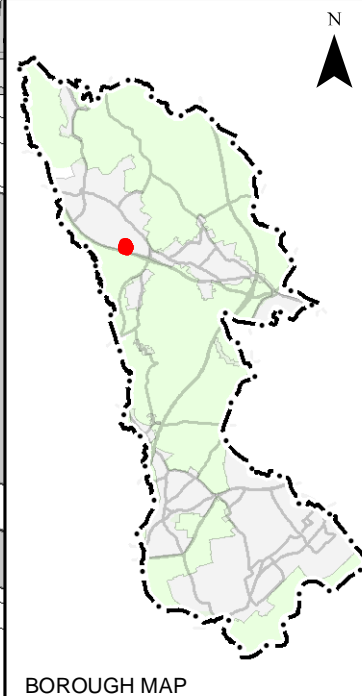
Moderate number of basic pedestrian / cycle routes linking site to centres of residence

**Green Infrastructure Public Benefit**

Public benefit through existing GI facility adjoining site



## EASTWOOD



## Final Reasoned Judgement:

The site is available and suitable with planning permission granted in 2011, with no major barriers to achievability. It is therefore considered to be deliverable.

- SHLAA Site
- Other SHLAA sites
- Green Belt Extent
- Broxtowe Boundary

Site area (ha): **1.9**

Potential dwellings: **91**

Site type: **Urban**

**0-5 Years**

## **Published Site Constraints**

### ***Site Reference: 143***

**Site Area** 1.89

**Planning Policy Status**

**Existing Use**

**Location**

**Previously developed in whole or part**

**Material Planning Policy Considerations except Land Use**

**Landscape Quality and Character**

**Agricultural Land**

**Topographical Constraints**

**Ridgelines and Site Prominence**

**Highways Infrastructure Constraints**

**Utilities Water**

**Utilities Gas and Electricity**

**EIA**

**Bad Neighbours**

**Flood Risk**

**Natural Environmental Constraints**

**Built Environmental Constraints**

**Contaminated Land Issues**

**Conservation Area Status**

**Ownership Constraints**

**Operational or Tenancy Issues**

**Info from Housing Market**

**Public Transport Accessibility**

**Proximity to Tram Stops**

**Facilities within the Locality**

**Pedestrian and Cycling accessibility to site**

**Green Infrastructure Public Benefit**

### **South of Smithurst Road Giltbrook**

**Easting:** 447728

**Northing:** 345430

Extant planning permission for residential

Allocated Housing Site

Within named settlement as listed in Appendix 8

100% Greenfield Site

No significant other constraints

N/A

N/A

Minor topographical constraints

N/A

Infrastructure improvements will be required including traffic calming measures on Smithurst Road. And improvements to Nottingham Road/Smithurst Road Junction  
Not likely to be an issue

Not likely to be an issue

N/A

Moderate adverse effects from adjacent occupiers for development of the site for housing

EA Maps suggest area at no risk from flooding

Impact upon the setting of any natural environmental constraints supplemented by comment

Noise screening from the A610 to south of site will be required.

Known/assessed capacity/cost constraints that will impact on delivery

Site is not within a designated Conservation Area and has no impact upon a designated Conservation Area

Unknown

Unknown

Weak

Within 10 minutes walk of a bus stop

No tram stops within 20 minute walk

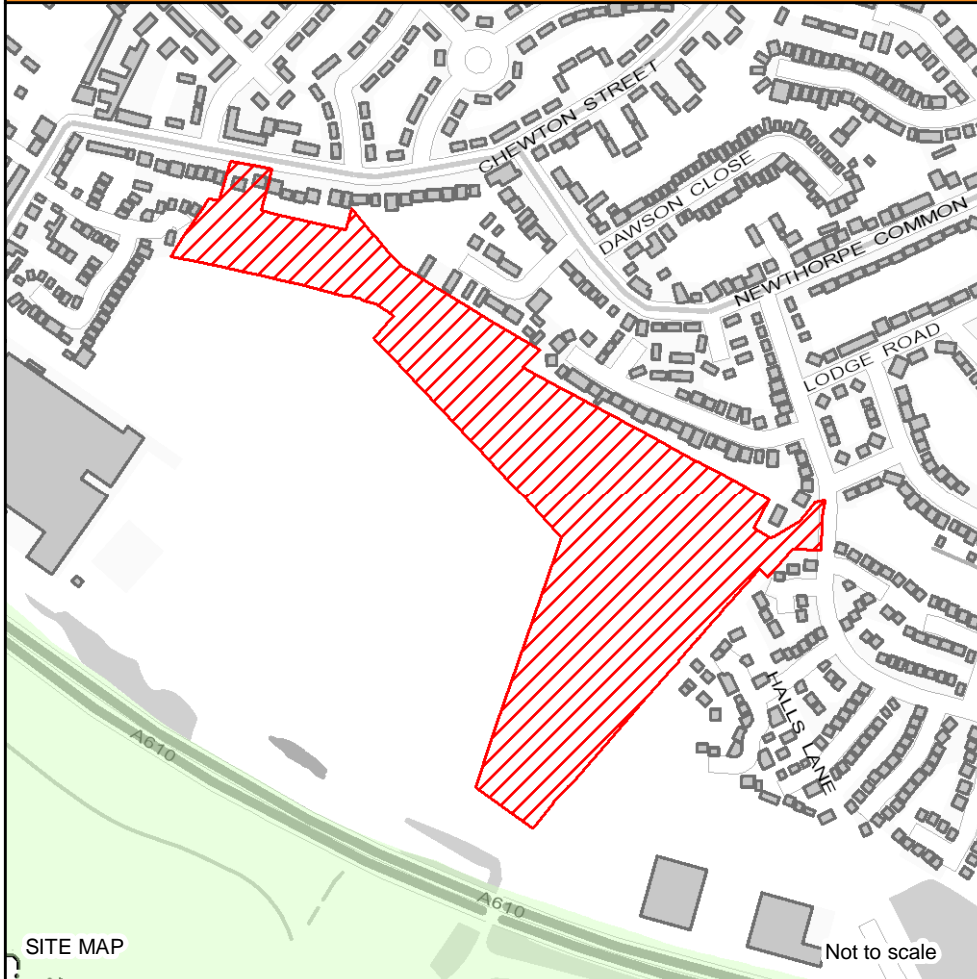
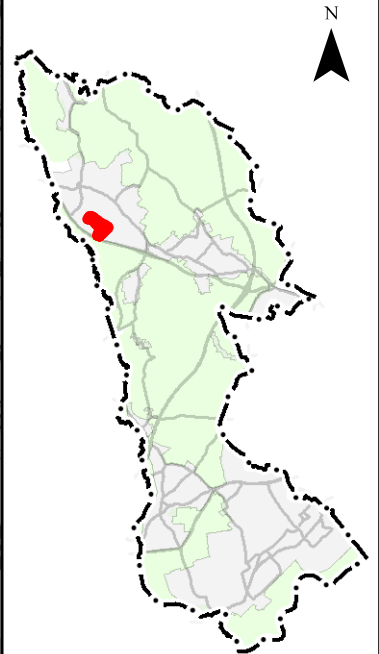
Small shopping parade within 10-15 minute walk

Moderate number of basic pedestrian / cycle routes linking site to centres of residence

Public benefit through existing GI facility within a 5 minute walk



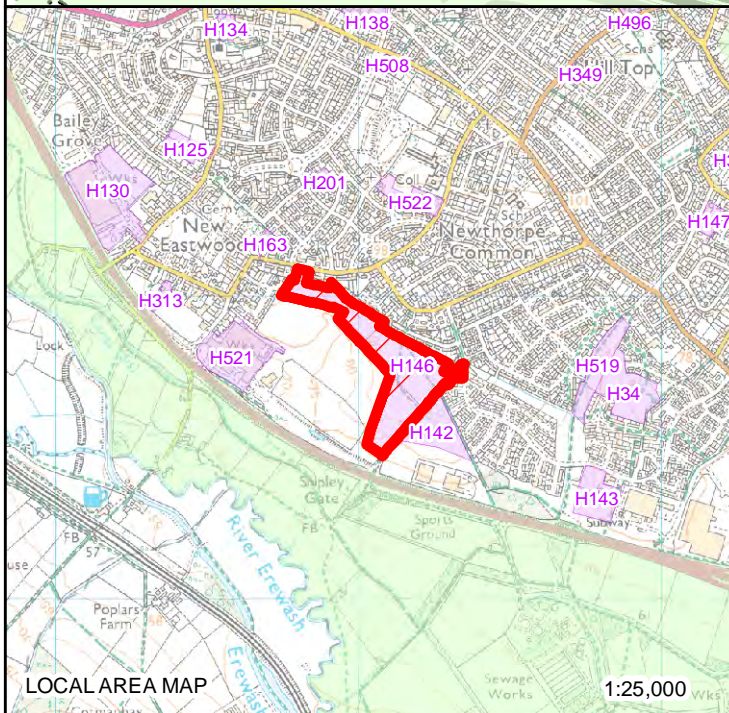
EASTWOOD



SITE MAP

Not to scale

BOROUGH MAP



LOCAL AREA MAP

1:25,000

**Final Reasoned Judgement:**

The site is allocated for housing in the Broxtowe Local Plan (2004) and is available and suitable. Site potentially affected by possible gassing from nearby tip and therefore subject to extensive requirements to mitigate. Application for residential development refused in 2007 in respect of design and maintenance of gas prevention measures. Subject to the details of any further application at least 50% of the development is considered to be deliverable with simplified remediation measures within five years.

- SHLAA Site
- Other SHLAA sites
- Green Belt Extent
- Broxtowe Boundary

Site area (ha): **8.6**Potential dwellings: **182**Site type: **Urban****0-5 Years**

## **Published Site Constraints**

### ***Site Reference: 146***

**Site Area** 8.55

**Planning Policy Status**

**Existing Use**

**Location**

**Previously developed in whole or part**

**Material Planning Policy Considerations except Land Use**

**Landscape Quality and Character**

**Agricultural Land**

**Topographical Constraints**

**Ridgelines and Site Prominence**

**Highways Infrastructure Constraints**

**Utilities Water**

**Utilities Gas and Electricity**

**EIA**

**Bad Neighbours**

**Flood Risk**

**Natural Environmental Constraints**

**Built Environmental Constraints**

**Contaminated Land Issues**

**Conservation Area Status**

**Ownership Constraints**

**Operational or Tenancy Issues**

**Info from Housing Market**

**Public Transport Accessibility**

**Proximity to Tram Stops**

**Facilities within the Locality**

**Pedestrian and Cycling accessibility to site**

**Green Infrastructure Public Benefit**

### **Chewton Street Newthorpe**

**Easting:** 446807

**Northing:** 346070

Allocated for residential use/outline planning permission for residential use

Fields

Within named settlement as listed in Appendix 8

100% Greenfield Site

No significant other constraints

NA

NA

Severe topographical constraints

Visible from west of the A610.

Highways assessment suggests sufficient capacity for proposed level of development

Not likely to be an issue

Not likely to be an issue

EIA indicates significant constraint with timescale for resolution of 0-15 years

Moderate adverse effects from adjacent occupiers for development of the site for housing

EA Maps suggest area at no risk from flooding

Impact upon the setting of any natural environmental constraints supplemented by comment

No Built Environment Constraints

Known/assessed capacity/cost constraints that will impact on delivery

Site is not within a designated Conservation Area and has no impact upon a designated Conservation Area

Several private owners but solvable issues

Unknown

Weak

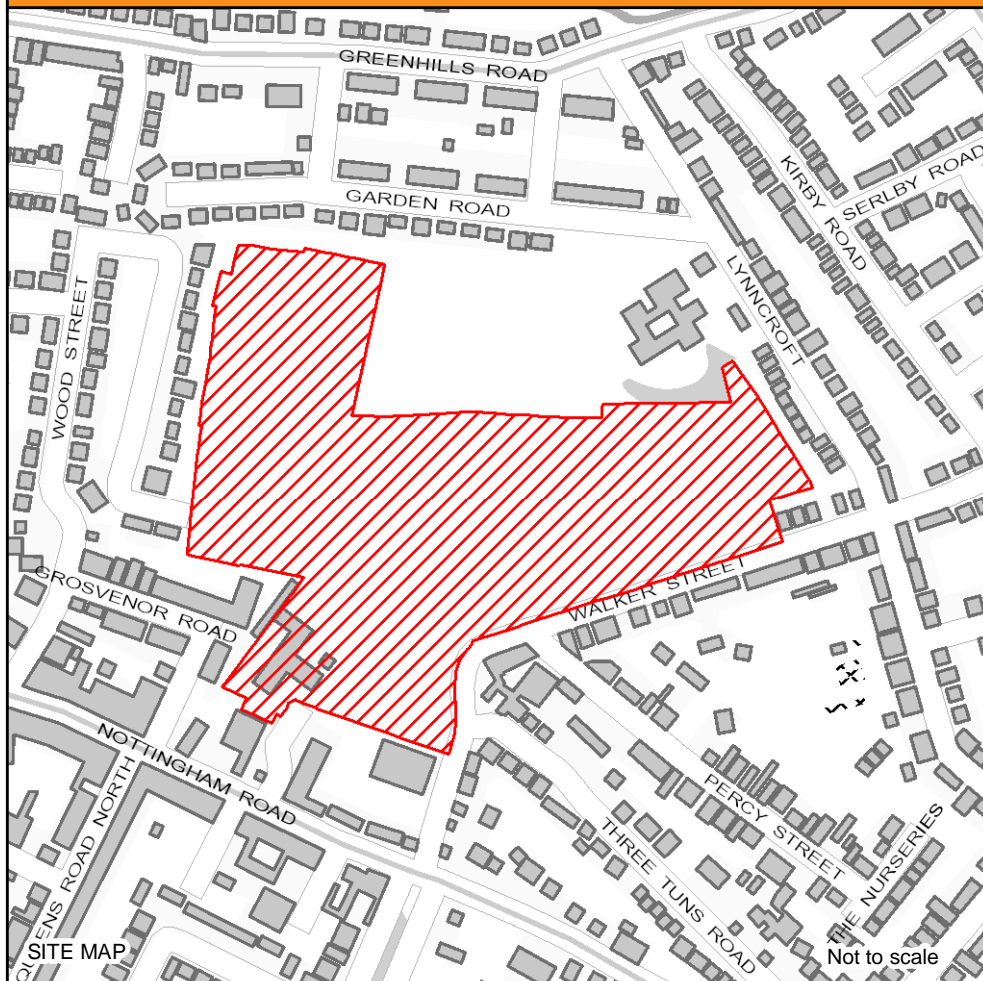
Within 15 minutes walk of a bus stop

No tram stops within 20 minute walk

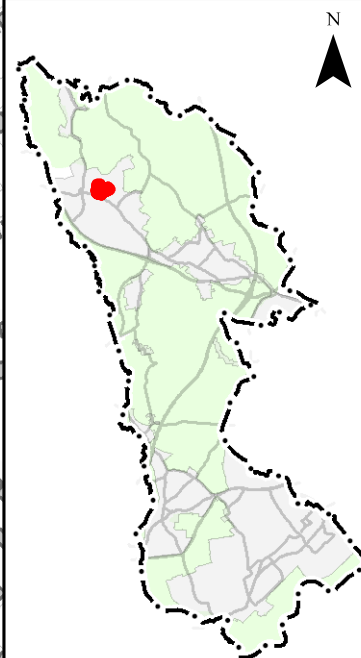
Small shopping parade within 10-15 minute walk

Moderate number of basic pedestrian / cycle routes linking site to centres of residence

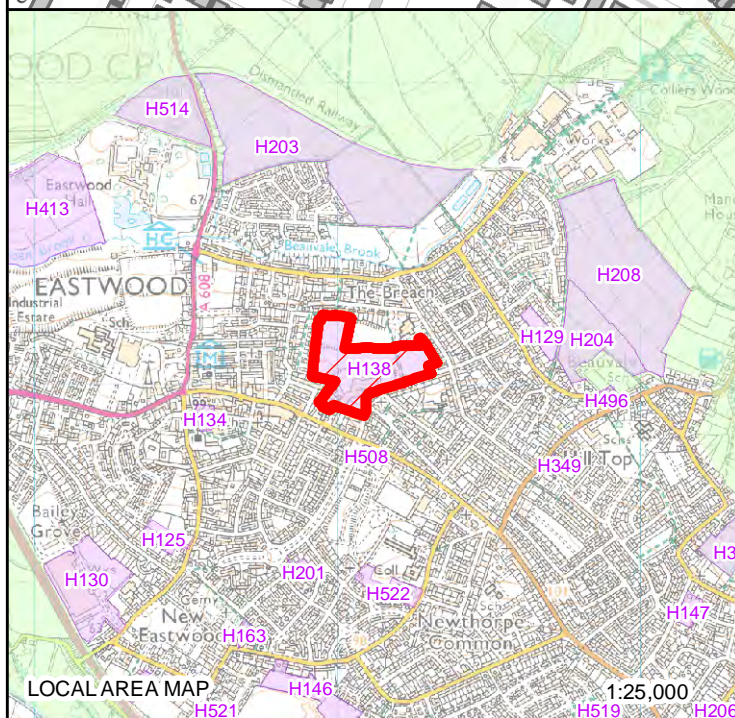
Public benefit through existing GI facility within a 5 minute walk



## EASTWOOD







BOROUGH MAP



## Final Reasoned Judgement:

The majority of the site is allocated in the Broxtowe Local Plan (2004) and can be developed for housing retaining the Eastern end of the site (The Canyons) undeveloped.

-  SHLAA Site
-  Other SHLAA sites
-  Green Belt Extent
-  Broxtowe Boundary

Site area (ha): **6.9**

Potential dwellings: **201**

Site type: **Urban**

**0-5 Years**

## **Published Site Constraints**

### ***Site Reference: 138***

**Site Area** 6.88

**Planning Policy Status**

**Existing Use**

**Location**

**Previously developed in whole or part**

**Material Planning Policy Considerations except Land Use**

**Landscape Quality and Character**

**Agricultural Land**

**Topographical Constraints**

**Ridgelines and Site Prominence**

**Highways Infrastructure Constraints**

**Utilities Water**

**Utilities Gas and Electricity**

**EIA**

**Bad Neighbours**

**Flood Risk**

**Natural Environmental Constraints**

**Built Environmental Constraints**

**Contaminated Land Issues**

**Conservation Area Status**

**Ownership Constraints**

**Operational or Tenancy Issues**

**Info from Housing Market**

**Public Transport Accessibility**

**Proximity to Tram Stops**

**Facilities within the Locality**

**Pedestrian and Cycling accessibility to site**

**Green Infrastructure Public Benefit**

### **Walker Street Eastwood**

**Easting:** 447098

**Northing:** 346936

Most of site allocated for Housing

Vacant

Within named settlement as listed in Appendix 8

Site predominantly brownfield (more than 70%)

No significant other constraints

N/A

NA

Severe topographical constraints

Some prominence from the north

Current information suggests sufficient capacity, no detailed assessment made

Not likely to be an issue

Not likely to be an issue

NA

Setting with no adverse effects

EA Maps suggest area at no risk from flooding

No environmental constraints or designations

No Built Environment Constraints

No Known Constraints

Site is not within a designated Conservation Area and has no impact upon a designated Conservation Area

Publicly/Private owned site with a willing developer pushing regeneration

Unknown

Weak

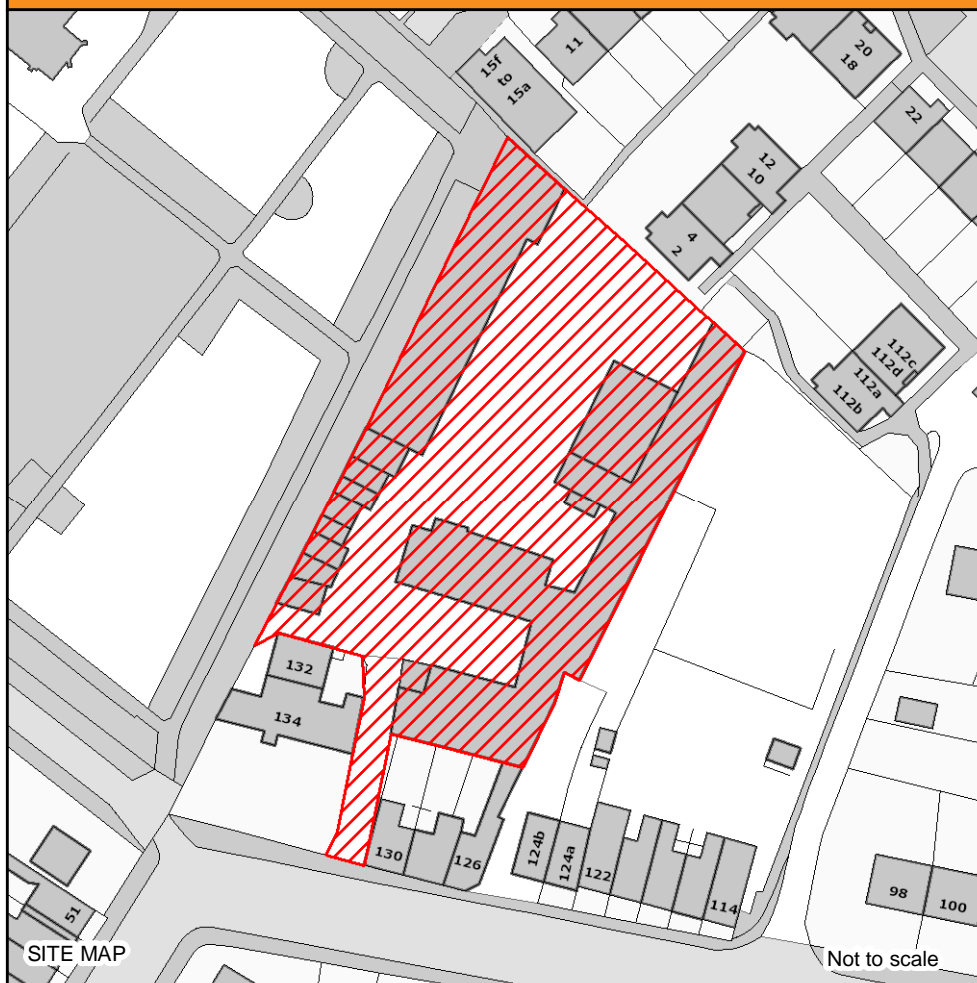
Within 5 minute walk of a bus stop

No tram stops within 20 minute walk

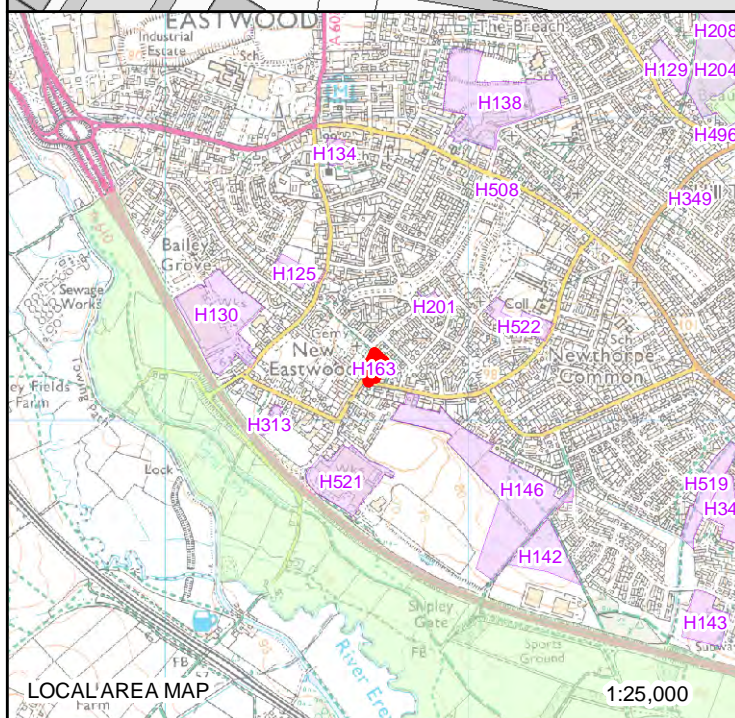
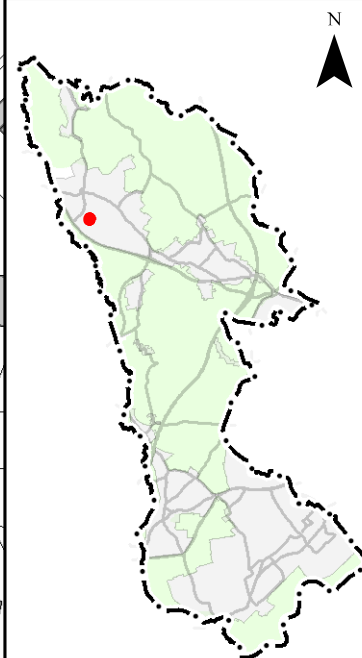
District/Town Centre within 10-15 minute walk

Moderate number of basic pedestrian / cycle routes linking site to centres of residence

Public benefit through existing GI facility within a 5 minute walk







EASTWOOD



## Final Reasoned Judgement:

The site is available and suitable, with no obvious barriers to achievability provided that access issues can be dealt with, subject to the details of any application. It is therefore considered to be developable.

-  SHLAA Site
-  Other SHLAA sites
-  Green Belt Extent
-  Broxtowe Boundary

Site area (ha): 0.3

Potential dwellings: 12

Site type: Urban

6-10 Years

## **Published Site Constraints**

### ***Site Reference: 163***

**Site Area** 0.28

**Planning Policy Status**

**Existing Use**

**Location**

**Previously developed in whole or part**

**Material Planning Policy Considerations except Land Use**

**Landscape Quality and Character**

**Agricultural Land**

**Topographical Constraints**

**Ridgelines and Site Prominence**

**Highways Infrastructure Constraints**

**Utilities Water**

**Utilities Gas and Electricity**

**EIA**

**Bad Neighbours**

**Flood Risk**

**Natural Environmental Constraints**

**Built Environmental Constraints**

**Contaminated Land Issues**

**Conservation Area Status**

**Ownership Constraints**

**Operational or Tenancy Issues**

**Info from Housing Market**

**Public Transport Accessibility**

**Proximity to Tram Stops**

**Facilities within the Locality**

**Pedestrian and Cycling accessibility to site**

**Green Infrastructure Public Benefit**

### **132 Chewton Street Eastwood**

**Easting:** 446665

**Northing:** 346157

Non-allocated and No Planning Permission

Vacant industrial, semi-derelict buildings + Joinery business

Within named settlement as listed in Appendix 8

100% Previously Developed Land

No significant other constraints

N/A

N/A

Minor topographical constraints

N/A

Existing highway network has capacity

Not likely to be an issue

Not likely to be an issue

N/A

Setting with no adverse effects

EA Maps suggest area at no risk from flooding

No environmental constraints or designations

No Built Environment Constraints

Known/assessed capacity/cost constraints that will impact on delivery

Site is not within a designated Conservation Area and has no impact upon a designated Conservation Area

Unknown

Unknown

Weak

Within 10 minutes walk of a bus stop

No tram stops within 20 minute walk

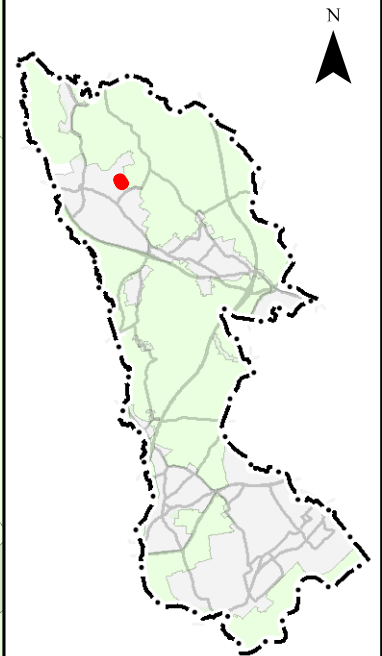
District/Town Centre within 10-15 minute walk

Moderate number of basic pedestrian / cycle routes linking site to centres of residence

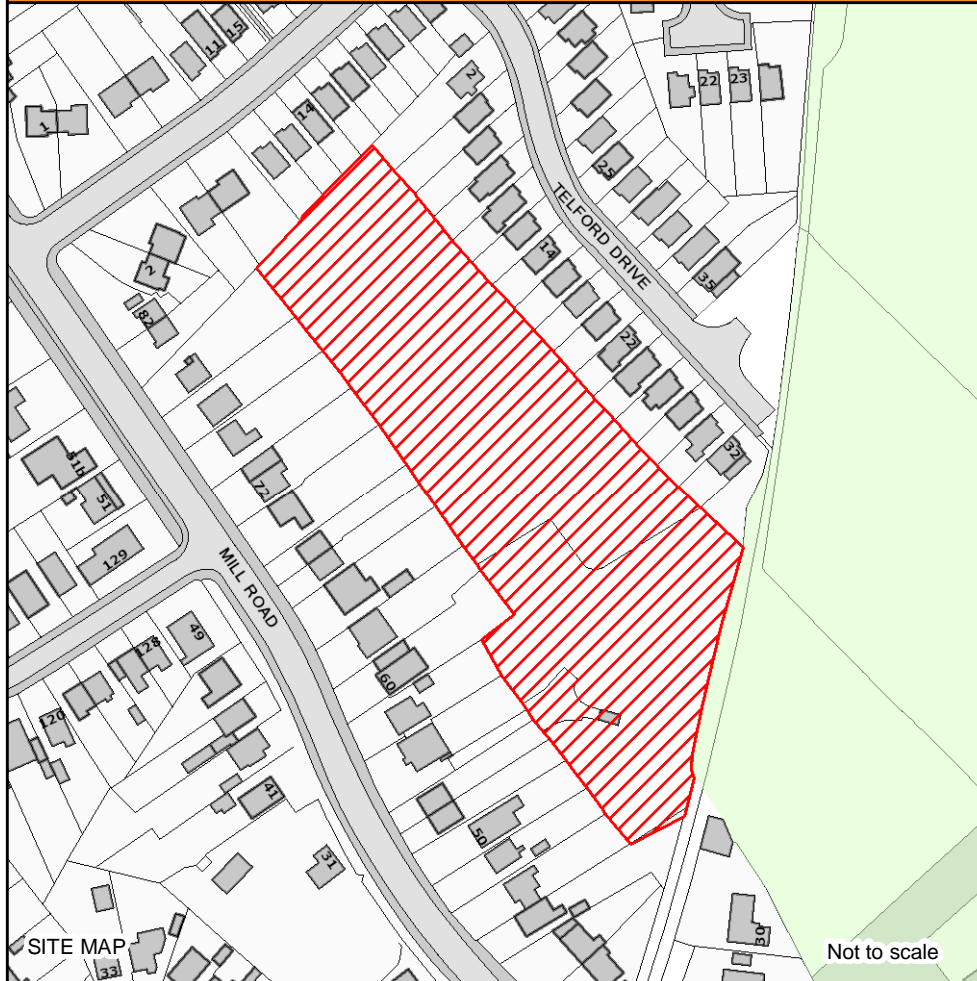
Public benefit through existing GI facility within a 5 minute walk



## EASTWOOD

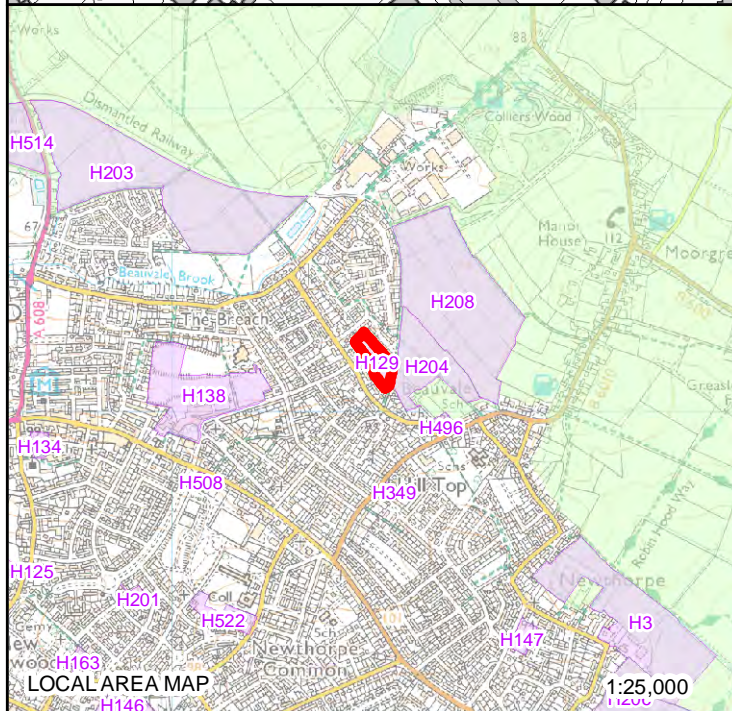


BOROUGH MAP



SITE MAP

Not to scale



- SHLAA Site
- Other SHLAA sites
- Green Belt Extent
- Broxtowe Boundary

Site area (ha): 0.9

Potential dwellings: 14

Site type: Urban

## Final Reasoned Judgement:

The site is available and suitable subject to the creation of a suitable access and the details of any application. The site is therefore considered to be developable, but considering the constraints that need to be overcome, timescales for development would be medium to long term. Issues of adjacent development may restrict the density.

6-10 Years

## **Published Site Constraints**

### ***Site Reference: 129***

**Site Area** 0.92

**Planning Policy Status**

**Existing Use**

**Location**

**Previously developed in whole or part**

**Material Planning Policy Considerations except Land Use**

**Landscape Quality and Character**

**Agricultural Land**

**Topographical Constraints**

**Ridgelines and Site Prominence**

**Highways Infrastructure Constraints**

**Utilities Water**

**Utilities Gas and Electricity**

**EIA**

**Bad Neighbours**

**Flood Risk**

**Natural Environmental Constraints**

**Built Environmental Constraints**

**Contaminated Land Issues**

**Conservation Area Status**

**Ownership Constraints**

**Operational or Tenancy Issues**

**Info from Housing Market**

**Public Transport Accessibility**

**Proximity to Tram Stops**

**Facilities within the Locality**

**Pedestrian and Cycling accessibility to site**

**Green Infrastructure Public Benefit**

### **Telford Drive, Newthorpe**

**Easting:** 447645

**Northing:** 347197

Non-allocated and No Planning Permission

Scrubland

Within named settlement as listed

100% Greenfield Site

No significant other constraints

NA

NA

Minor topographical constraints

NA

Unknown - unsure if suitable access can be achieved

Not likely to be an issue

Not likely to be an issue

NA

Setting with no adverse effects

EA Maps suggest area at no risk from flooding

No environmental constraints or designations

No Built Environment Constraints

No Known Constraints

Site is not within a designated Conservation Area and has no impact upon a designated Conservation Area

Unknown

Unknown

Weak

Within 10 minutes walk of a bus stop

No tram stops within 20 minute walk

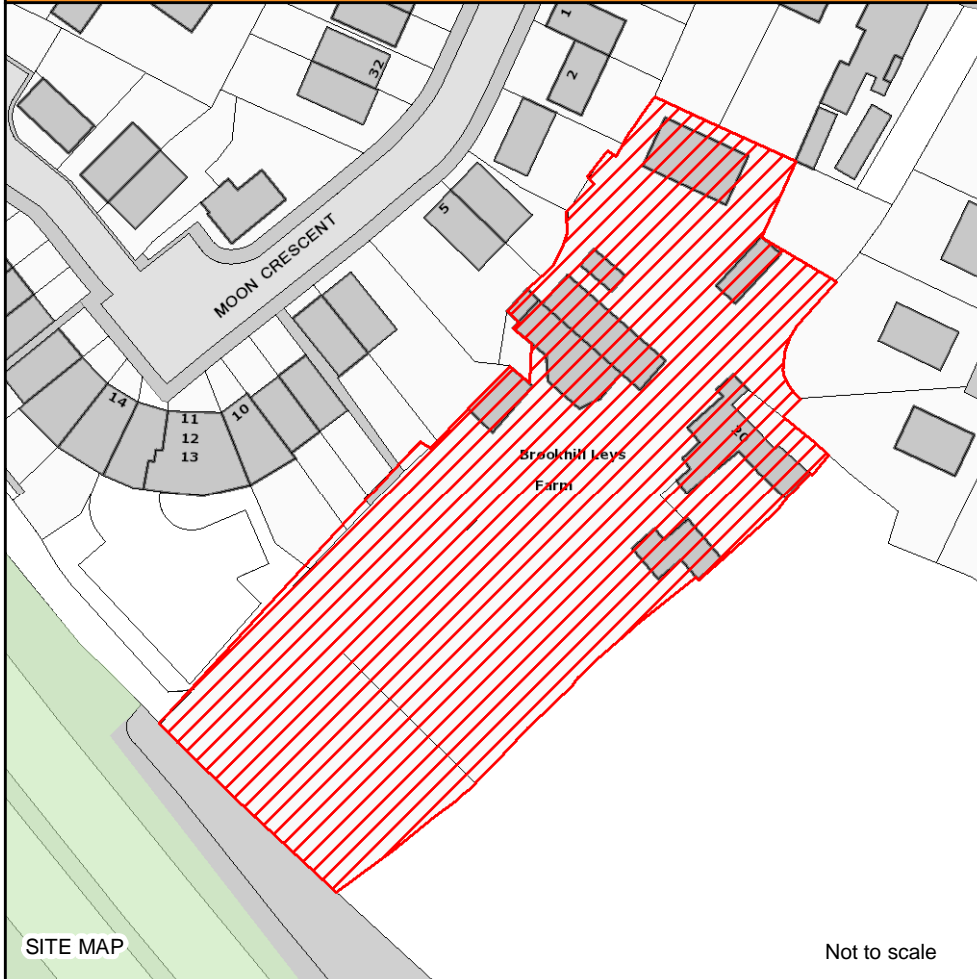
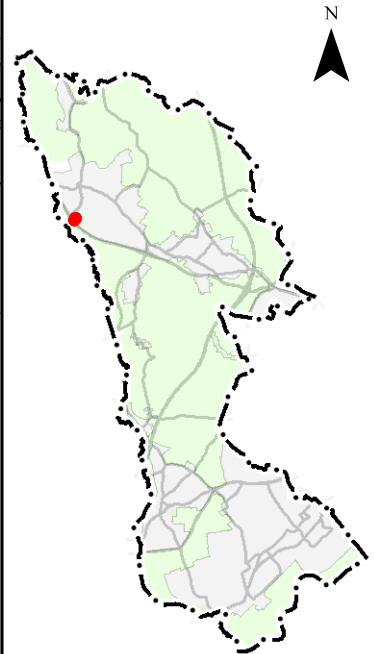
No facilities within 10-15 minute walk

Moderate number of basic pedestrian / cycle routes linking site to centres of residence

Public benefit through existing GI facility within 10-15 minute walk



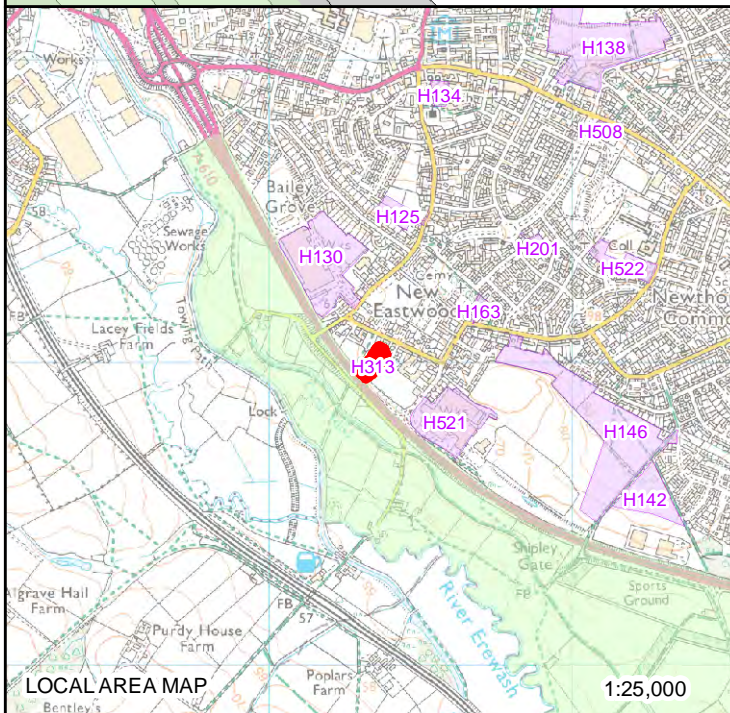
EASTWOOD



SITE MAP

Not to scale

BOROUGH MAP







LOCAL AREA MAP

1:25,000

Final Reasoned Judgement:

Part of the site is allocated for employment, but assuming this site is not required to be utilised for this purpose it would be a suitable site for residential development with suitable access arrangements. Issues that may need to be mitigated are possible noise from the A610 and an adjacent Site of Importance for Nature Conservation.

-  SHLAA Site
-  Other SHLAA sites
-  Green Belt Extent
-  Broxtowe Boundary

Site area (ha): **0.4**

Potential dwellings: **14**

Site type: **Urban**

**6-10 Years**

## **Published Site Constraints**

### ***Site Reference: 313***

**Site Area** 0.39

**Planning Policy Status**

**Existing Use**

**Location**

**Previously developed in whole or part**

**Material Planning Policy Considerations except Land Use**

**Landscape Quality and Character**

**Agricultural Land**

**Topographical Constraints**

**Ridgelines and Site Prominence**

**Highways Infrastructure Constraints**

**Utilities Water**

**Utilities Gas and Electricity**

**EIA**

**Bad Neighbours**

**Flood Risk**

**Natural Environmental Constraints**

**Built Environmental Constraints**

**Contaminated Land Issues**

**Conservation Area Status**

**Ownership Constraints**

**Operational or Tenancy Issues**

**Info from Housing Market**

**Public Transport Accessibility**

**Proximity to Tram Stops**

**Facilities within the Locality**

**Pedestrian and Cycling accessibility to site**

**Green Infrastructure Public Benefit**

### **Brookhill Leys Farm 20 Brookhill Leys Road East**

**Easting:** 446370

**Northing:** 346010

Allocated for employment on part of the site

Former farm with ancillary buildings and animal pens

Within named settlement as listed

100% Previously Developed Land

Slight constraint which may impact on programme for delivery

NA

NA

No topographical constraints

Site is hidden

Existing highway network has capacity

Not likely to be an issue

Not likely to be an issue

NA

Far southern end of the site is adjacent to A610

EA Maps suggest area at no risk from flooding

SINCs, RIGS present on site

No Built Environment Constraints

Unknown

Site is not within a designated Conservation Area and has no impact upon a designated Conservation Area

Publicly/Private owned site with a willing developer pushing regeneration

Unknown

Weak

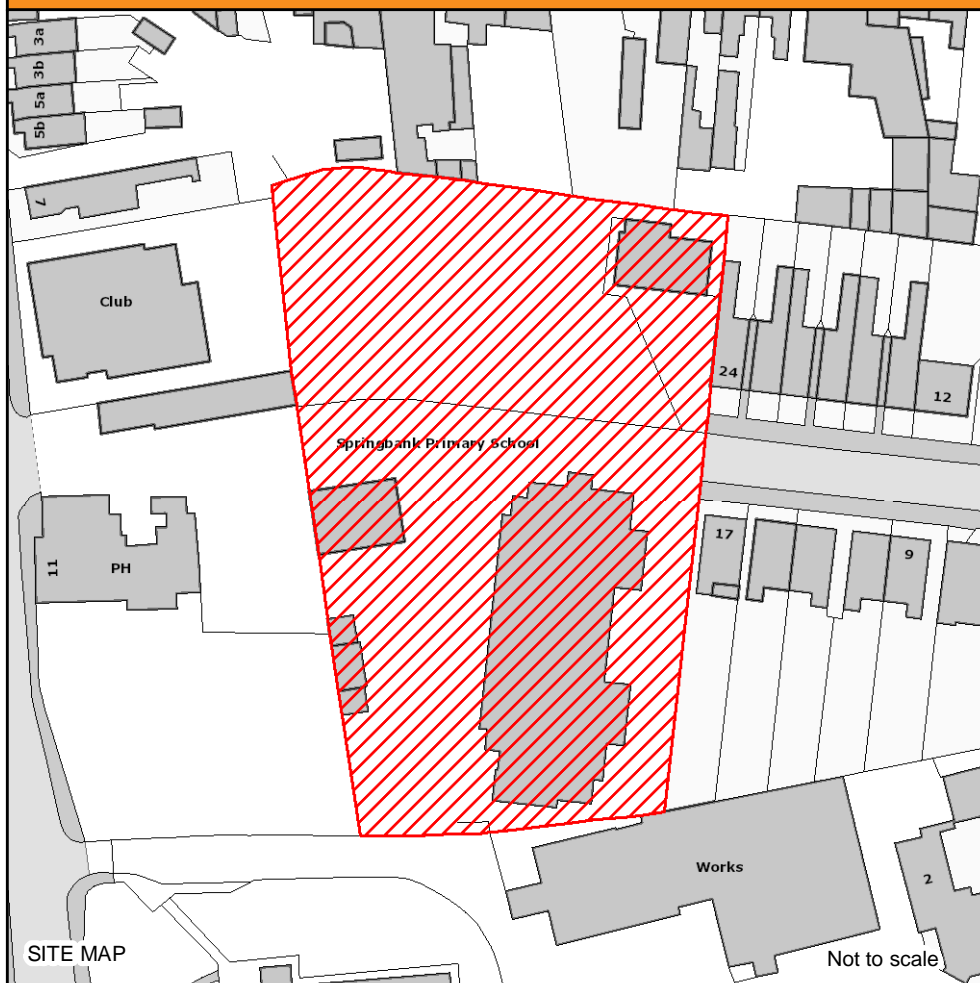
Within 15 minutes walk of a bus stop

No tram stops within 20 minute walk

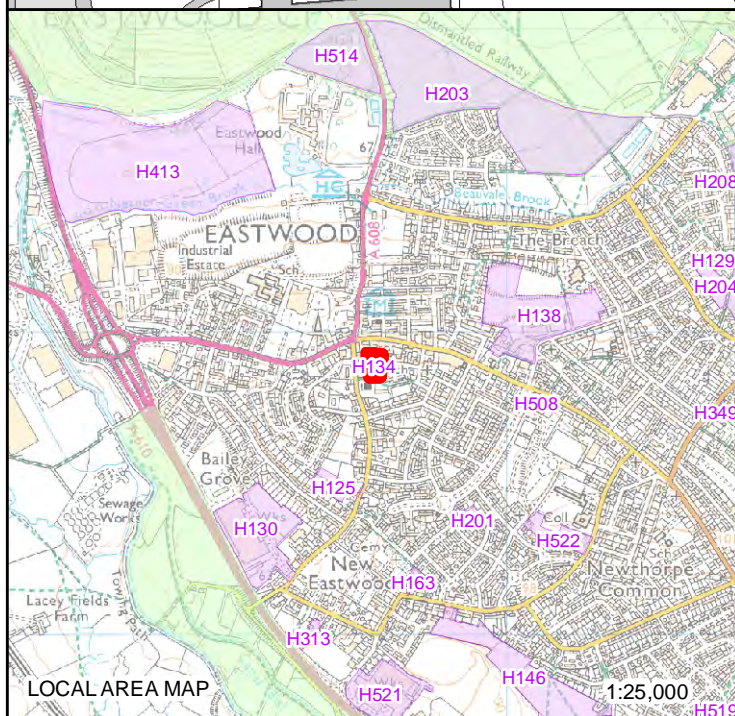
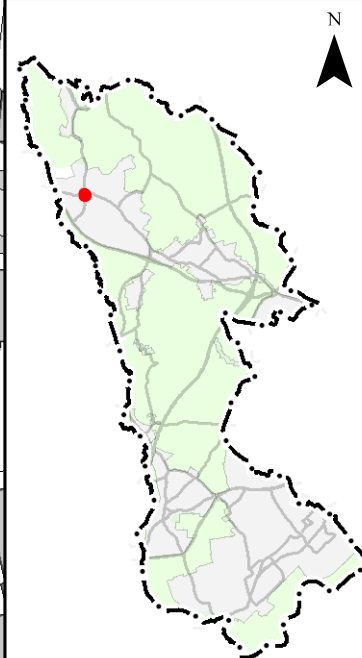
District/Town Centre within 10-15 minute walk

Moderate number of basic pedestrian / cycle routes linking site to centres of residence

Public benefit through existing GI facility within a 5 minute walk







EASTWOOD



## Final Reasoned Judgement:

Suitable urban site, which is currently on the market being promoted for residential use. Conversion nature of the project has limited buyer interest and this is reflected in the delivery timescale.

-  SHLAA Site
-  Other SHLAA sites
-  Green Belt Extent
-  Broxtowe Boundary

Site area (ha): 0.4

Potential dwellings: 19

Site type: Urban

6-10 Years

## **Published Site Constraints**

### ***Site Reference: 134***

**Site Area** 0.43

**Planning Policy Status**

**Existing Use**

**Location**

**Previously developed in whole or part**

**Material Planning Policy Considerations except Land Use**

**Landscape Quality and Character**

**Agricultural Land**

**Topographical Constraints**

**Ridgelines and Site Prominence**

**Highways Infrastructure Constraints**

**Utilities Water**

**Utilities Gas and Electricity**

**EIA**

**Bad Neighbours**

**Flood Risk**

**Natural Environmental Constraints**

**Built Environmental Constraints**

**Contaminated Land Issues**

**Conservation Area Status**

**Ownership Constraints**

**Operational or Tenancy Issues**

**Info from Housing Market**

**Public Transport Accessibility**

**Proximity to Tram Stops**

**Facilities within the Locality**

**Pedestrian and Cycling accessibility to site**

**Green Infrastructure Public Benefit**

### **Springbank Primary School Devonshire Drive Ea**

**Easting:** 446569

**Northing:** 346874

Non-allocated and No Planning Permission

Vacant School

Within named settlement as listed

Site predominantly brownfield (more than 70%)

No significant other constraints

TPO trees on site

N/A

No topographical constraints

None

Existing highway network has capacity

Not likely to be an issue

Not likely to be an issue

N/A

Setting with no adverse effects

EA Maps suggest area at no risk from flooding

No environmental constraints or designations

Impact upon the setting of any built environment constraints located off site

No Known Constraints

Part of site located within a designated Conservation Area

No ownership problems; all owners supporting development

Site is Owner-Occupied

Weak

Within 5 minute walk of a bus stop

No tram stops within 20 minute walk

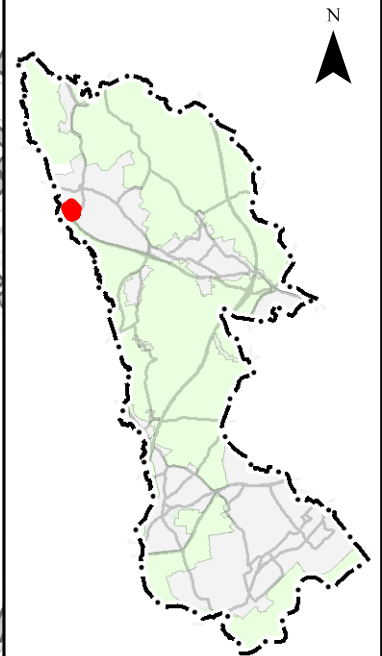
District/Town Centre within 10-15 minute walk

Moderate number of basic pedestrian / cycle routes linking site to centres of residence

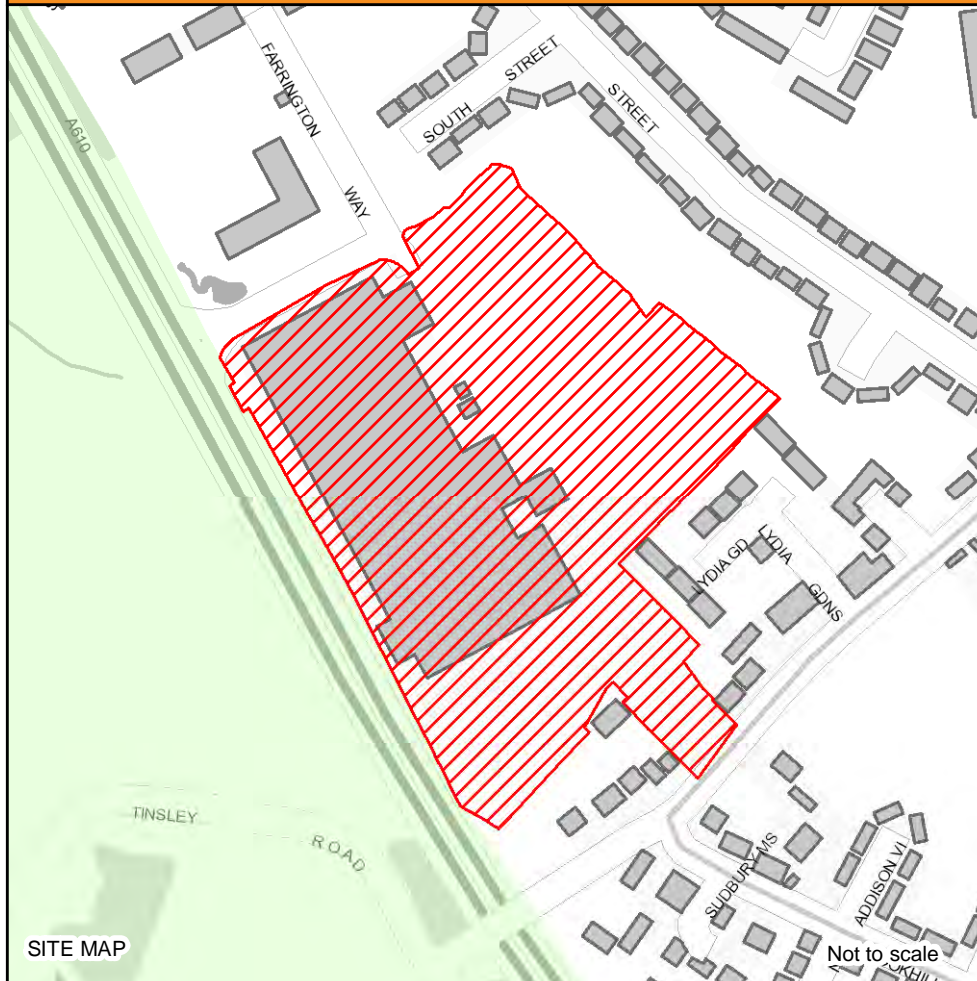
Public benefit through existing GI facility within a 5 minute walk



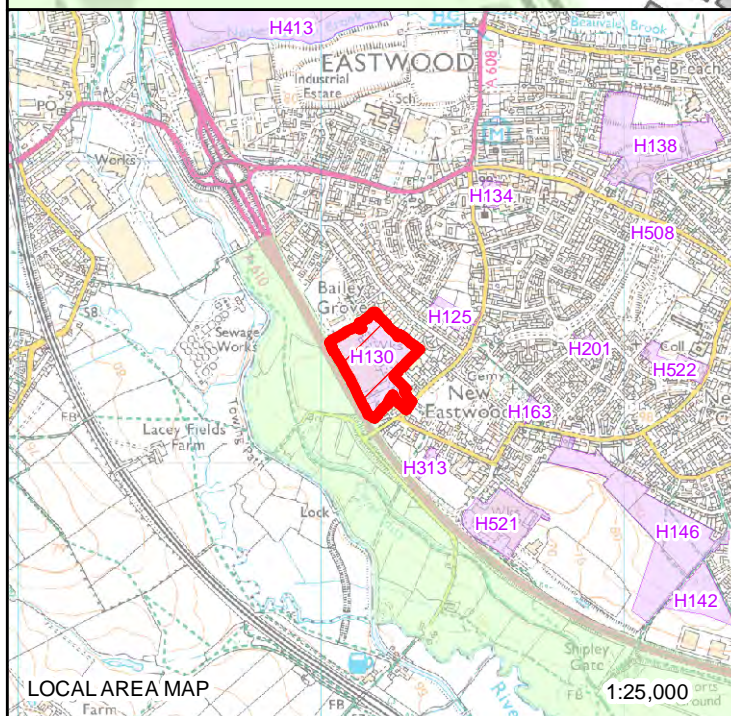
## EASTWOOD



BOROUGH MAP



SITE MAP



LOCAL AREA MAP

## Final Reasoned Judgement:

Part allocated for Employment. The site is available and suitable, with no major barriers to achievability. It is therefore considered to be developable if employment land issues could be overcome. There is a likelihood that 40 dwellings could be accommodated on part of the site in the medium term with the potential for additional housing to be accommodated in the long term but the delivery of these is uncertain. Change in levels, potential contamination and noise from the A610 would need to be addressed and it is considered that they could be as part of a detailed scheme.

- SHLAA Site
- Other SHLAA sites
- Green Belt Extent
- Broxtowe Boundary

Site area (ha): **5.5**Potential dwellings: **40**Site type: **Urban****6-10 Years**

## **Published Site Constraints**

### ***Site Reference: 130***

**Site Area** 5.45

**Planning Policy Status**

**Existing Use**

**Location**

**Previously developed in whole or part**

**Material Planning Policy Considerations except Land Use**

**Landscape Quality and Character**

**Agricultural Land**

**Topographical Constraints**

**Ridgelines and Site Prominence**

**Highways Infrastructure Constraints**

**Utilities Water**

**Utilities Gas and Electricity**

**EIA**

**Bad Neighbours**

**Flood Risk**

**Natural Environmental Constraints**

**Built Environmental Constraints**

**Contaminated Land Issues**

**Conservation Area Status**

**Ownership Constraints**

**Operational or Tenancy Issues**

**Info from Housing Market**

**Public Transport Accessibility**

**Proximity to Tram Stops**

**Facilities within the Locality**

**Pedestrian and Cycling accessibility to site**

**Green Infrastructure Public Benefit**

### **Church Street Eastwood (Raleigh)**

**Easting:** 446165

**Northing:** 346266

Allocated for employment on part of the site

Part Raleigh UK warehouse buildings and offices with car parking and part open land

Within named settlement as listed in Appendix 8

100% Previously Developed Land

No significant other constraints

None

NA

Minor topographical constraints

Site on split level - but not significantly prominent

TA would need to be carried out, possible improvements would be required

Not likely to be an issue

Not likely to be an issue

NA

A610 to the side of the site

EA Maps suggest area at no risk from flooding

No environmental constraints or designations

No Built Environment Constraints

Likely to be contaminated and noise issues from the A610 - the landowners agent has carried out assessment of these issues and believes that both are capable of being addressed.

Site is not within a designated Conservation Area and has no impact upon a designated Conservation Area

Publicly/Private owned site with a willing developer pushing regeneration

Site is Owner-Occupied

Weak

Within 5 minute walk of a bus stop

No tram stops within 20 minute walk

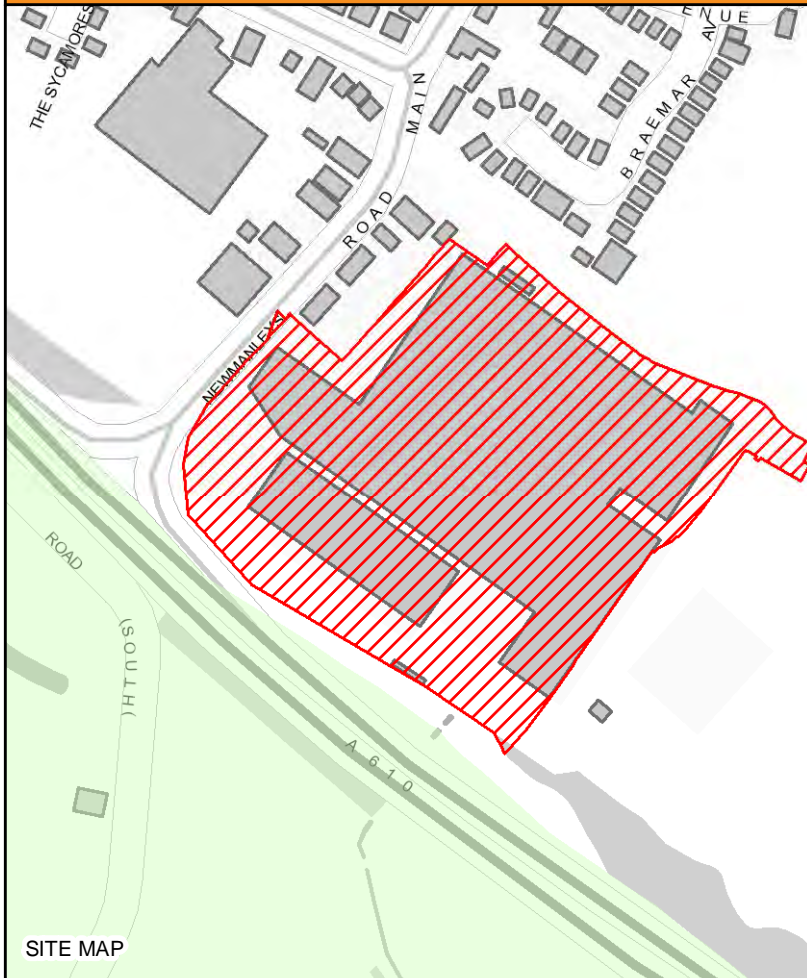
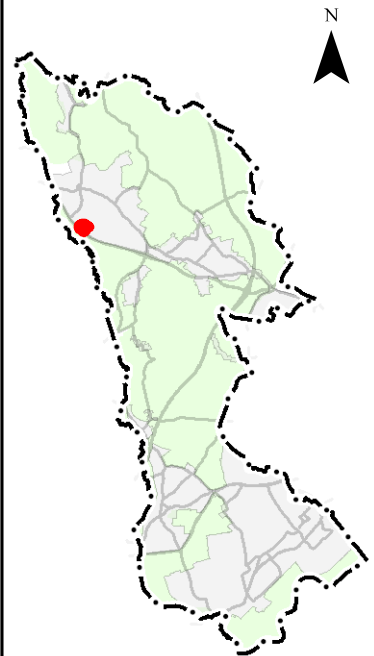
District/Town Centre within 10-15 minute walk

Moderate number of basic pedestrian / cycle routes linking site to centres of residence

Public benefit through existing GI facility within a 5 minute walk



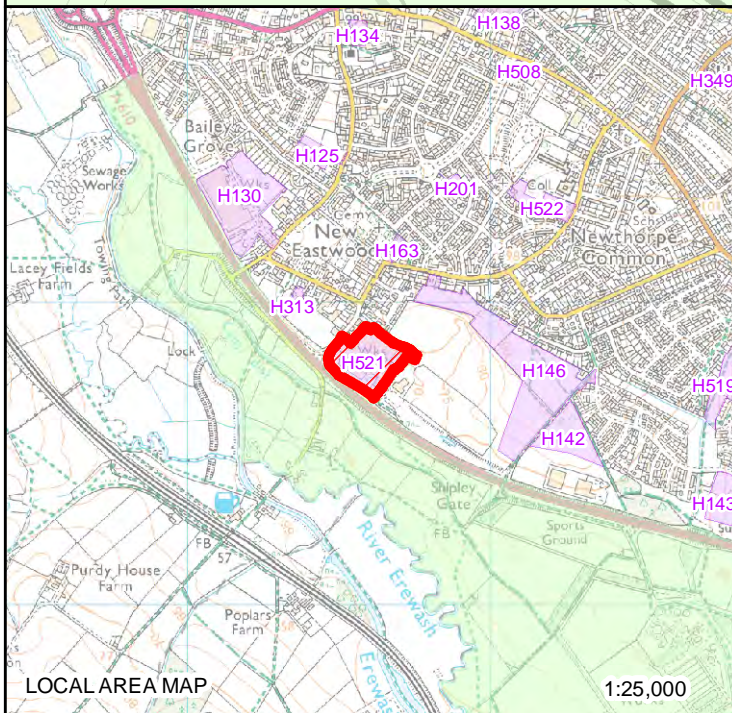
EASTWOOD



SITE MAP

Not to scale

BOROUGH MAP



LOCAL AREA MAP

1:25,000

**Final Reasoned Judgement:**

Employment use has ceased operation and no current employment activity being undertaken on site. Due to the size and age of the buildings it is considered to be unsuitable for most modern employment based occupiers.

The site is suitable and available for development however the level of progress to bring the site forward for development is reflected in the late delivery timescale.

- SHLAA Site
- Other SHLAA sites
- Green Belt Extent
- Broxtowe Boundary

Site area (ha): **3.6**Potential dwellings: **75**Site type: **Urban****11-15 Years**

## **Published Site Constraints**

### ***Site Reference: 521***

**Site Area** 3.57

**Planning Policy Status**

**Existing Use**

**Location**

**Previously developed in whole or part**

**Material Planning Policy Considerations except Land Use**

**Landscape Quality and Character**

**Agricultural Land**

**Topographical Constraints**

**Ridgelines and Site Prominence**

**Highways Infrastructure Constraints**

**Utilities Water**

**Utilities Gas and Electricity**

**EIA**

**Bad Neighbours**

**Flood Risk**

**Natural Environmental Constraints**

**Built Environmental Constraints**

**Contaminated Land Issues**

**Conservation Area Status**

**Ownership Constraints**

**Operational or Tenancy Issues**

**Info from Housing Market**

**Public Transport Accessibility**

**Proximity to Tram Stops**

**Facilities within the Locality**

**Pedestrian and Cycling accessibility to site**

**Green Infrastructure Public Benefit**

### **Beamlight Automotive Seating Ltd Tricom House**

**Easting:** 446608

**Northing:** 345823

Non-allocated and No Planning Permission

Vacant employment site

Within named settlement

100% Previously Developed Land

No significant other constraints

N/A

N/A

No topographical constraints

N/A

Existing highway network has capacity

Not likely to be an issue

Not likely to be an issue

N/A

A610 to the side of the site

EA Maps suggest area at no risk from flooding

No environmental constraints or designations

No Built Environment Constraints

Site is likely to be contaminated and remediation would be required

Site is not within a designated Conservation Area and has no impact upon a designated Conservation Area

Unknown

Site is Vacant

Weak

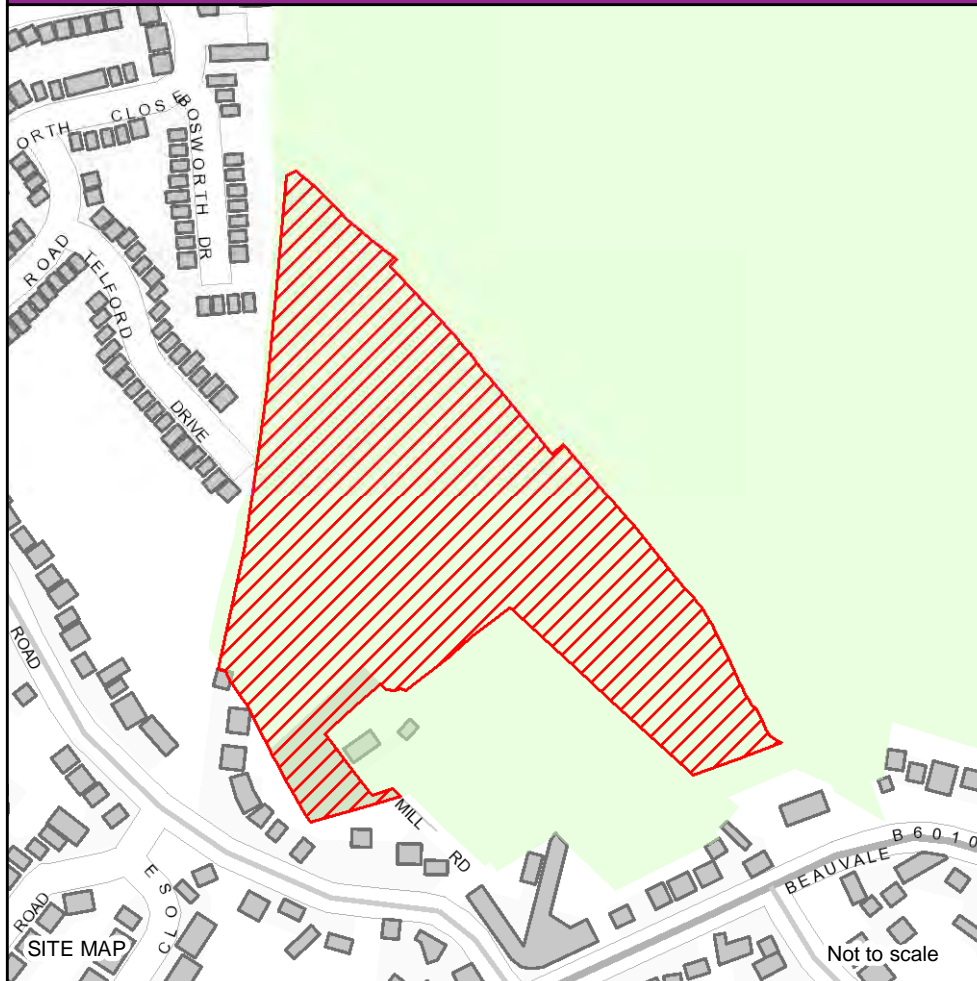
Within 5 minute walk of a bus stop

No tram stops within 20 minute walk

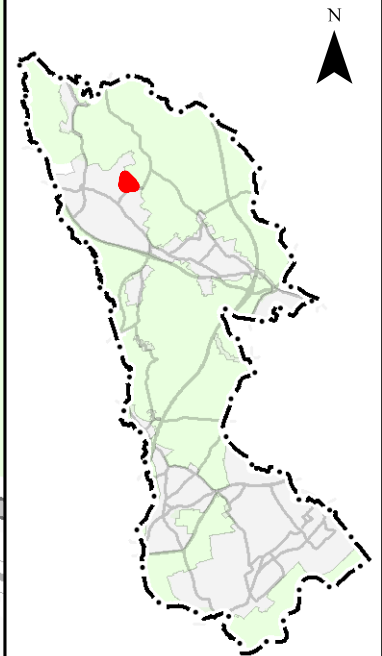
District/Town Centre within 10-15 minute walk

Moderate number of basic pedestrian / cycle routes linking site to centres of residence

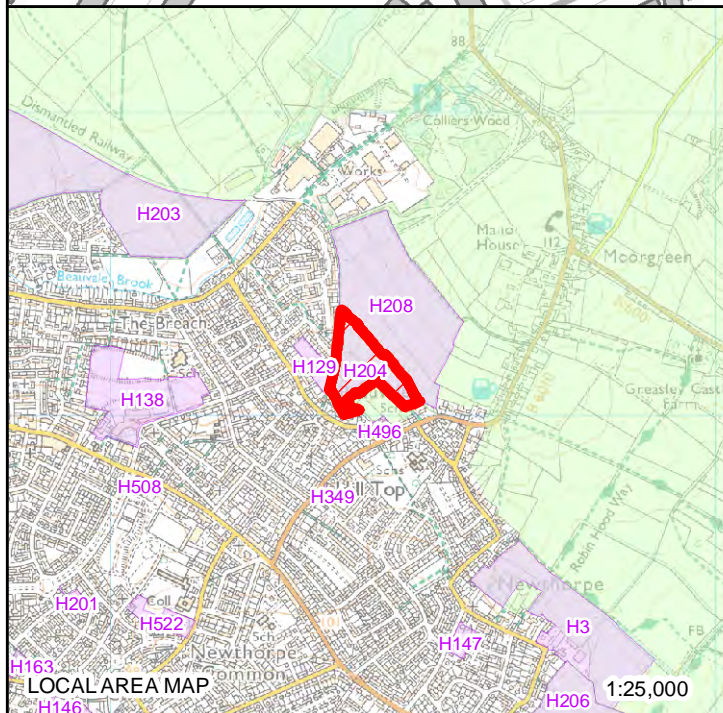
Public benefit through existing GI facility within a 5 minute walk



EASTWOOD



BOROUGH MAP



- SHLAA Site
- Other SHLAA sites
- Green Belt Extent
- Broxtowe Boundary

Site area (ha): 4.4

Potential dwellings: 88

Site type: Green Belt

**Final Reasoned Judgement:**

Could be suitable if Green Belt policy changes, subject to the details of any proposal. Issues to be considered would include access and the impact on the countryside, and the possible encroachment into Green Belt. North of Eastwood identified as a potential direction for growth.

**Local Plan Review 2003 Inspector**

considered that developing this site would encroach into the countryside and would constitute urban sprawl. However the Inspector did recognise that the site does not play any significant part in maintaining the separation of neighbouring towns. The Inspector also considered that the site is a little beyond a convenient walking distance to public transport and facilities and is likely to encourage the use of private transport.

*Could be suitable if policy changes*

## **Published Site Constraints**

### ***Site Reference: 204***

**Site Area** 4.37

**Planning Policy Status**

**Existing Use**

**Location**

**Previously developed in whole or part**

**Material Planning Policy Considerations except Land Use**

**Landscape Quality and Character**

**Agricultural Land**

**Topographical Constraints**

**Ridgelines and Site Prominence**

**Highways Infrastructure Constraints**

**Utilities Water**

**Utilities Gas and Electricity**

**EIA**

**Bad Neighbours**

**Flood Risk**

**Natural Environmental Constraints**

**Built Environmental Constraints**

**Contaminated Land Issues**

**Conservation Area Status**

**Ownership Constraints**

**Operational or Tenancy Issues**

**Info from Housing Market**

**Public Transport Accessibility**

**Proximity to Tram Stops**

**Facilities within the Locality**

**Pedestrian and Cycling accessibility to site**

**Green Infrastructure Public Benefit**

### **North of 4 Mill Road Beauvale**

**Easting:** 447796

**Northing:** 347042

Non-allocated and No Planning Permission

Agricultural

Adjacent named settlement as listed

100% Greenfield Site

Significant policy constraint which may be removed in the long term

Not in a Mature Landscape Area

Grade 4

Minor topographical constraints

Not overly prominent

Unknown

Not likely to be an issue

Not likely to be an issue

N/A

Setting with no adverse effects

EA Maps suggest area at no risk from flooding

No environmental constraints or designations

No Built Environment Constraints

No Known Constraints

Site is not within a designated Conservation Area and has no impact upon a designated Conservation Area

Unknown

Unknown

Weak

Within 10 minutes walk of a bus stop

No tram stops within 20 minute walk

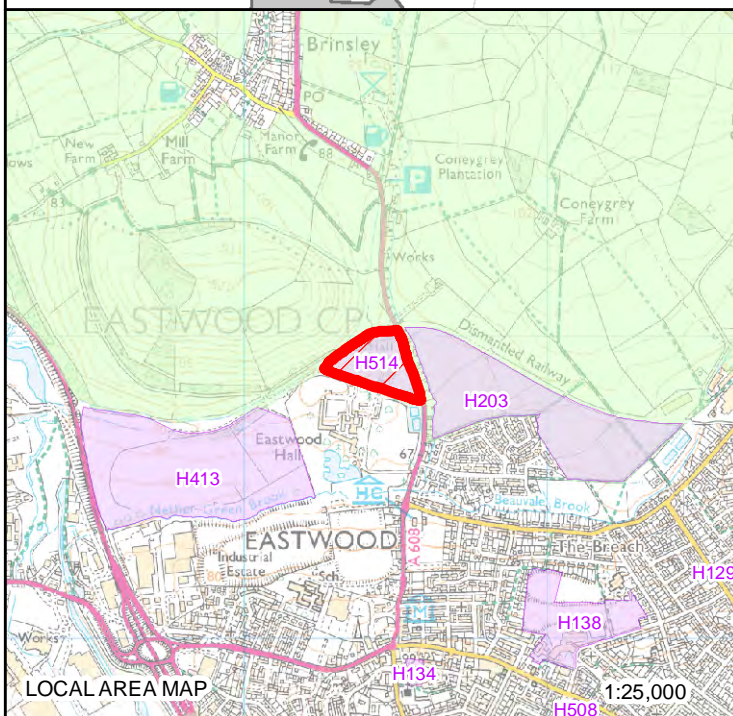
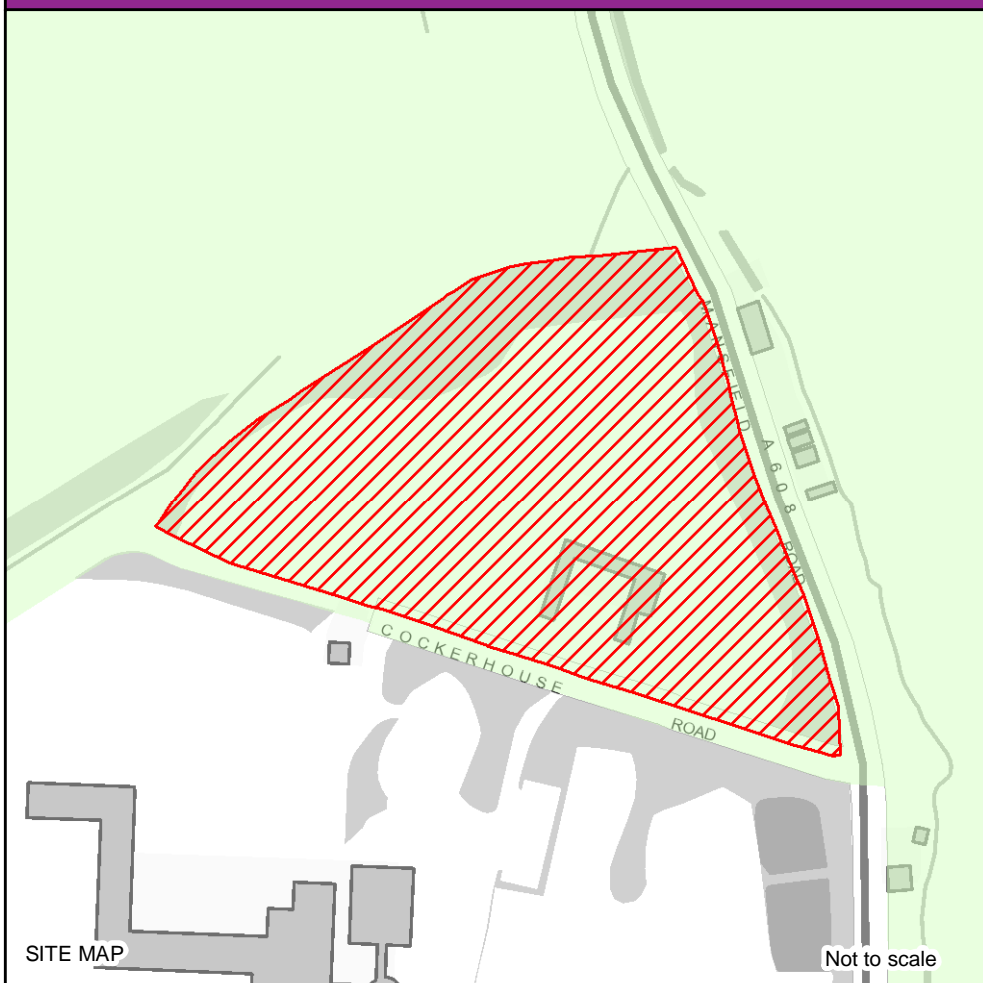
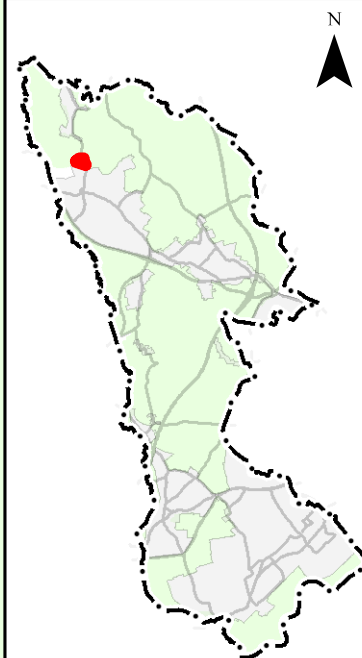
District/Town Centre within 10-15 minute walk

Moderate number of basic pedestrian / cycle routes linking site to centres of residence

Public benefit through existing GI facility within 10-15 minute walk



## EASTWOOD



## Final Reasoned Judgement:

Could be suitable if Green Belt policy changes, subject to the details of any proposal. Other issues would include the impact upon the Listed Building, access and any impact upon the group TPO which surrounds the East and North West of the site. Development will require careful design and implementation to integrate it successfully with the wider landscape.

- SHLAA Site
- Other SHLAA sites
- Green Belt Extent
- Broxtowe Boundary

Site area (ha): **4.1**

Potential dwellings: **98**

Site type: **Green Belt**

*Could be suitable if policy changes*

## **Published Site Constraints**

### ***Site Reference: 514***

**Site Area** 4.07

**Planning Policy Status**

**Existing Use**

**Location**

**Previously developed in whole or part**

**Material Planning Policy Considerations except Land Use**

**Landscape Quality and Character**

**Agricultural Land**

**Topographical Constraints**

**Ridgelines and Site Prominence**

**Highways Infrastructure Constraints**

**Utilities Water**

**Utilities Gas and Electricity**

**EIA**

**Bad Neighbours**

**Flood Risk**

**Natural Environmental Constraints**

**Built Environmental Constraints**

**Contaminated Land Issues**

**Conservation Area Status**

**Ownership Constraints**

**Operational or Tenancy Issues**

**Info from Housing Market**

**Public Transport Accessibility**

**Proximity to Tram Stops**

**Facilities within the Locality**

**Pedestrian and Cycling accessibility to site**

**Green Infrastructure Public Benefit**

### **Hall Farm Cockerhouse Road Eastwood**

**Easting:** 446448

**Northing:** 347853

Non-allocated and No Planning Permission

Residential and agricultural

Adjacent named settlement as listed

Site predominantly Greenfield (more than 70%)

Significant policy constraint which may be removed in the long term

Current information suggests sufficient capacity, no detailed assessment made

Not likely to be an issue

Not likely to be an issue

N/A

Setting with no adverse effects

EA Maps suggest area at no risk from flooding

Group TPOs on site

Grade II Listed Buildings present on site

No Known Constraints

Site is not within a designated Conservation Area and has no impact upon a designated Conservation Area

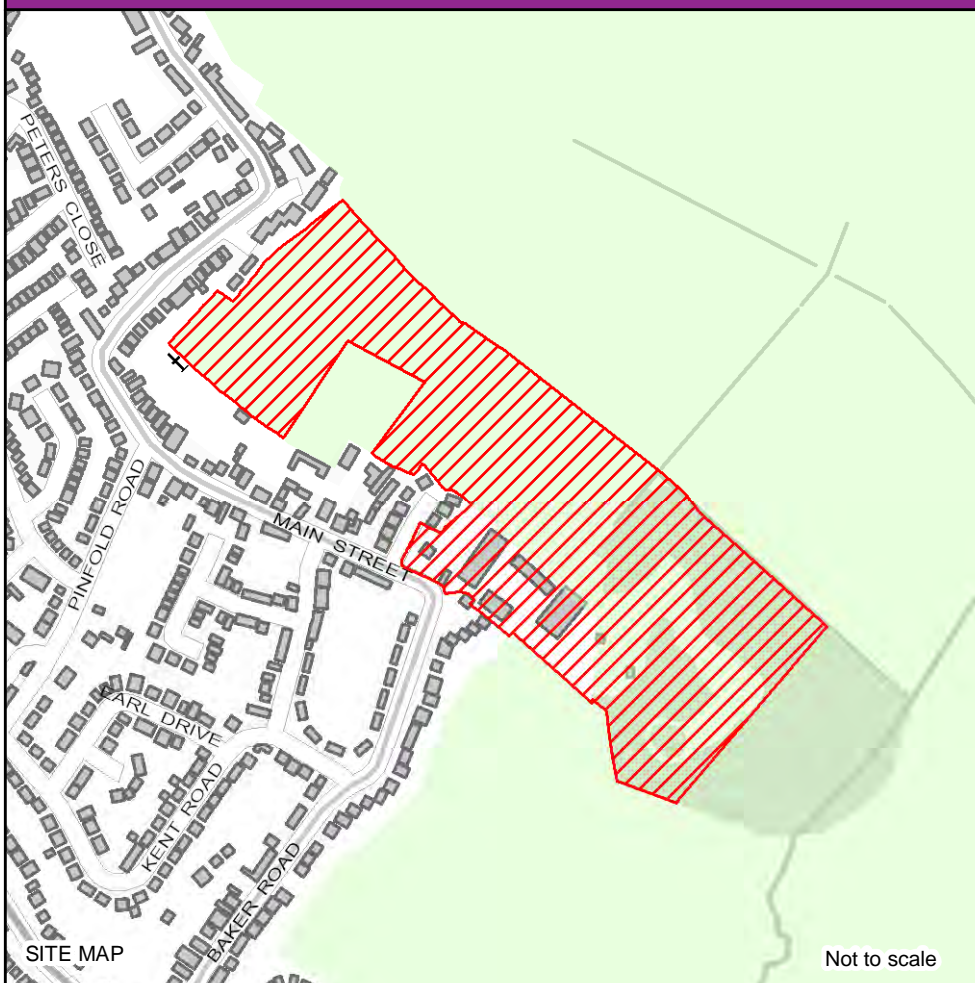
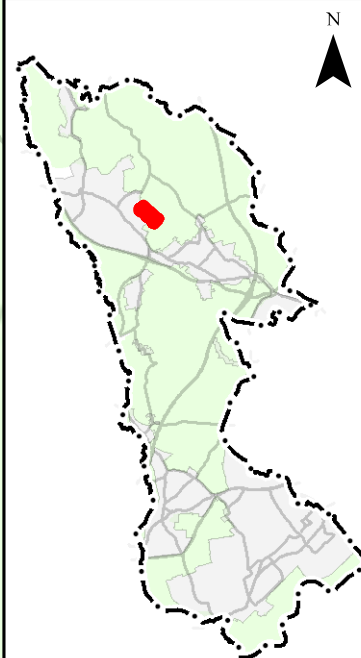
No ownership problems; all owners supporting development

Site is Owner-Occupied

Weak



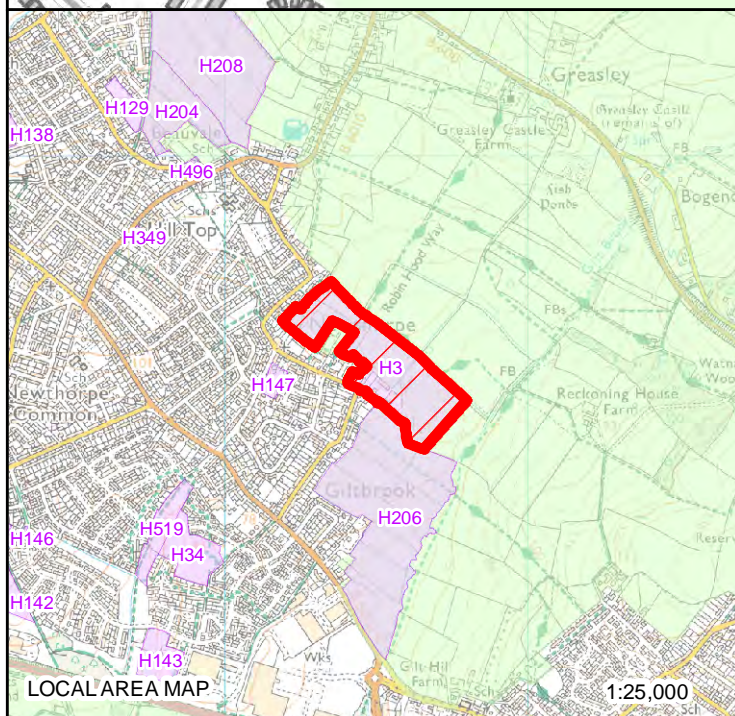
EASTWOOD



SITE MAP

Not to scale

BOROUGH MAP



LOCAL AREA MAP

1:25,000

- SHLAA Site
- Other SHLAA sites
- Green Belt Extent
- Broxtowe Boundary

Site area (ha): 11.1

Potential dwellings: 200

Site type: Green Belt

**Final Reasoned Judgement:**

Green Belt site between Eastwood and Kimberley. Tribal did not consider this an appropriate direction for growth.

Local Plan Review 2003 Inspector considered that the sites value to Green Belt purposes outweighs any benefits to its development and considered that development would involve substantial encroachment into the countryside and would constitute urban sprawl.

*Could be suitable if policy changes*

## **Published Site Constraints**

**Site Reference:** 3

**Site Area** 11.07

**Planning Policy Status**

**Existing Use**

**Location**

**Previously developed in whole or part**

**Material Planning Policy Considerations except Land Use**

**Landscape Quality and Character**

**Agricultural Land**

**Topographical Constraints**

**Ridgelines and Site Prominence**

**Highways Infrastructure Constraints**

**Utilities Water**

**Utilities Gas and Electricity**

**EIA**

**Bad Neighbours**

**Flood Risk**

**Natural Environmental Constraints**

**Built Environmental Constraints**

**Contaminated Land Issues**

**Conservation Area Status**

**Ownership Constraints**

**Operational or Tenancy Issues**

**Info from Housing Market**

**Public Transport Accessibility**

**Proximity to Tram Stops**

**Facilities within the Locality**

**Pedestrian and Cycling accessibility to site**

**Green Infrastructure Public Benefit**

**Wade Printers (and adjacent land) Baker Road N**

**Easting:** 448481

**Northing:** 346259

Non-allocated and No Planning Permission

Industrial, disused former colliery/ tip and agriculture

Adjacent named settlement

Site predominantly Greenfield (more than 70%)

Significant policy constraint which may be removed in the long term

Grade 3b and 4

Minor topographical constraints

Unknown

Not likely to be an issue

Not likely to be an issue

N/A

Setting with no adverse effects

EA Maps suggest area at no risk from flooding

Adjacent to a Site of Importance for Nature Conservation

No Built Environment Constraints

Site is likely to be contaminated and remediation would be required

Site is not within a designated Conservation Area and has no impact upon a designated Conservation Area

Unknown

Unknown

Weak

Within 5 minute walk of a bus stop

No tram stops within 20 minute walk

Small shopping parade within 10-15 minute walk

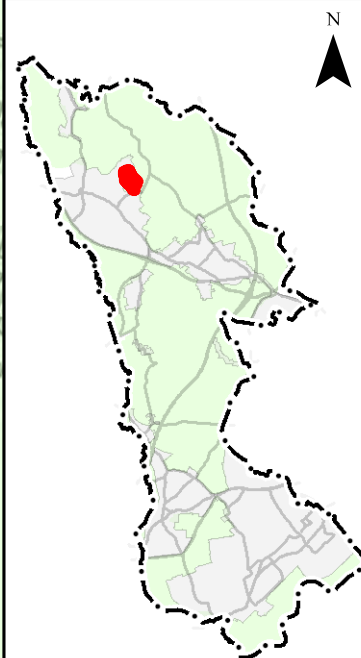
Moderate number of basic pedestrian / cycle routes linking site to centres of residence

Public benefit through existing GI facility within 10-15 minute walk

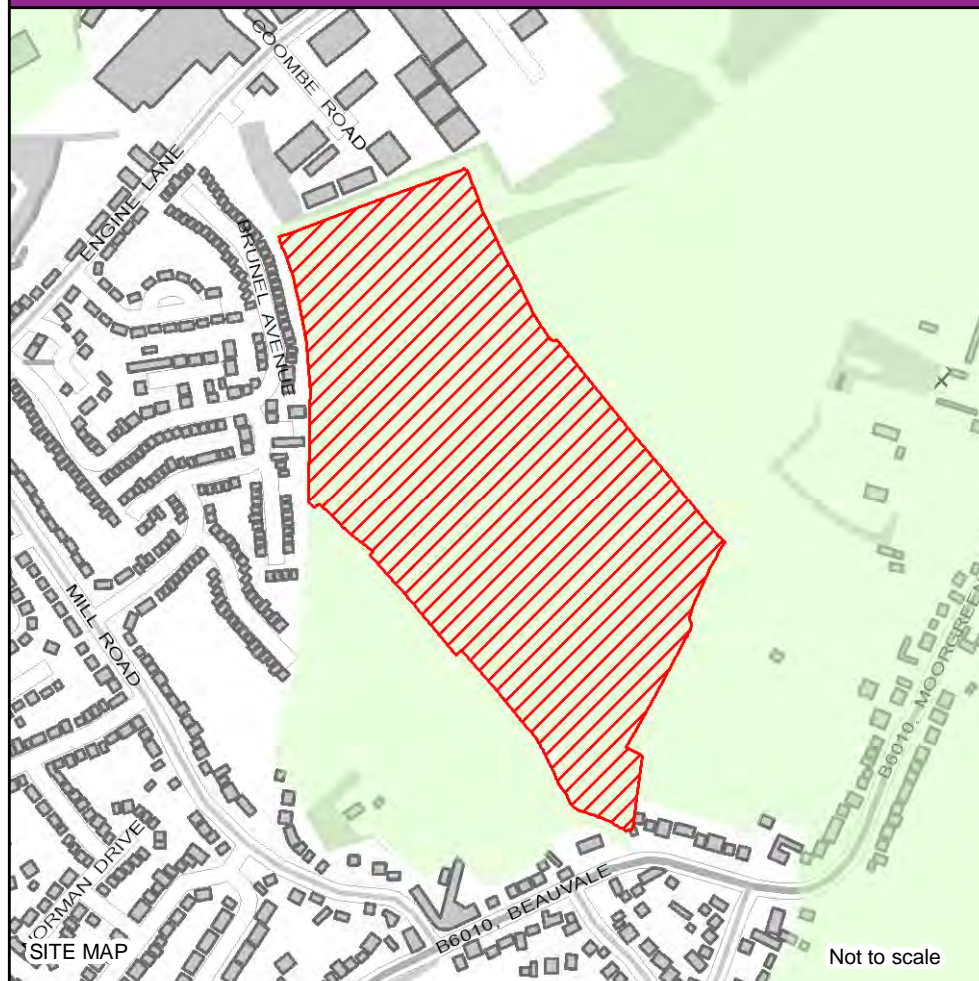


Broxtowe  
Borough  
COUNCIL

EASTWOOD

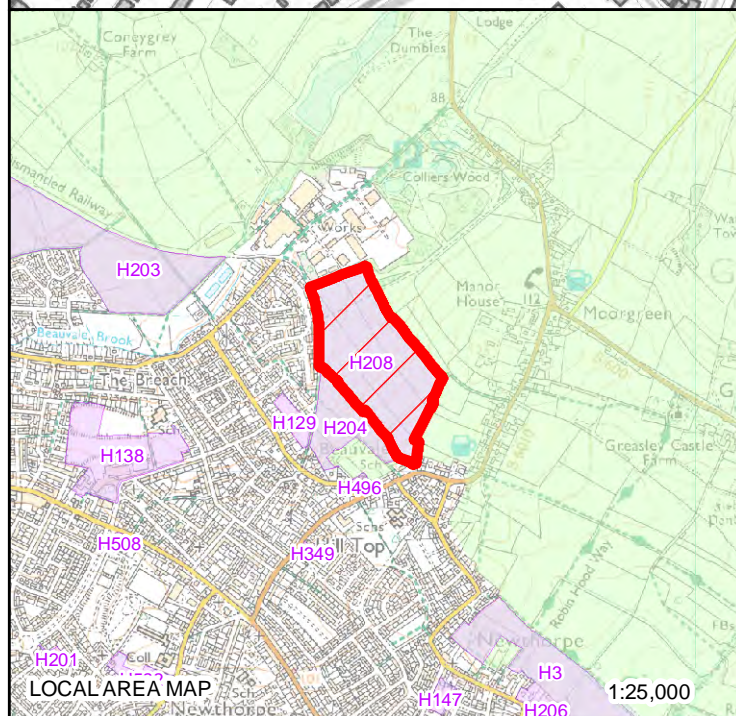


BOROUGH MAP



SITE MAP

Not to scale



- SHLAA Site
- Other SHLAA sites
- Green Belt Extent
- Broxtowe Boundary

Site area (ha): **14.5**

Potential dwellings: **262**

Site type: **Green Belt**

#### Final Reasoned Judgement:

The site is in the Green Belt and is a potential direction for growth of Eastwood identified in the Tribal Report. If development occurs this could possibly be in conjunction with adjacent land. Development will require careful design and implementation to integrate it successfully with the wider landscape. Presently there is insufficient road access to the site and additional land would be required to provide one potentially causing delay in the site becoming available for development.

Local Plan Review 2003 Inspector considered developing this site would encroach into the countryside and would constitute urban sprawl. The Inspector did recognise that this site was preferential to other sites in Watnall/Nuthall but that developing the site is likely to encourage the use of private transport.

*Could be suitable if policy changes*

## **Published Site Constraints**

### ***Site Reference: 208***

**Site Area** 14.53

**Planning Policy Status**

**Existing Use**

**Location**

**Previously developed in whole or part**

**Material Planning Policy Considerations except Land Use**

**Landscape Quality and Character**

**Agricultural Land**

**Topographical Constraints**

**Ridgelines and Site Prominence**

**Highways Infrastructure Constraints**

**Utilities Water**

**Utilities Gas and Electricity**

**EIA**

**Bad Neighbours**

**Flood Risk**

**Natural Environmental Constraints**

**Built Environmental Constraints**

**Contaminated Land Issues**

**Conservation Area Status**

**Ownership Constraints**

**Operational or Tenancy Issues**

**Info from Housing Market**

**Public Transport Accessibility**

**Proximity to Tram Stops**

**Facilities within the Locality**

**Pedestrian and Cycling accessibility to site**

**Green Infrastructure Public Benefit**

### **West of Moorgreen**

**Easting:** 447956

**Northing:** 347086

Non-allocated and No Planning Permission

Agricultural

Adjacent named settlement as listed

100% Greenfield Site

Significant policy constraint which may be removed in the long term

Not in Mature Landscape Area

Grade 4

Minor topographical constraints

On hillside, fairly prominent

Site has no road frontage and only limited access points

Not likely to be an issue

Not likely to be an issue

N/A

Slight adverse effects from adjacent occupiers for development of the site for housing

EA Maps suggest area at no risk from flooding

No environmental constraints or designations

Impact upon the setting of any built environment constraints located off site supplemented by comment

No Known Constraints

Site is not within a designated Conservation Area and has no impact upon a designated Conservation Area

No ownership problems; all owners supporting development

Site is Owner-Occupied

Weak

Within 10 minutes walk of a bus stop

No tram stops within 20 minute walk

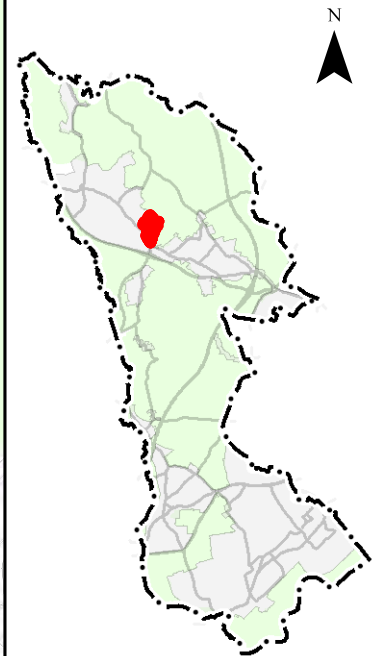
District/Town Centre within 10-15 minute walk

Moderate number of basic pedestrian / cycle routes linking site to centres of residence

Public benefit through existing GI facility within a 5 minute walk



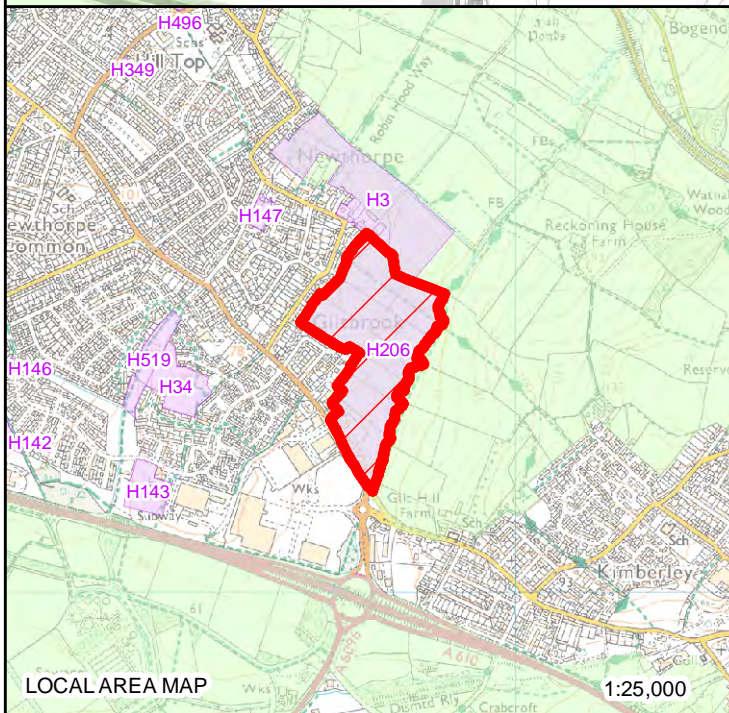
## EASTWOOD



SITE MAP

Not to scale

BOROUGH MAP







LOCAL AREA MAP

1:25,000

## Final Reasoned Judgement:

Forms part of an important prominent and narrow Green Belt gap between Eastwood and Kimberley. Part of the site is at risk of flooding including part of the site on which an access point may be required; this area also includes a site of Importance for Nature Conservation. Tribal did not consider this an appropriate direction for growth.

Local Plan Review 2003 Inspector considered that the sites value to Green Belt purposes outweighs any benefits to its development and considered that development would involve substantial encroachment into the countryside and would constitute urban sprawl.

-  SHLAA Site
-  Other SHLAA sites
-  Green Belt Extent
-  Broxtowe Boundary

Site area (ha): 18.2

Potential dwellings: 283

Site type: Green Belt

*Could be suitable if policy changes*

## **Published Site Constraints**

### ***Site Reference: 206***

**Site Area** 24.14

**Planning Policy Status**

**Existing Use**

**Location**

**Previously developed in whole or part**

**Material Planning Policy Considerations except Land Use**

**Landscape Quality and Character**

**Agricultural Land**

**Topographical Constraints**

**Ridgelines and Site Prominence**

**Highways Infrastructure Constraints**

**Utilities Water**

**Utilities Gas and Electricity**

**EIA**

**Bad Neighbours**

**Flood Risk**

**Natural Environmental Constraints**

**Built Environmental Constraints**

**Contaminated Land Issues**

**Conservation Area Status**

**Ownership Constraints**

**Operational or Tenancy Issues**

**Info from Housing Market**

**Public Transport Accessibility**

**Proximity to Tram Stops**

**Facilities within the Locality**

**Pedestrian and Cycling accessibility to site**

**Green Infrastructure Public Benefit**

### **E of Baker Rd/N of Nottm Road Giltbrook**

**Easting:** 448712

**Northing:** 346145

Non-allocated and No Planning Permission

Agricultural

Adjacent named settlement as listed

100% Greenfield Site

Significant policy constraint which may be removed in the long term

Part Mature Landscape Area

Grade 3b and 4

Minor topographical constraints

Prominent valley side

Current information suggests sufficient capacity, no detailed assessment made

Not likely to be an issue

Not likely to be an issue

N/A

Slight adverse effects from adjacent occupiers for development of the site for housing

EA Maps suggest <1/2 site at risk from flooding (1 in 100 or greater)

SINC present on site

No Built Environment Constraints

No Known Constraints

Site is not within a designated Conservation Area and has no impact upon a designated Conservation Area

No ownership problems; all owners supporting development

None foreseen

Weak

Within 5 minute walk of a bus stop

No tram stops within 20 minute walk

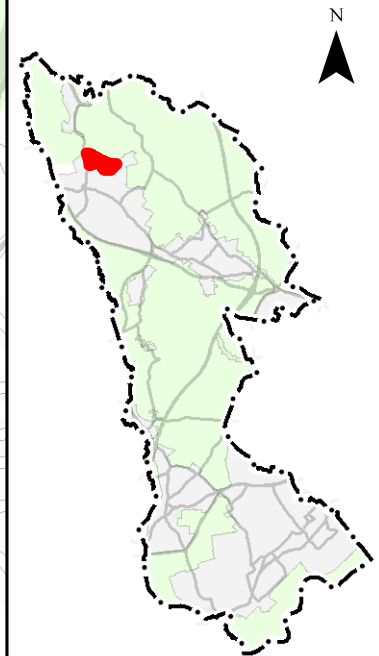
Small shopping parade within 10-15 minute walk

Moderate number of basic pedestrian / cycle routes linking site to centres of residence

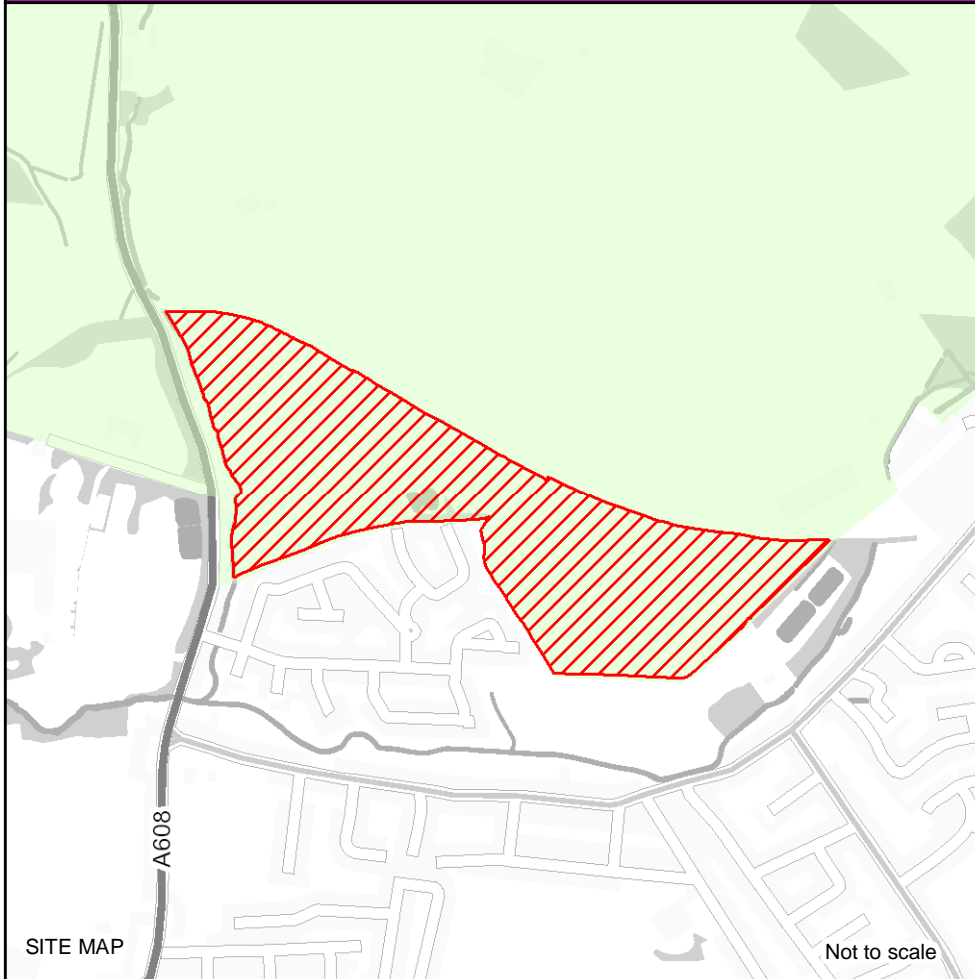
Public benefit through GI facility within 20 minute walk



EASTWOOD



BOROUGH MAP

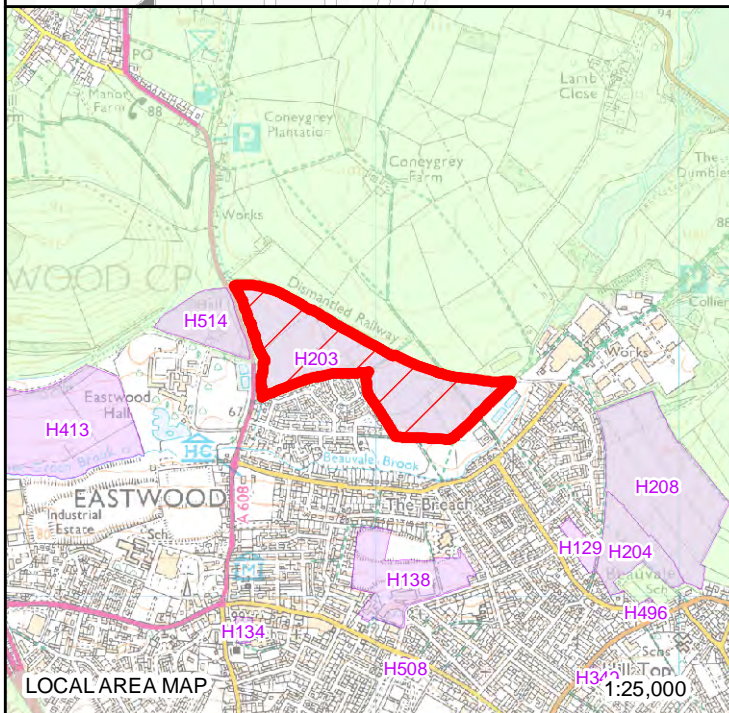


SITE MAP

**Final Reasoned Judgement:**

Could be suitable if Green Belt policy changes, subject to the details of any proposal. Other issues would include access, the risk of flooding of part of the site from Beauvale Brook and Brinsley Brook and the possible risk of overland flooding and any impact on an adjacent Site of Importance for Nature Conservation. Development will require careful design and implementation to integrate it successfully with the wider landscape.

Local Plan Review 2003 Inspector concluded that the site performs important, if limited, Green Belt purposes, provides an attractive setting for the town and a valuable area of countryside recreation for adjoining residential areas.



LOCAL AREA MAP

- SHLAA Site
- Other SHLAA sites
- Green Belt Extent
- Broxtowe Boundary

Site area (ha): 17.2

Potential dwellings: 300

Site type: Green Belt

*Could be suitable if policy changes*

## **Published Site Constraints**

### ***Site Reference: 203***

**Site Area** 17.19

**Planning Policy Status**

**Existing Use**

**Location**

**Previously developed in whole or part**

**Material Planning Policy Considerations except Land Use**

**Landscape Quality and Character**

**Agricultural Land**

**Topographical Constraints**

**Ridgelines and Site Prominence**

**Highways Infrastructure Constraints**

**Utilities Water**

**Utilities Gas and Electricity**

**EIA**

**Bad Neighbours**

**Flood Risk**

**Natural Environmental Constraints**

**Built Environmental Constraints**

**Contaminated Land Issues**

**Conservation Area Status**

**Ownership Constraints**

**Operational or Tenancy Issues**

**Info from Housing Market**

**Public Transport Accessibility**

**Proximity to Tram Stops**

**Facilities within the Locality**

**Pedestrian and Cycling accessibility to site**

**Green Infrastructure Public Benefit**

### **Nether Green East of Mansfield Rd Eastwood**

**Easting:** 446858

**Northing:** 347745

Non-allocated and No Planning Permission

Agricultural

Adjacent named settlement as listed

100% Greenfield Site

Significant policy constraint which may be removed in the long term

Undulating land without steep change of levels - unlikely to be a significant constraint.

Grade 4

No topographical constraints

Low lying land

Current information suggests sufficient capacity - Transport Assessment currently being prepared.

No capacity constraints for given level of development

No capacity constraints for given level of development

NA

Setting with no adverse effects

EA Maps suggest <1/2 site at risk from flooding (1 in 100 or greater) - further work being undertaken with the landowner and Environment Agency suggests that risk of flooding is limited to the West and South of the site. Impact upon the setting of any natural environmental constraints supplemented by comment

No Built Environment Constraints

No Known Constraints

Site is not within a designated Conservation Area and has no impact upon a designated Conservation Area

No ownership problems; all owners supporting development

Unknown

Weak

Within 5 minute walk of a bus stop

No tram stops within 20 minute walk

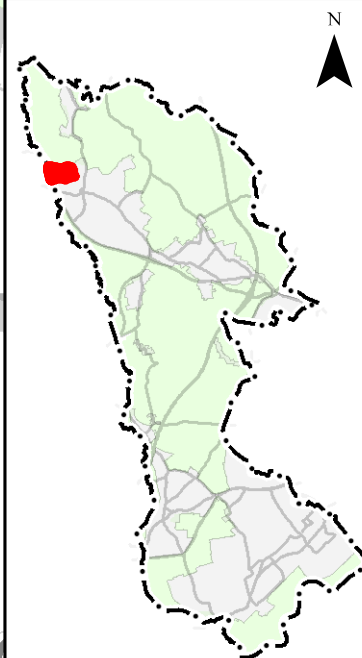
District/Town Centre within 10-15 minute walk

Moderate number of basic pedestrian / cycle routes linking site to centres of residence

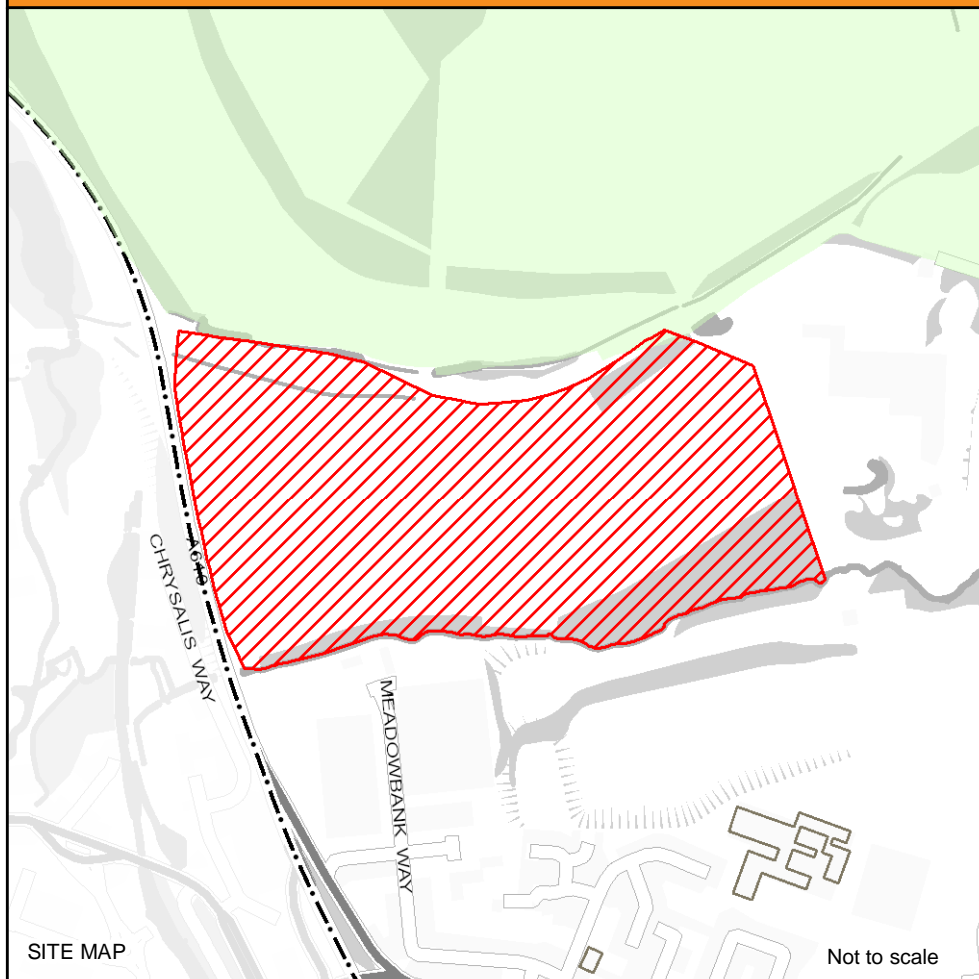
Public benefit through existing GI facility within 10-15 minute walk



## EASTWOOD



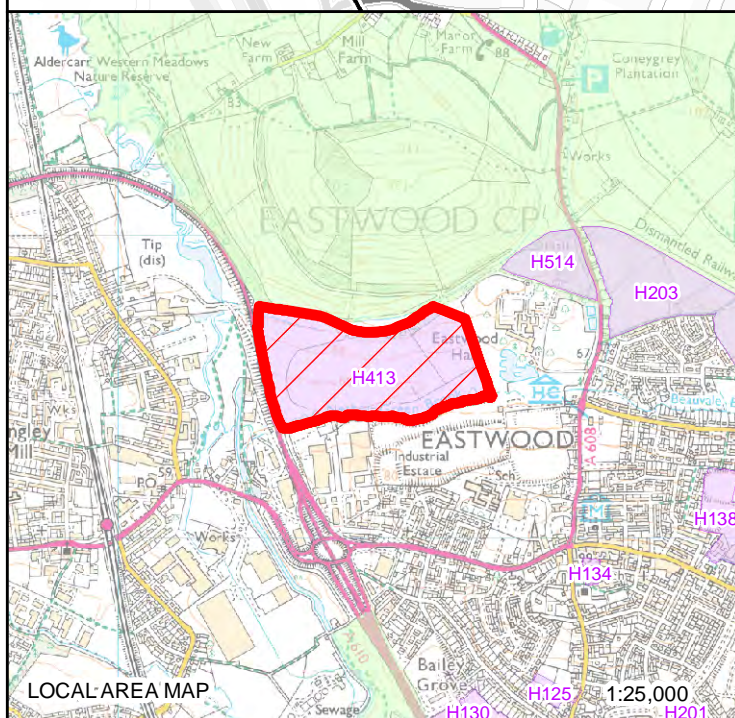
N



SITE MAP

Not to scale

BOROUGH MAP



LOCAL AREA MAP

## Final Reasoned Judgement:

Allocated for Employment in the Broxtowe Local Plan (2004). It is therefore considered to be developable but poor access links to the main shopping area and the existing policy allocation on the site. The site is subject to a planning application for employment use which is acceptable in principle and is at a very advanced stage. A number of constraints affecting the site including contaminated land, possible noise issues from the A610, a remote risk of flooding and a Site of Importance for Nature Conservation add difficulty to bringing this site forward for residential development.

- SHLAA Site
- Other SHLAA sites
- Green Belt Extent
- Broxtowe Boundary

Site area (ha): 22.6

Potential dwellings: 390

Site type: Majority Urban

*Could be suitable if policy changes*

## **Published Site Constraints**

### ***Site Reference: 413***

**Site Area** 24.1

**Planning Policy Status**

**Existing Use**

**Location**

**Previously developed in whole or part**

**Material Planning Policy Considerations except Land Use**

**Landscape Quality and Character**

**Agricultural Land**

**Topographical Constraints**

**Ridgelines and Site Prominence**

**Highways Infrastructure Constraints**

**Utilities Water**

**Utilities Gas and Electricity**

**EIA**

**Bad Neighbours**

**Flood Risk**

**Natural Environmental Constraints**

**Built Environmental Constraints**

**Contaminated Land Issues**

**Conservation Area Status**

**Ownership Constraints**

**Operational or Tenancy Issues**

**Info from Housing Market**

**Public Transport Accessibility**

**Proximity to Tram Stops**

**Facilities within the Locality**

**Pedestrian and Cycling accessibility to site**

**Green Infrastructure Public Benefit**

### **Mansfield Road, Nether Green**

**Easting:** 445818

**Northing:** 347555

Allocated for Employment

Employment site 'Retain' or land use has policy protecting current use

Adjacent named settlement as listed

100% Greenfield Site

Significant policy constraint which may be removed in the long term

NA

NA

Minor topographical constraints

Visible from the A610

Existing highway network has capacity

Not likely to be an issue

Not likely to be an issue

NA

adjacent to the A610

EA Maps suggest <1/2 site at remote risk from extreme flooding (1 in 1000 or greater)

SINCs, RIGS present on site

No Built Environment Constraints

Ex Spoil site, and likely to need survey work and remediation issues

Site is not within a designated Conservation Area and has no impact upon a designated Conservation Area

Publicly/Private owned site with a willing developer pushing regeneration

Unknown

Weak

Within 10 minutes walk of a bus stop

No tram stops within 20 minute walk

District/Town Centre within 10-15 minute walk

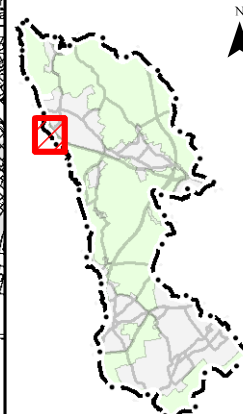
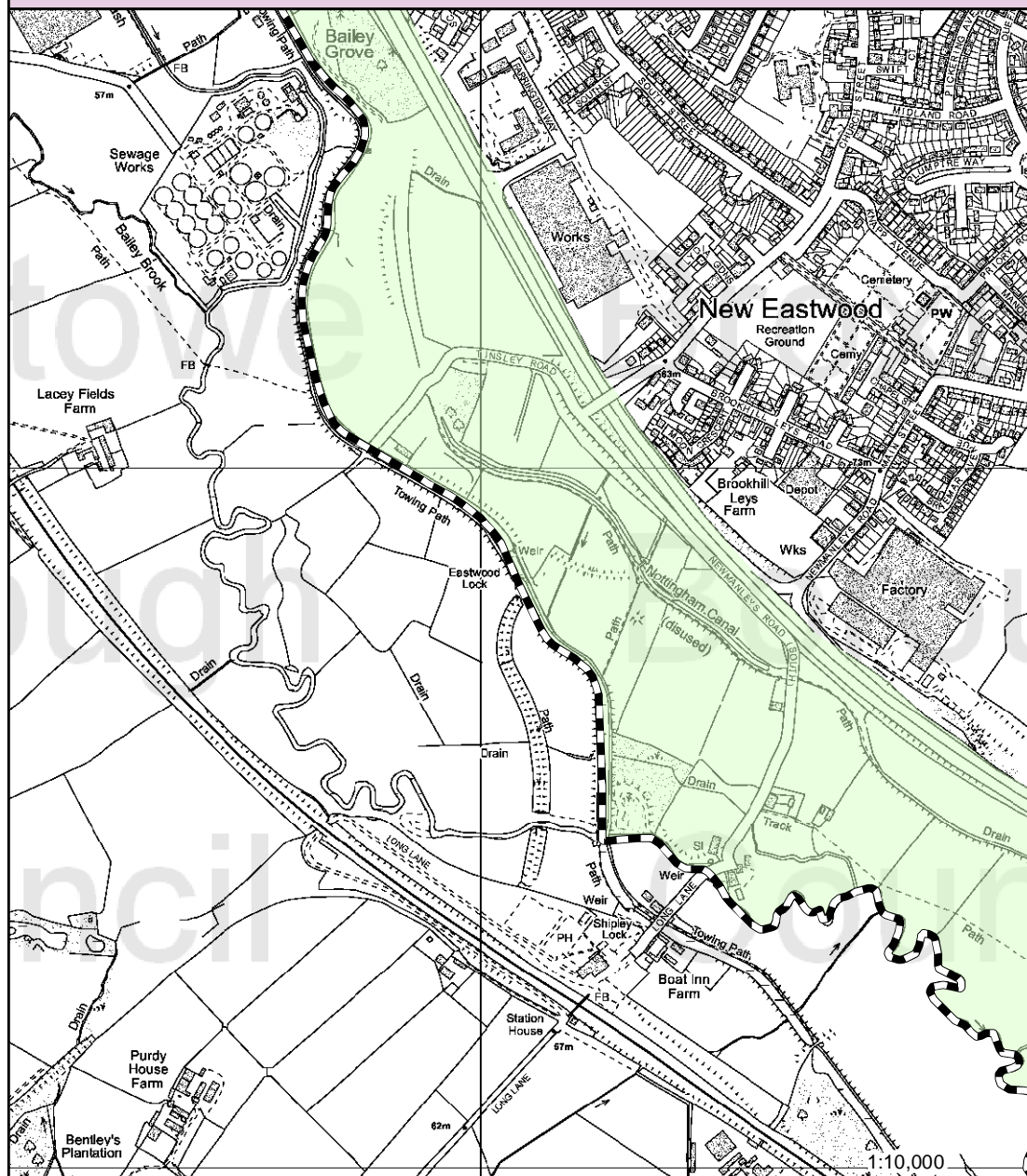
No Pedestrian / Cycle routes nearby

Public benefit through GI facility within 20 minute walk

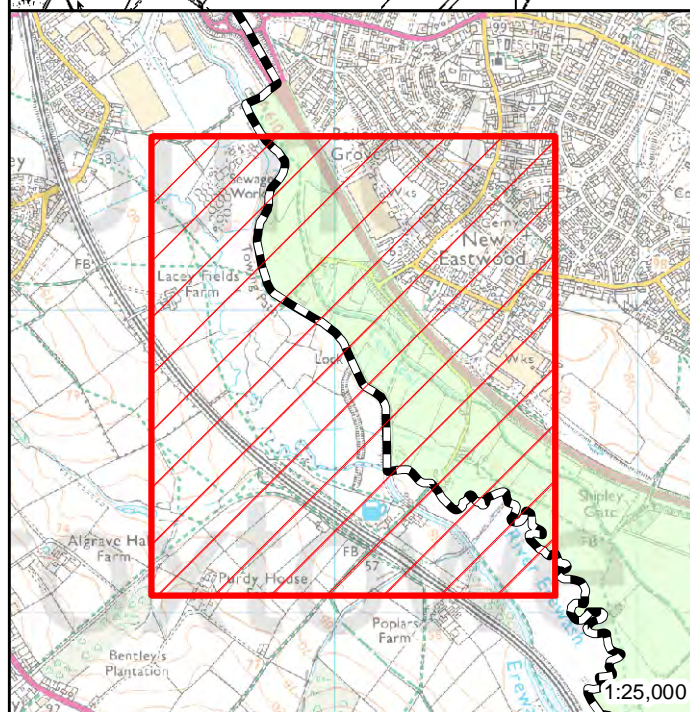
# Approach to the Green Belt

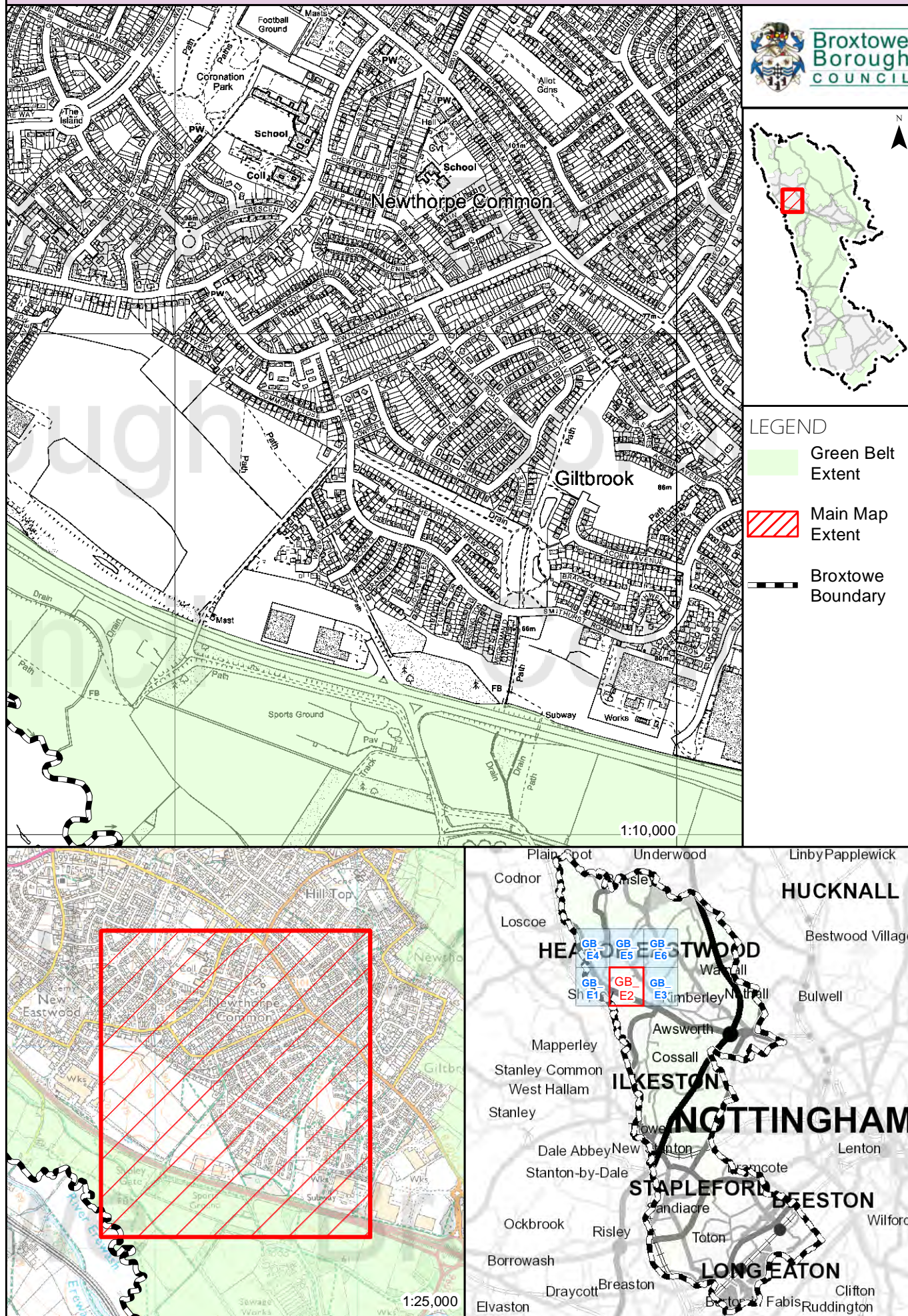
E9.1.1 The following maps show the current extent of the Green Belt around Eastwood to help you consider whether the boundary is appropriate in accordance with national planning policy and whether it could be altered in the exceptional circumstances for development being reviewed in this plan.

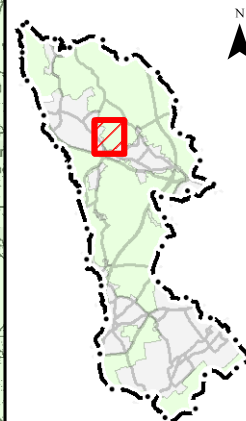




- LEGEND**
- Green Belt Extent
  - Main Map Extent
  - Broxtowe Boundary

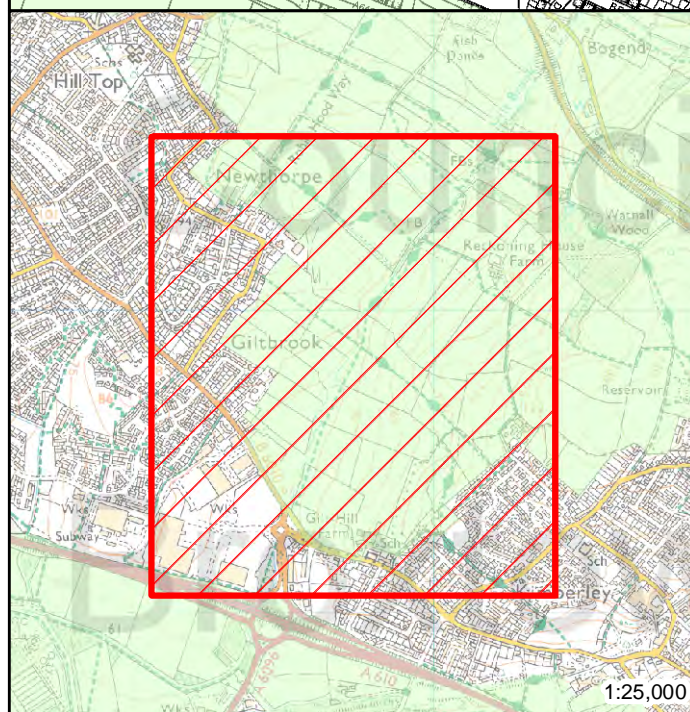


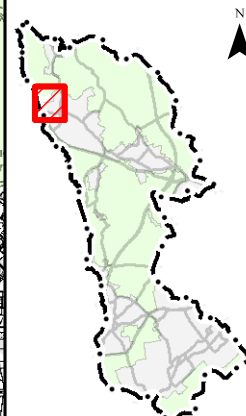




## LEGEND

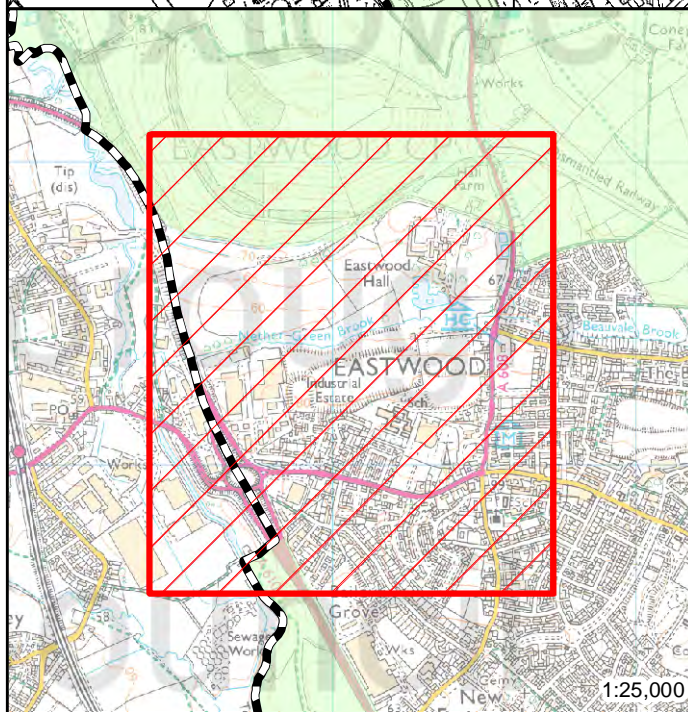
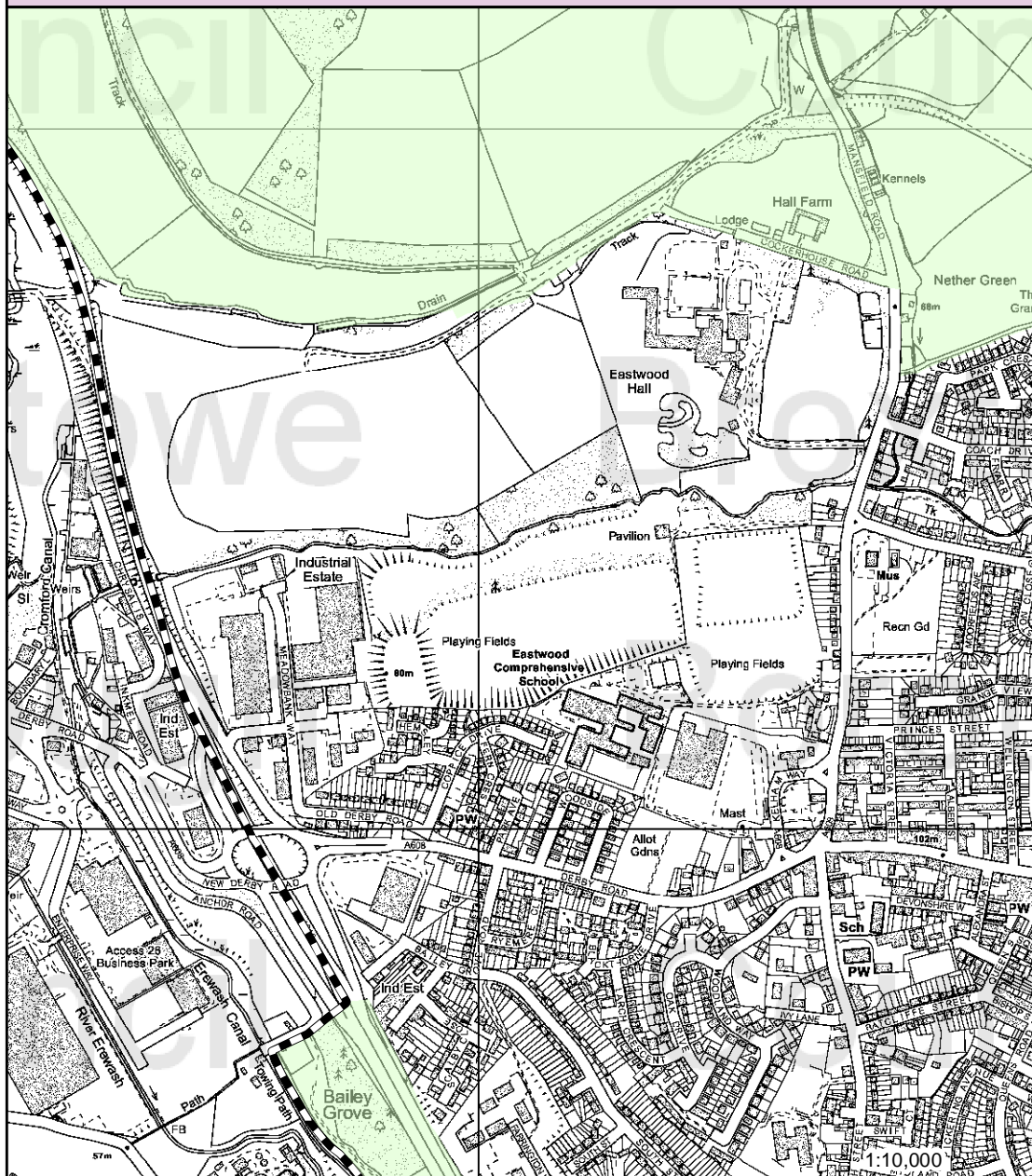
- Green Belt Extent
- Main Map Extent
- Broxtowe Boundary

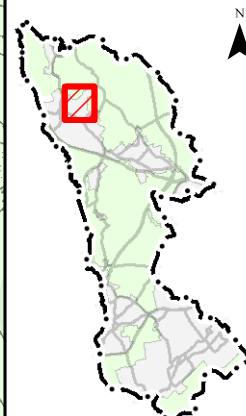







LEGEND

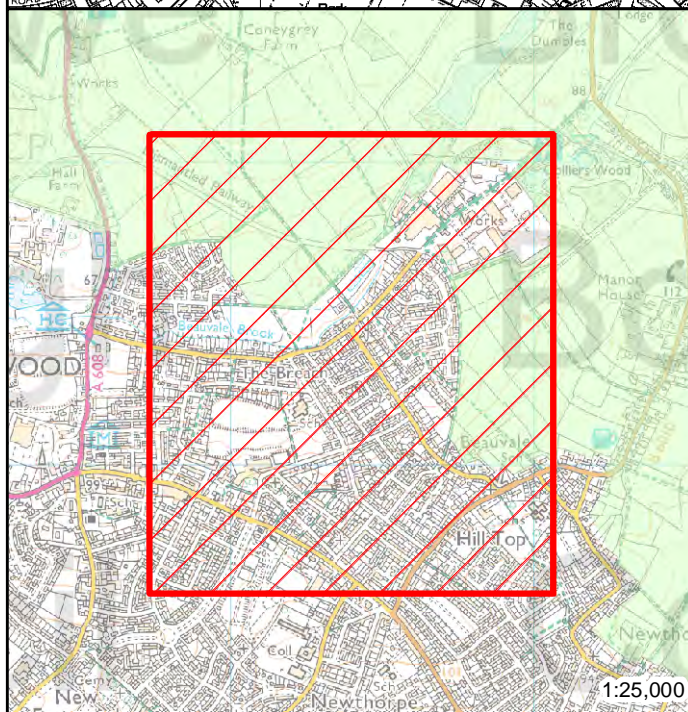
- Green Belt Extent
- Main Map Extent
- Broxtowe Boundary

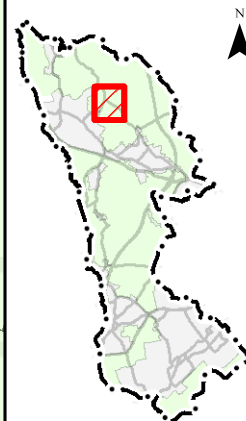







LEGEND

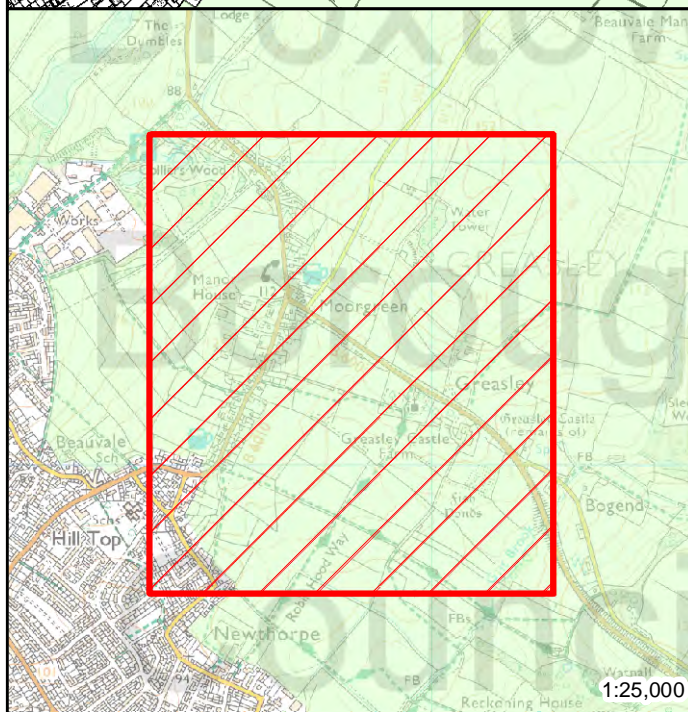
-  Green Belt Extent
-  Main Map Extent
-  Broxtowe Boundary





LEGEND

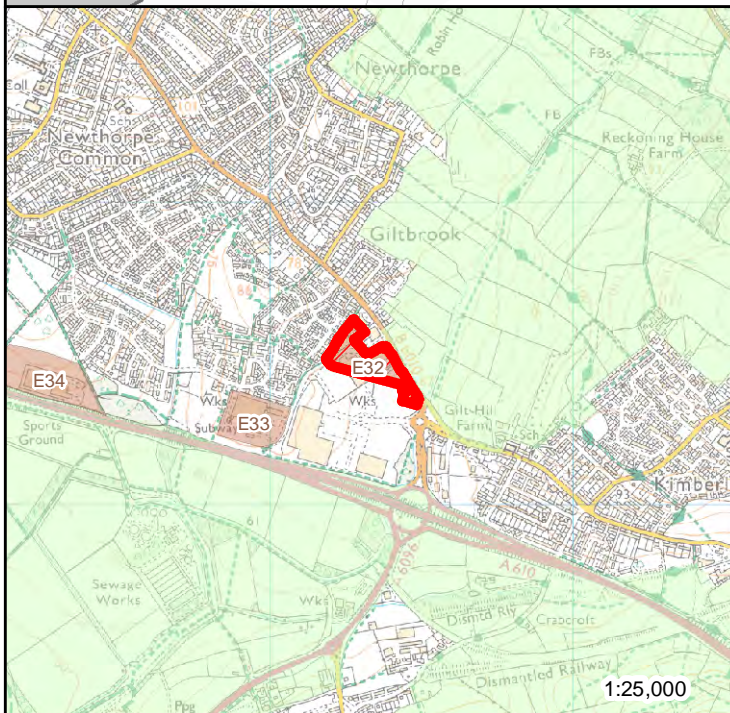
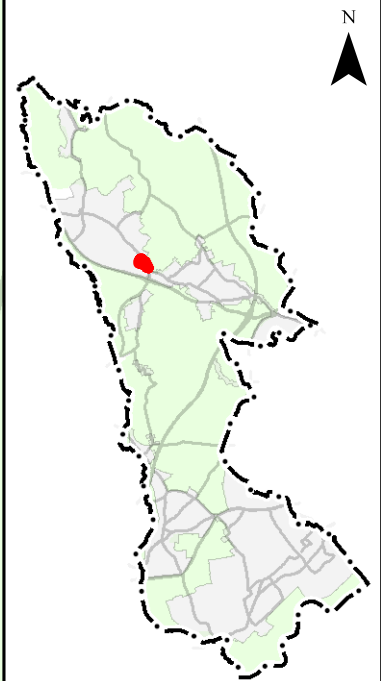
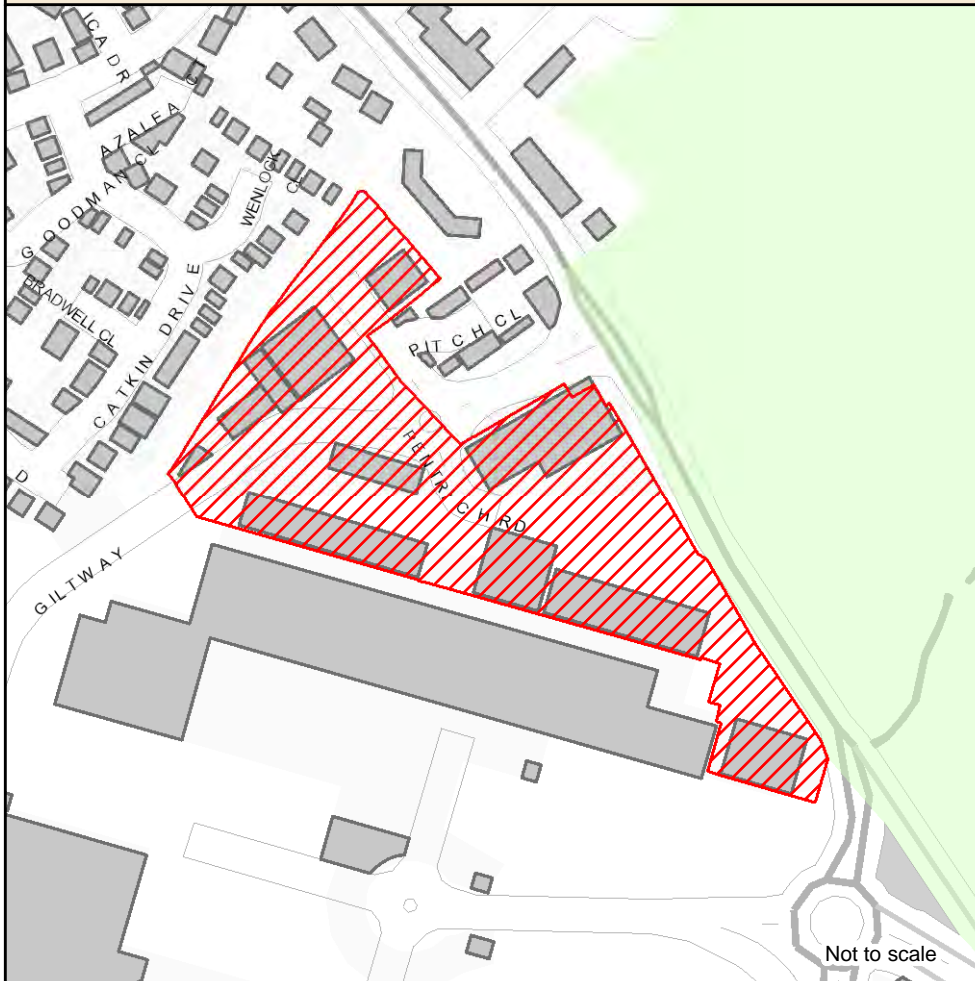
-  Green Belt Extent
-  Main Map Extent
-  Broxtowe Boundary






# Economic Issues/Job Creation

E10.1.1 The following maps show Eastwood extracts from the Employment Land Availability Assessment in order for you to review and consider economic land uses in the area.





Final Reasoned Judgement:  
Site comprises of new employment units  
and is well used.

-  ELAA Site
-  Other ELAA sites
-  Green Belt Extent
-  Broxtowe Boundary

Site area (ha):  
(Approximate) **2.71**

Site type: **Urban**

**Retain for Employment**

## **ELAA Sites**

**Site Reference:** 32

**Giltbrook Industrial Park Giltway Giltbrook**

**Site Area** 2.71

**Allocated Site** No

**Existing B1 Use** Yes

**Existing B2 Use** Yes

**Existing B8 Use** Yes

**Vacant** Yes

**Vacant Comment** New units - to let via Geo. Hallam / Natrass Giles.

**Topographical Constraints** No topographical constraints - flat site.

**Trees/Landscaping** Some trees and other landscaping around edges.

**Overhead powerlines/other constraints** None.

**Age (Approx.)** SE of Giltway: last 5 years. NW of Giltway: 80s?

**Quality of Buildings** Good.

**Unit Size** Mix.

**Noise** Yes

**Noise Comments** Generally minor, but significant from 'Occupier 18)

**State of External Areas** Good.

**Parking** Good.

**Adjacent Uses** Residential, retail, agricultural to NE.

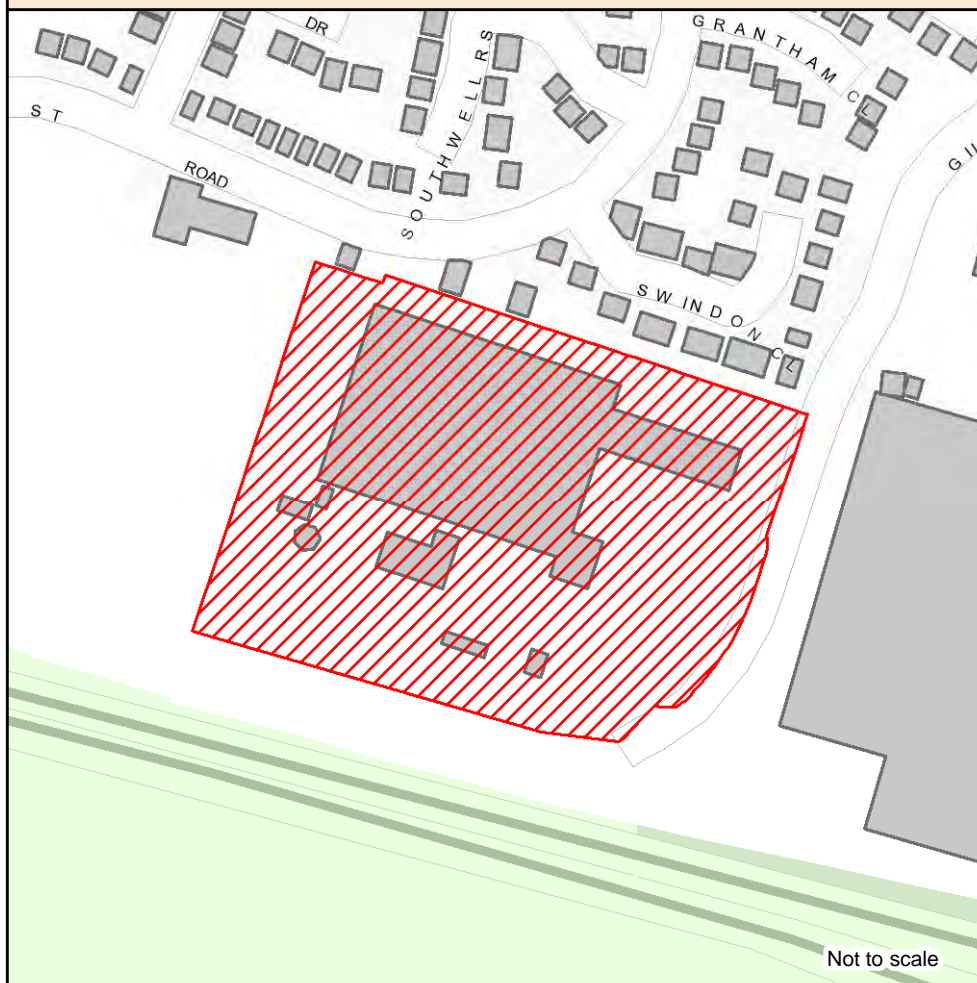
**Wider Environmental Quality** Average.

**Access to Local Facilities for Workforce** Good.

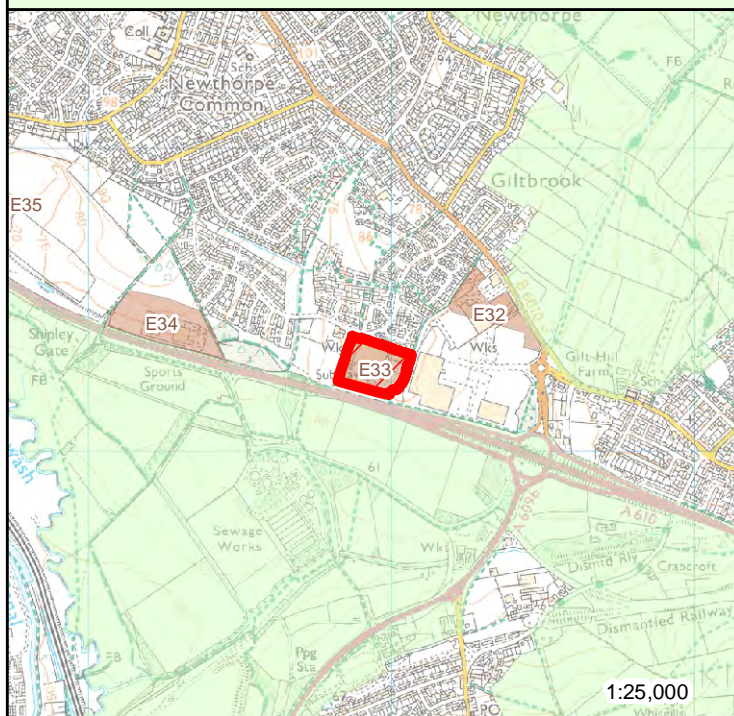
**Access to Strategic Road Network** Good access to A610, little conflict with residential. (But very busy junctions.)

**Public Transport Provision** Bus stop in close proximity.

**Workforce Catchment** Yes



Not to scale



Final Reasoned Judgement:  
Well used employment site.

-  ELAA Site
-  Other ELAA sites
-  Green Belt Extent
-  Broxtowe Boundary

Site area (ha):  
(Approximate) **3.08**

Site type: **Urban**

**Retain for Employment**

## **ELAA Sites**

**Site Reference:** 33

**P P Payne Ltd Giltbrook Industrial Park Giltway**

**Site Area** 3.08

**Allocated Site** No

**Existing B1 Use** Yes

**Existing B2 Use** No

**Existing B8 Use** No

**Vacant** No

**Vacant Comment**

**Topographical Constraints** No topographical constraints - flat site.

**Trees/Landscaping** Some trees and other landscaping around boundaries.

**Overhead powerlines/other constraints** None.

**Age (Approx.)** 80s-90s?

**Quality of Buildings** Good.

**Unit Size** Large.

**Noise** No

**Noise Comments** No significant

**State of External Areas** Good.

**Parking** Good.

**Adjacent Uses** Residential and unused open land (residential allocation).

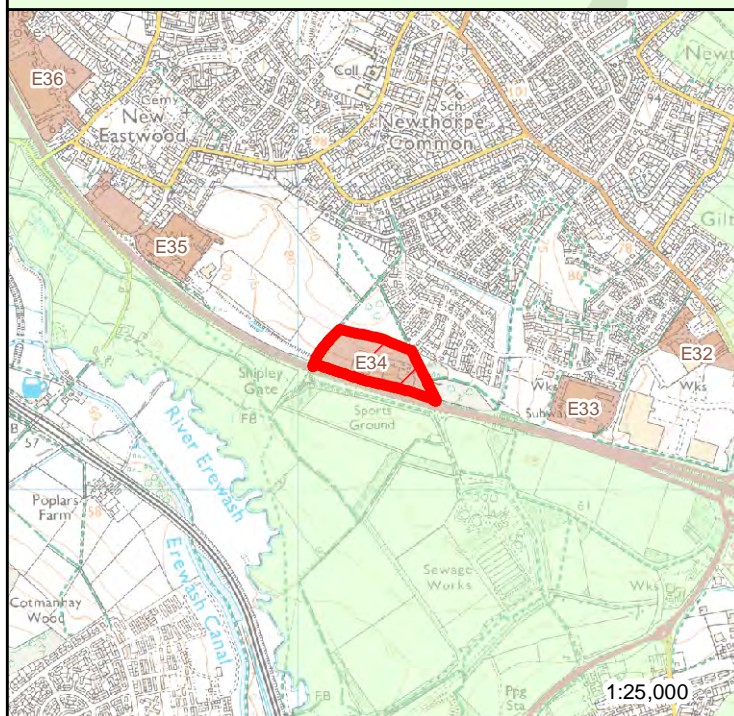
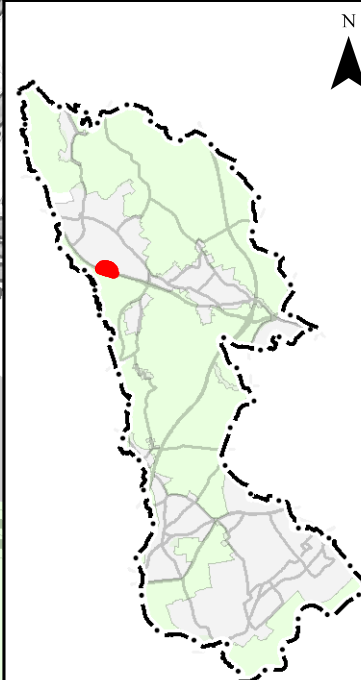
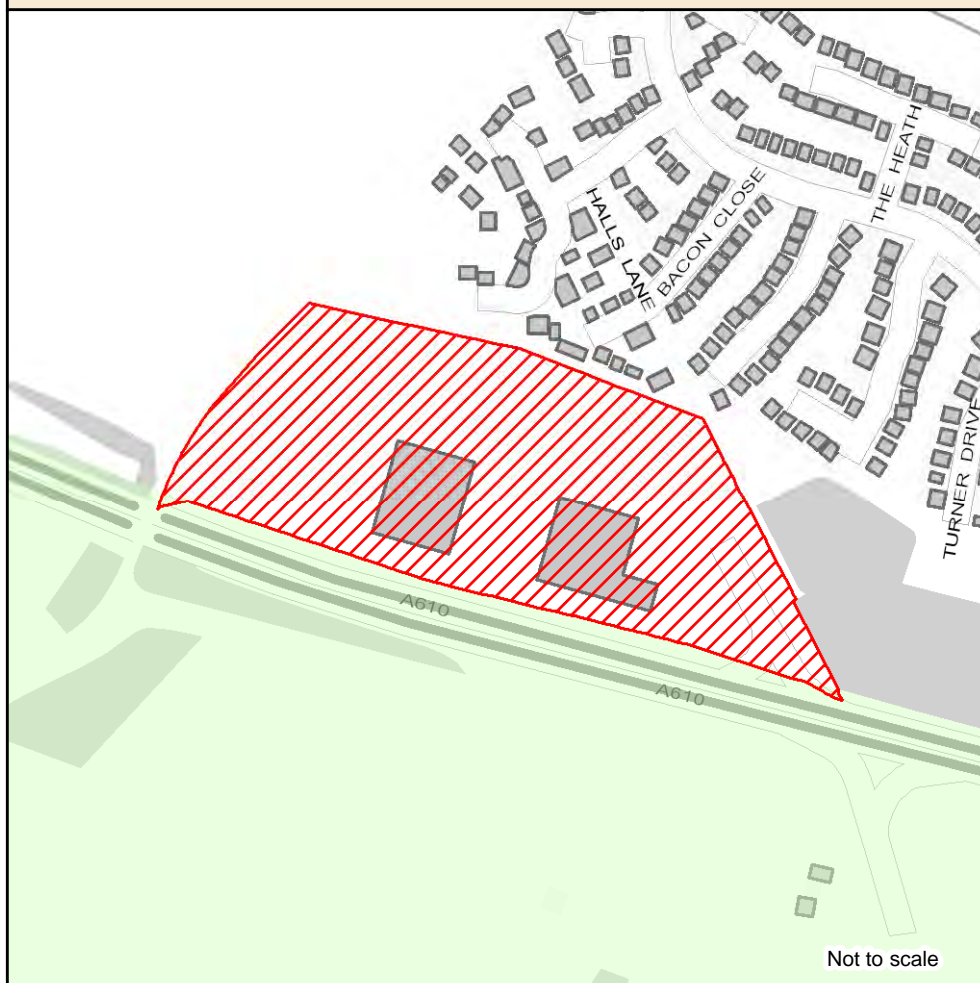
**Wider Environmental Quality** Average.

**Access to Local Facilities for Workforce** Good.

**Access to Strategic Road Network** Good access to A610, little conflict with residential. (But very busy junctions.)

**Public Transport Provision** Bus stop in fairly close proximity.

**Workforce Catchment** Yes



**Final Reasoned Judgement:**  
Existing employment site in use with good access to the A610.

-  ELAA Site
-  Other ELAA sites
-  Green Belt Extent
-  Broxtowe Boundary

Site area (ha): **4.72**  
(Approximate)

Site type: **Majority Urban**

**Retain for Employment**

## **ELAA Sites**

**Site Reference:** 34

**Land West Of Birch Park Park Lodge Road**

**Site Area** 4.72

**Allocated Site** No

**Existing B1 Use** Yes

**Existing B2 Use** Yes

**Existing B8 Use** No

**Vacant** No

**Vacant Comment**

**Topographical Constraints** No topographical constraints - flat site.

**Trees/Landscaping** Some trees and other landscaping around edges.

**Overhead powerlines/other constraints** None.

**Age (Approx.)** 90s-00s?

**Quality of Buildings** Good.

**Unit Size** Large.

**Noise** No

**Noise Comments** None when we visited.

**State of External Areas** Good.

**Parking** Good.

**Adjacent Uses** Residential to north, park to east, open unused land (allocated housing site) to west.

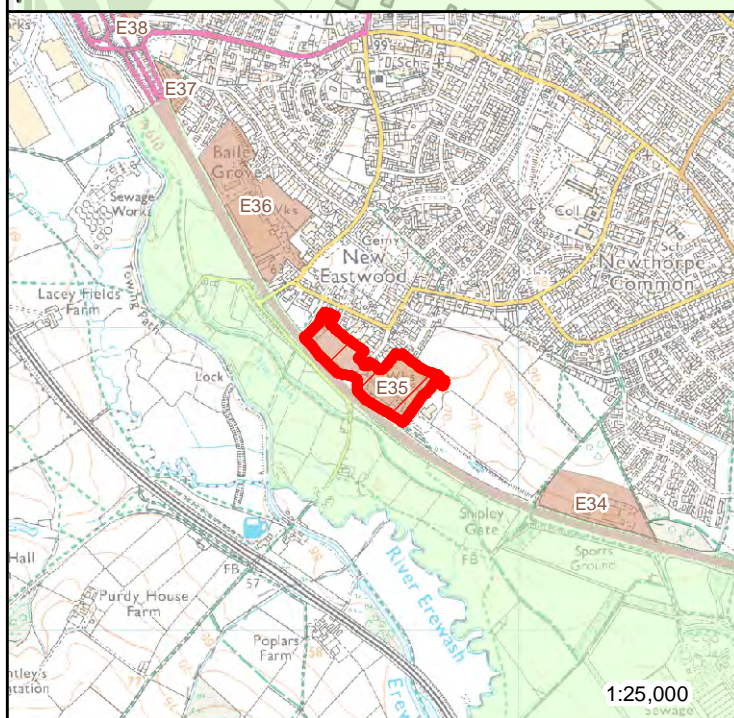
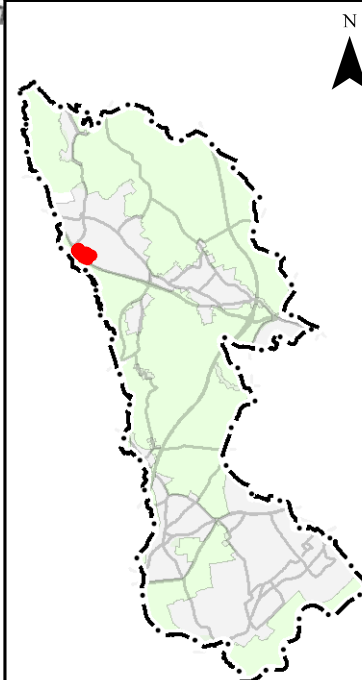
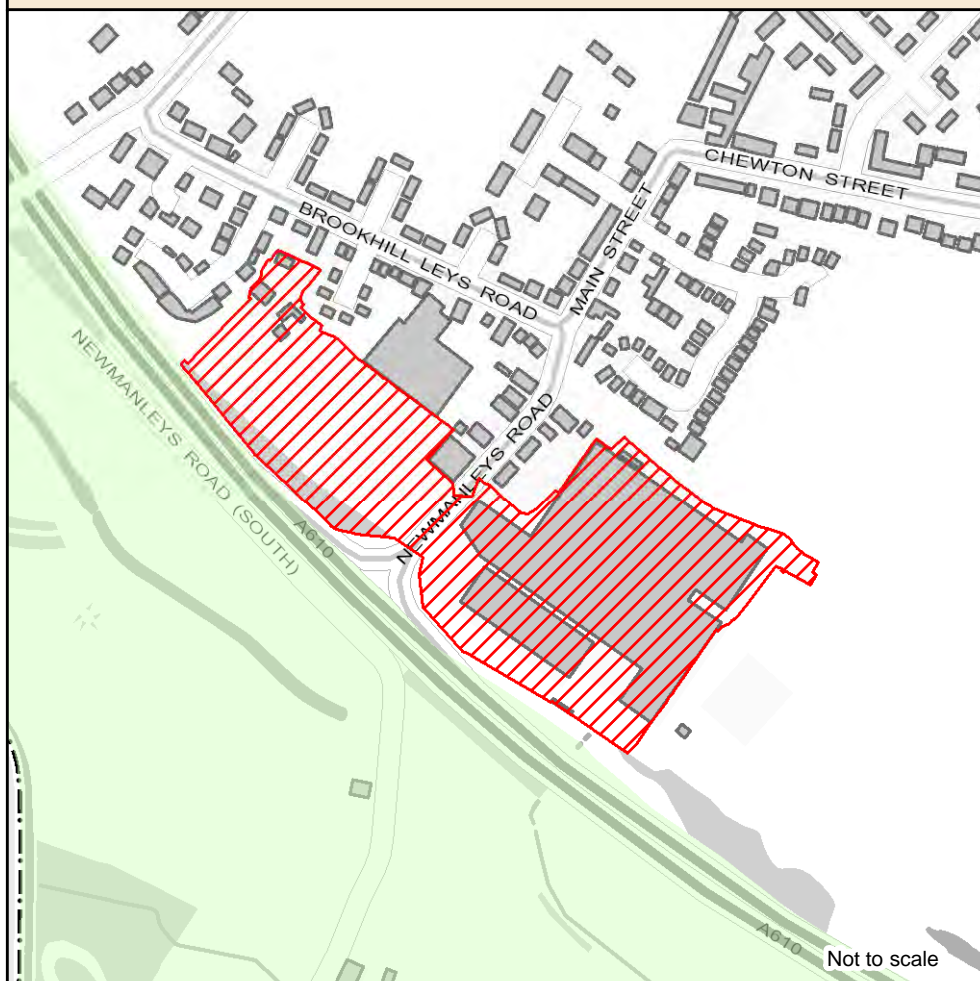
**Wider Environmental Quality** Good.

**Access to Local Facilities for Workforce** Average.

**Access to Strategic Road Network** Very good, direct access to A610.

**Public Transport Provision** No bus stop nearby.

**Workforce Catchment** No



#### Final Reasoned Judgement:

The large building on the South East of Newmanleys Road was originally constructed in the 1930's with various incremental alterations and extensions since then. It has a low eaves height and appears unattractive for a single occupier. Beamlite operated from these premises for a number of years and have recently ceased trading.

-  ELAA Site
-  Other ELAA sites
-  Green Belt Extent
-  Broxtowe Boundary

Site area (ha):  
(Approximate) **5.62**

Site type: **Urban**

*Release in whole*

## **ELAA Sites**

**Site Reference:** 35

**Newmanleys Road Eastwood**

**Site Area** 5.62

**Allocated Site** No

**Existing B1 Use** No

**Existing B2 Use** Yes

**Existing B8 Use** Yes

**Vacant** No

**Vacant Comment**

**Topographical Constraints** Minor topographical constraints - slightly sloping away from A610  
**Trees/Landscaping** Slightly slopes away from A610.

**Overhead powerlines/other constraints** None

**Age (Approx.)** 30 plus years

**Quality of Buildings** Average/Poor

**Unit Size** Large (Beamlight) Medium (Truck Fleet)

**Noise** Yes

**Noise Comments** Beamlight created some noise when operating from the site.

**State of External Areas** Average

**Parking** Parking appears adequate.

**Adjacent Uses** Residential

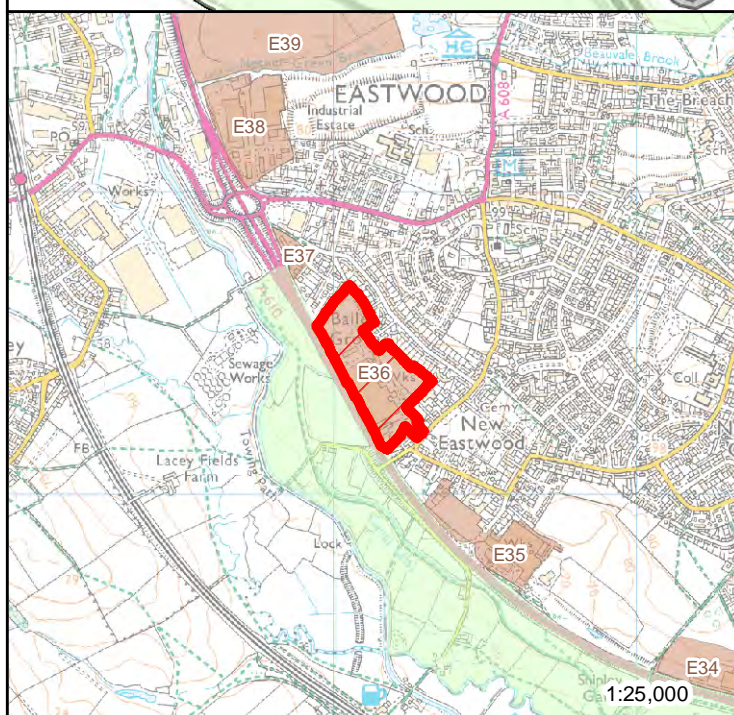
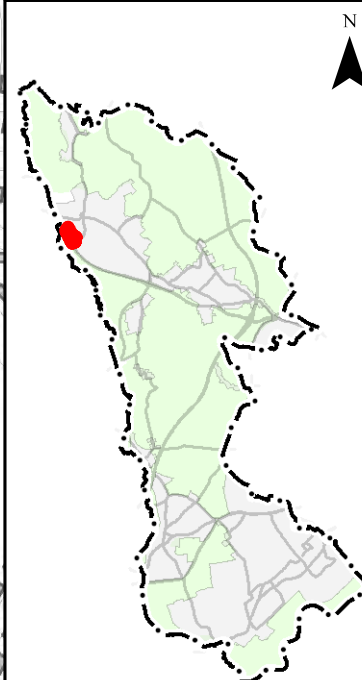
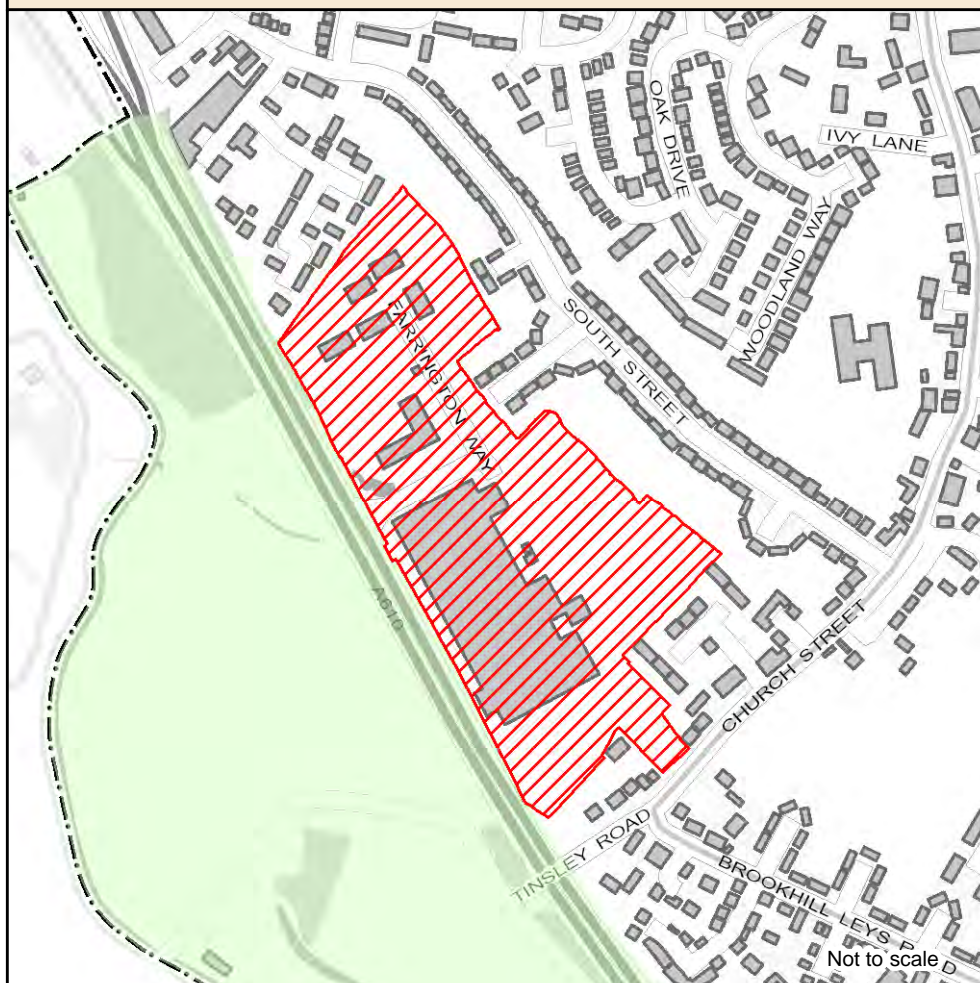
**Wider Environmental Quality** Average

**Access to Local Facilities for Workforce** Average

**Access to Strategic Road Network** Excellent access (A610).

**Public Transport Provision** None in close proximity

**Workforce Catchment** Yes



#### Final Reasoned Judgement:

Modern units at the North of the site would be retained for employment use even though many are currently vacant. The Raleigh part of the site is much older and may no longer be viable for employment re-use and therefore could be considered for housing redevelopment on part of the site.

-  ELAA Site
-  Other ELAA sites
-  Green Belt Extent
-  Broxtowe Boundary

Site area (ha): **8.68**  
(Approximate)

Site type: **Urban**

*Release in part*

## **ELAA Sites**

**Site Reference:** 36

**Microlise Engineering Ltd Farrington Way**

**Site Area** 8.68

**Allocated Site** No

**Existing B1 Use** Yes

**Existing B2 Use** Yes

**Existing B8 Use** No

**Vacant** Yes

**Vacant Comment** Mainly modern purpose built B1 office building - Raleigh - older more delapidated offices.

**Topographical Constraints** No topographical constraints - flat site

**Trees/Landscaping** Mainly flat on the Microlise site

**Overhead powerlines/other constraints** Severe change in levels at Raleigh

**Age (Approx.)** Mainly very modern at Microlise

**Quality of Buildings** Good/Average

**Unit Size** Mix

**Noise** No

**Noise Comments**

**State of External Areas** Microlise is Good, Raleigh is poor

**Parking** Good parking provision for units

**Adjacent Uses** Residential nearby. A610 close.

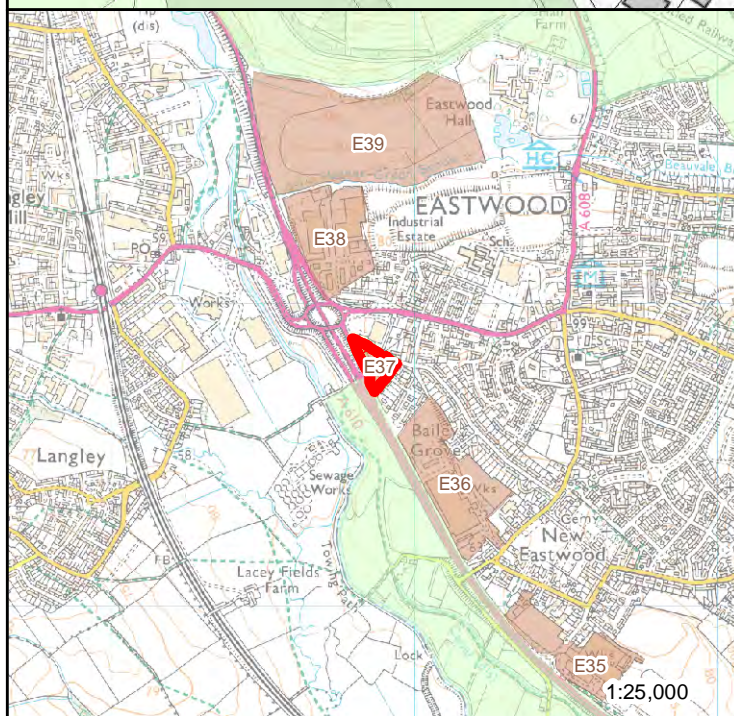
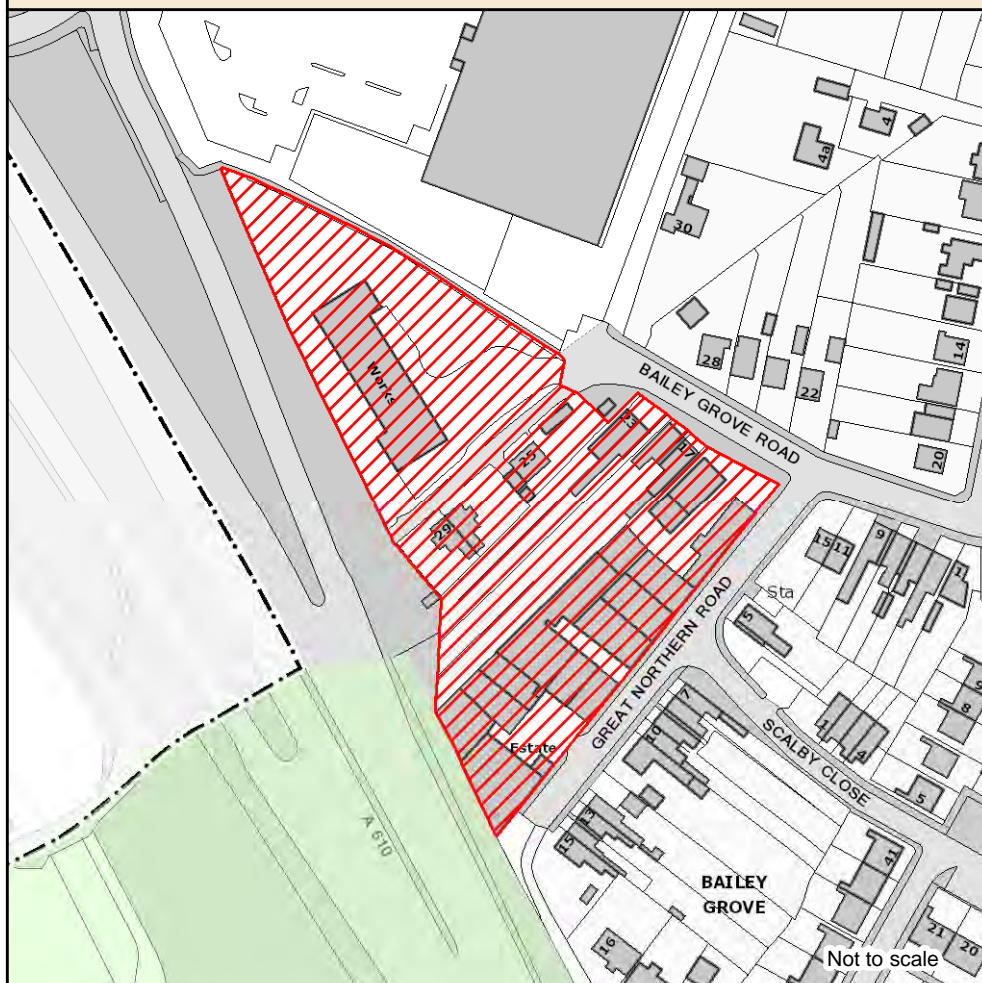
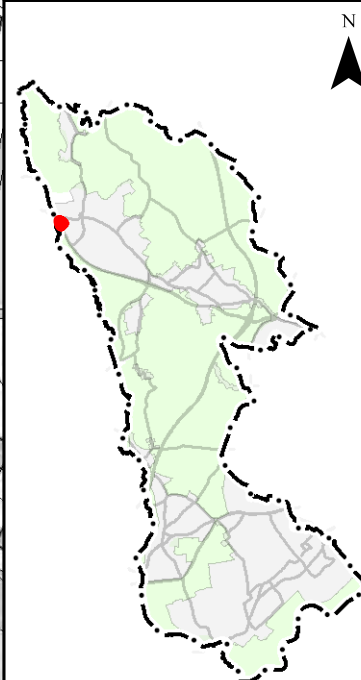
**Wider Environmental Quality** Average

**Access to Local Facilities for Workforce** Average

**Access to Strategic Road Network** Excellent access - direct to A610

**Public Transport Provision** None in close proximity

**Workforce Catchment** Yes



#### Final Reasoned Judgement:

Much of the site is vacant and the large building shown to the North on the plan has been demolished. The appeal of this site for employment use is limited. Whilst it could be considered suitable for housing redevelopment the site is not being actively pursued.

- ELAA Site
- Other ELAA sites
- Green Belt Extent
- Broxtowe Boundary

Site area (ha):  
(Approximate) **0.99**

Site type: **Urban**

**Retain for Employment**

## **ELAA Sites**

**Site Reference:** 37

**T B C Engineering Services Bailey Grove Road**

**Site Area** 0.99

**Allocated Site** No

**Existing B1 Use** No

**Existing B2 Use** Yes

**Existing B8 Use** Yes

**Vacant** Yes

**Vacant Comment** Many vacant unused units in state of disrepair

**Topographical Constraints** Severe topographical constraints - severe slope

**Trees/Landscaping** Slopes down to A610

**Overhead powerlines/other constraints** None

**Age (Approx.)** 50+ years

**Quality of Buildings** Average

**Unit Size** Small

**Noise** Yes

**Noise Comments** Noise from A610

**State of External Areas** Average

**Parking** Poor - lots of on-street parking

**Adjacent Uses** Residential

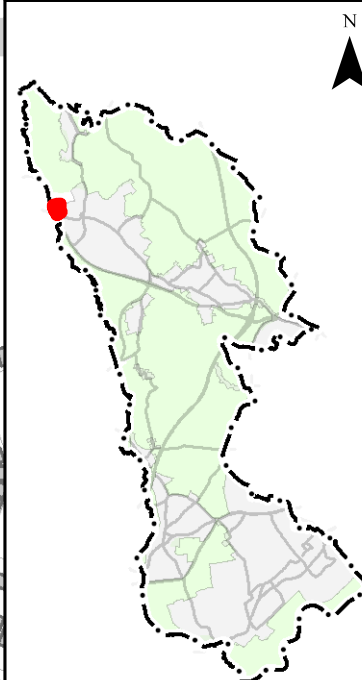
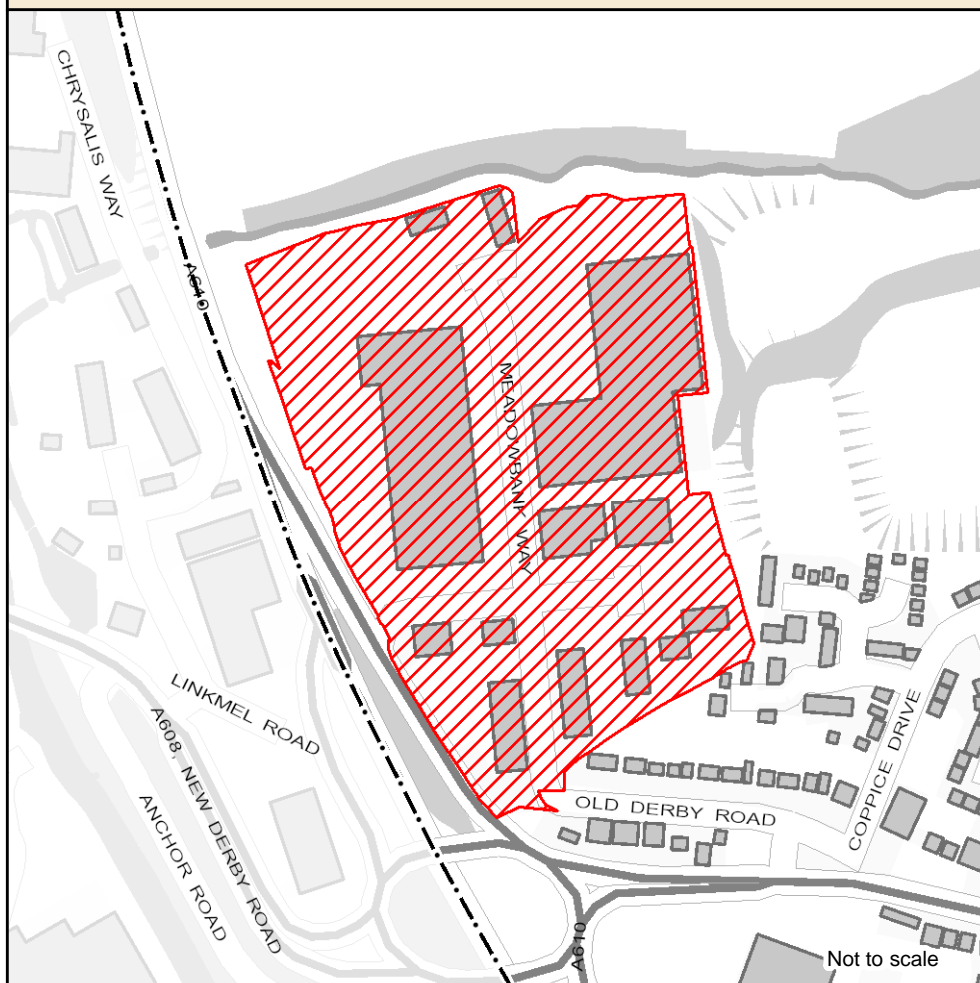
**Wider Environmental Quality** Average

**Access to Local Facilities for Workforce** Average

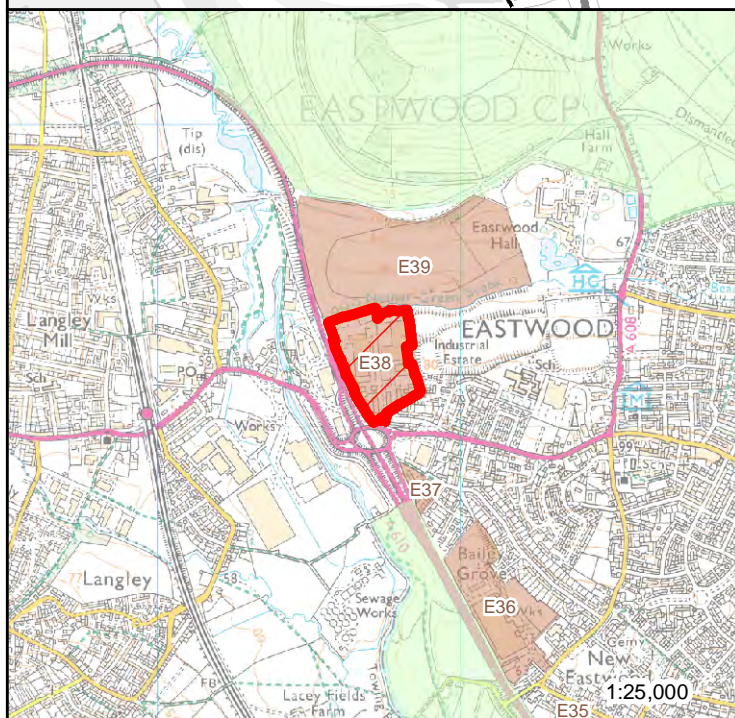
**Access to Strategic Road Network** No access currently to A610. Access to Main Road network via residential streets.

**Public Transport Provision** Close to bus stop

**Workforce Catchment** Yes



Not to scale

**Final Reasoned Judgement:**

This is a well used employment site located close to the trunk road and therefore should be retained for employment use. The land to the North of the site currently has extant planning permission for a large employment development and this will complement this existing employment site.

-  ELAA Site
-  Other ELAA sites
-  Green Belt Extent
-  Broxtowe Boundary

Site area (ha): **7.37**  
(Approximate)

Site type: **Urban**

**Retain for Employment**

## **ELAA Sites**

**Site Reference: 38**

**Meadowbank Court Meadowbank Way Eastwood**

**Site Area** 7.37

**Allocated Site** No

**Existing B1 Use** Yes

**Existing B2 Use** Yes

**Existing B8 Use** Yes

**Vacant** No

**Vacant Comment**

**Topographical Constraints** Minor topographical constraints - slightly sloping

**Trees/Landscaping** Pleasant/clean environment - few trees

**Overhead powerlines/other constraints**

**Age (Approx.)** Mainly modern buildings. Warburtons/Greene King older

**Quality of Buildings** Good

**Unit Size** Mix

**Noise** Yes

**Noise Comments** Generally not too bad. Warburtons is the noisiest

**State of External Areas** Good

**Parking** parking facilities but some on street parking.

**Adjacent Uses** A610 close and access to this (egress only). Otherwise a predominantly residential area.

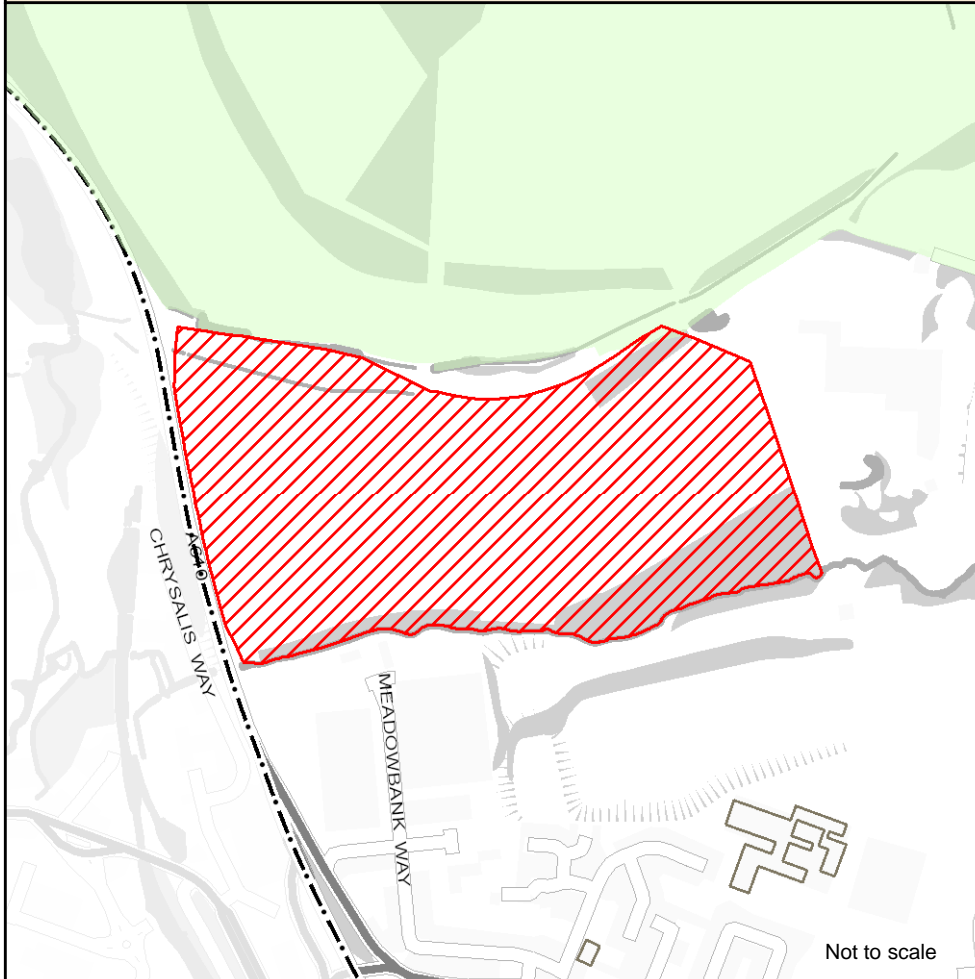
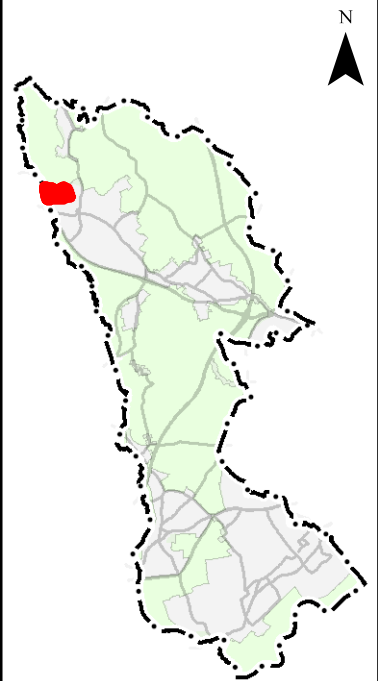
**Wider Environmental Quality** Average

**Access to Local Facilities for Workforce**

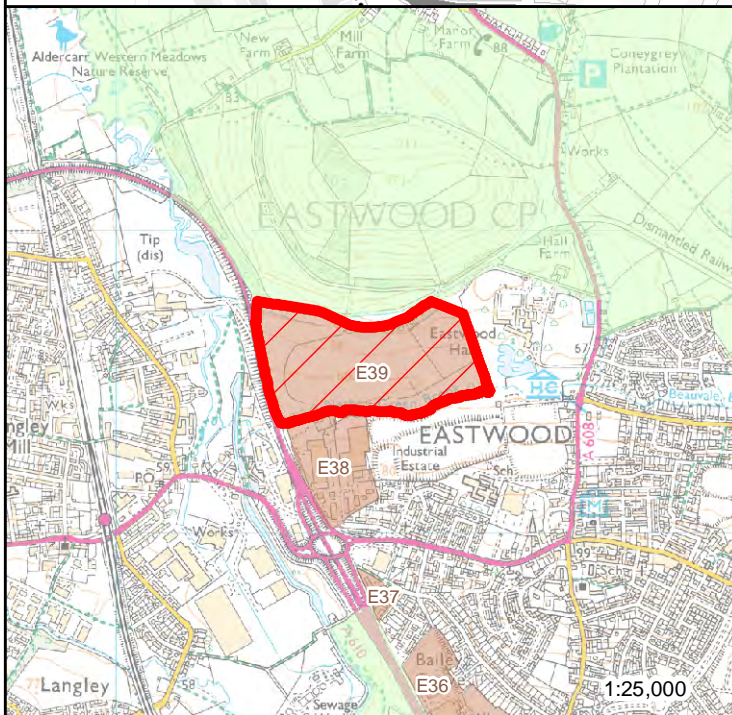
**Access to Strategic Road Network** Good

**Public Transport Provision** None in close proximity

**Workforce Catchment** Yes



Not to scale

**Final Reasoned Judgement:**

The site has extant planning permission (ref: 11/00503/OUT) for Class B1, B2 and B8 uses (84,500 sqm). However its is also considered to be suitable for housing if policy changes and constraints could be overcome.

-  ELAA Site
-  Other ELAA sites
-  Green Belt Extent
-  Broxtowe Boundary

Site area (ha): **22.56**  
(Approximate)

Site type: **Majority Urban**

**Retain for Employment**

## **ELAA Sites**

**Site Reference:** 39

**Colliery Lagoon Mansfield Road Nether Green**

**Site Area** 22.56

**Allocated Site** Yes

**Existing B1 Use** No

**Existing B2 Use** No

**Existing B8 Use** No

**Vacant** Yes

**Vacant Comment**

**Topographical Constraints** No topographical constraints - flat site

**Trees/Landscaping** Poor landscaping

**Overhead powerlines/other constraints** No

**Age (Approx.)** N/a - no buildings

**Quality of Buildings** N/a

**Unit Size** N/a

**Noise** No

**Noise Comments**

**State of External Areas** Average

**Parking** Good, as vacant site

**Adjacent Uses** Conference centre, small industrial units, disused canal, fields

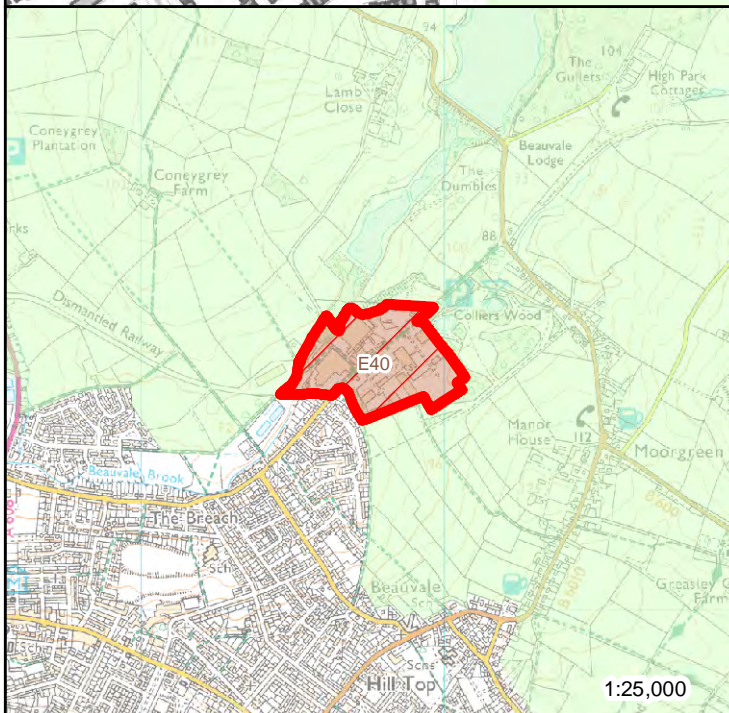
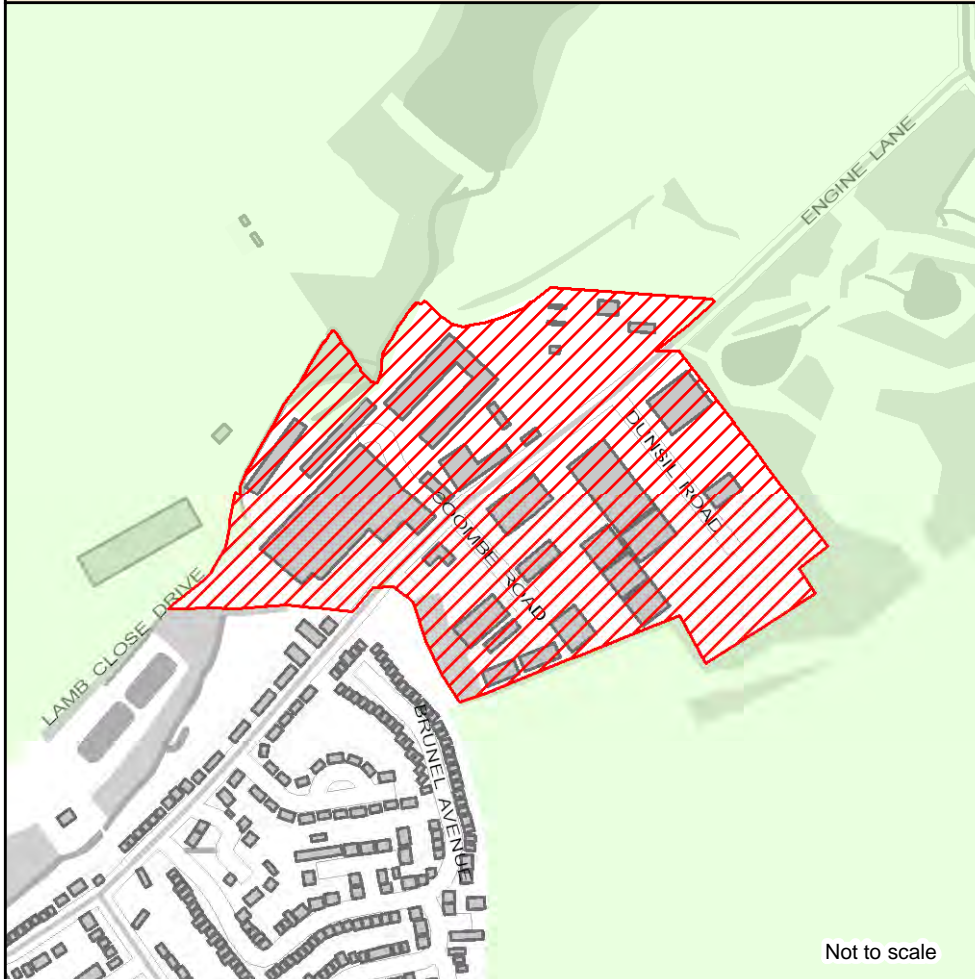
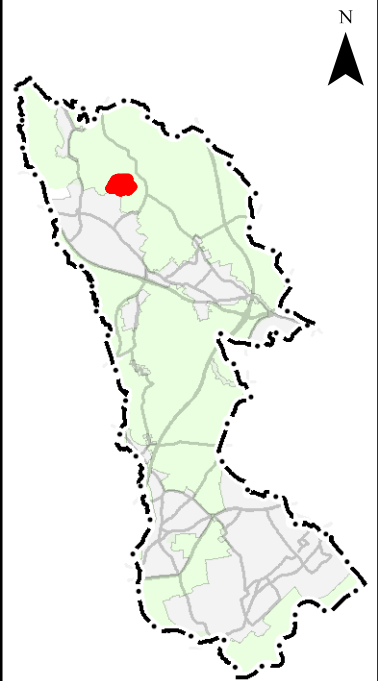
**Wider Environmental Quality** Average

**Access to Local Facilities for Workforce** Average/Poor

**Access to Strategic Road Network** Excellent access to A610

**Public Transport Provision** None in close proximity

**Workforce Catchment** Yes



**Final Reasoned Judgement:**  
Well used employment site, variety of ages,  
good access from the North East.

-  ELAA Site
-  Other ELAA sites
-  Green Belt Extent
-  Broxtowe Boundary

Site area (ha): **14.04**  
(Approximate)

Site type: **Majority Urban**

**Retain for Employment**

## **ELAA Sites**

**Site Reference: 40**

**Moorgreen Colliery Site Engine Lane Moorgreen**

**Site Area** 14.04

**Allocated Site** No

**Existing B1 Use** Yes

**Existing B2 Use** Yes

**Existing B8 Use** Yes

**Vacant** Yes

**Vacant Comment** Mix of uses generally tidy well used site with mix of buildings fit for industrial purpose.

**Topographical Constraints** Minor topographical constraints - slightly sloping

**Trees/Landscaping** Landscaping adjacent residential neighbours.

**Overhead powerlines/other constraints** None

**Age (Approx.)** Varied

**Quality of Buildings** Good

**Unit Size** Mix

**Noise** Yes

**Noise Comments**

**State of External Areas** Good

**Parking** Appears adequate parking for all

**Adjacent Uses** Residential/Colliers Wood

**Wider Environmental Quality** Good

**Access to Local Facilities for Workforce** Good

**Access to Strategic Road Network** Good access by road from North East - poor from South West

**Public Transport Provision** None in close proximity

**Workforce Catchment** Yes

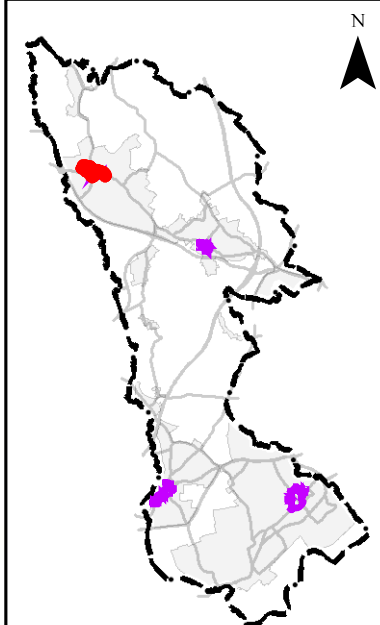
# Improving our Town Centres




**E11.1.1** The following maps show the existing town centre boundary and the Prime shopping frontages. These boundaries were set in the 2004 Broxtowe Local Plan which was adopted eight years before the NPPF was published. We welcome your comments on whether you think these boundaries should be altered and if so where.

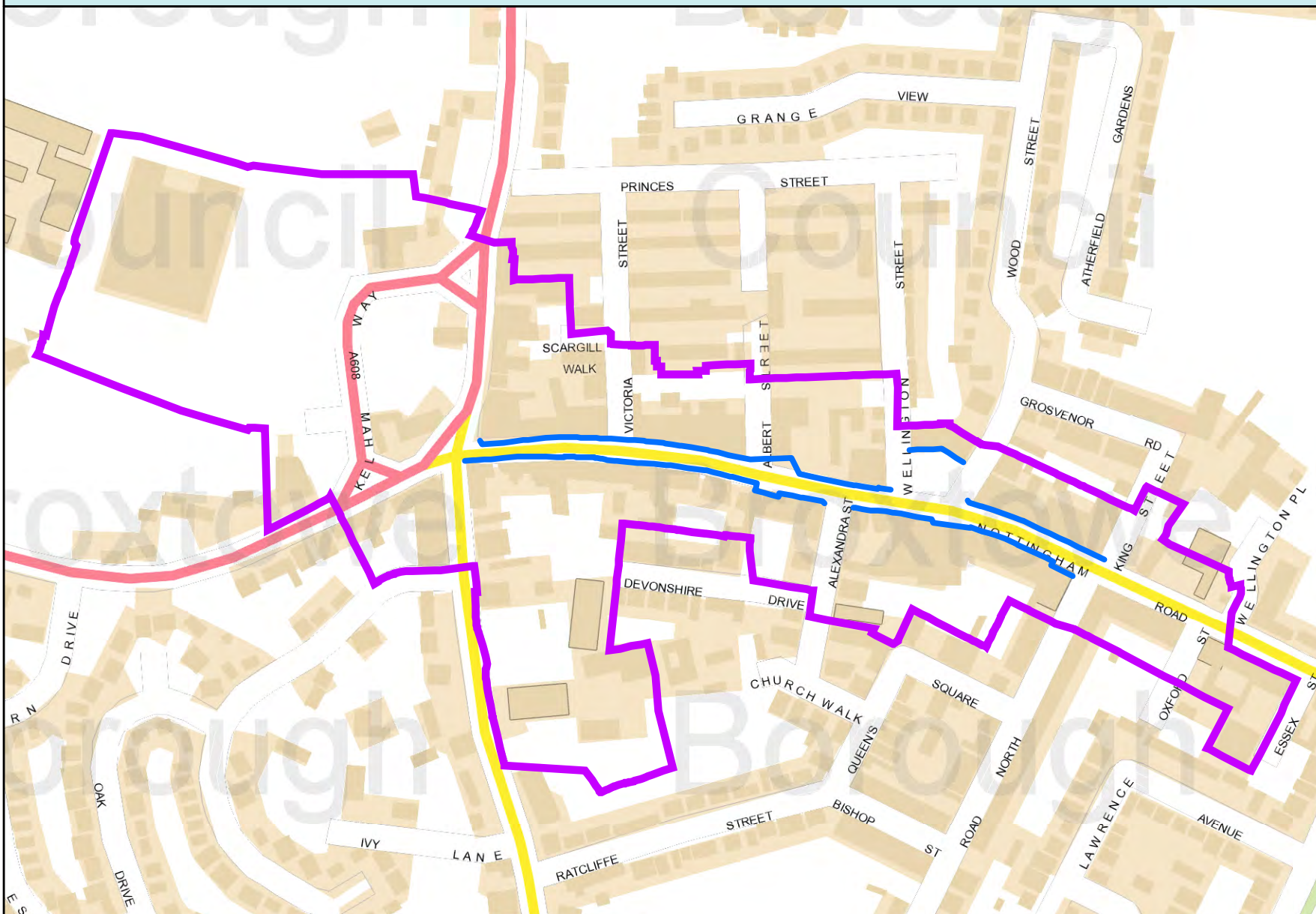




**Broxtowe  
Borough  
COUNCIL**



-  Borough Boundary
-  Prime Shopping Frontages
-  Town Centre Boundary



Not To Scale

© Crown Copyright and database right 2013. Ordnance Survey 100019453  
You are not permitted to copy, sub-license, distribute or sell any of this data to third parties in any form.

## E11.2 Local Centre Assessment – Eastwood (Primary and Secondary) 2011

### Introduction

E11.2.1 The following Local Centre Assessments were undertaken to inform the Core Strategy. Although undertaken in 2011, the issues identified are considered to remain relevant now.

E11.2.2 Eastwood is the largest settlement to the north of the Borough and is in close proximity to the boundary with the borough of Amber Valley. The town centre is linear in nature and is predominantly laid out along both sides of Nottingham Road, which is a major through road. The centre benefits from close proximity to the A610 which provides good links to Nottingham City Centre and the M1. A number of smaller settlements surround the town and therefore Eastwood has a fairly large catchment area which extends past the Borough boundary. Eastwood has a mix of uses predominantly retail, offices and a number cultural attractions associated with its DH Lawrence heritage. Over half of the primary and secondary shopping areas are within the designated conservation area.

Table 4: Number Units in a specific Use (as defined by the revised Town and Country Planning (Use Classes) Order 1987) located within the Primary and Secondary areas of Eastwood Town Centre

Type	Primary	Secondary
A1	53	32
A2	15	10
A2/B1	0	1
A3	2	2
A4	2	3
A5	13	1
B1	1	3
C3	0	8
D1	0	15
D2	0	3
SG	4	5
<b>Total</b>	<b>90</b>	<b>83</b>

Chart 12: Proportion of Uses (as defined by the revised Town and Country Planning (Use Classes) Order 1987) located within the Primary and Secondary areas of Eastwood Town Centre

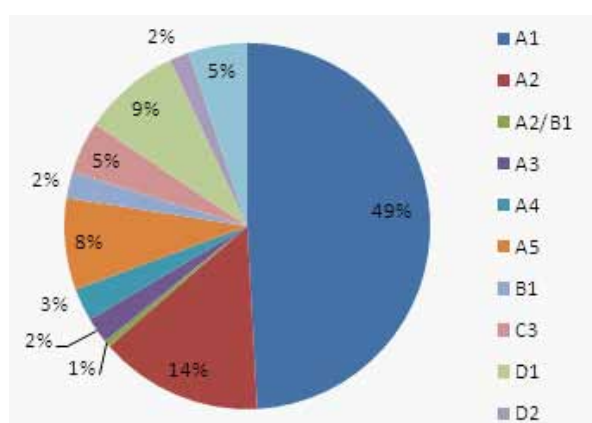
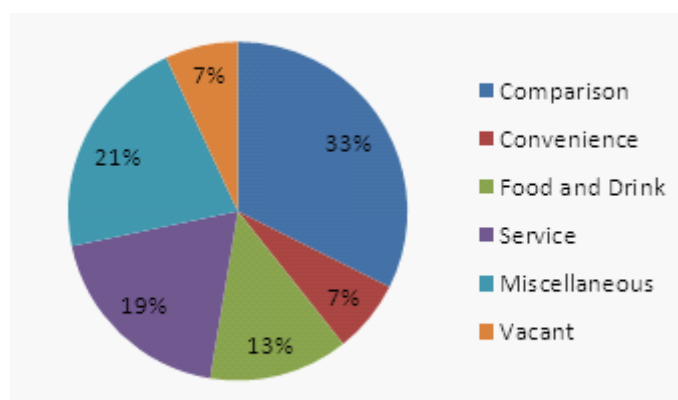


Table 5: Number of type of stores and services located within the Primary and Secondary areas of Eastwood Town Centre

Type	Primary Area	Secondary Area
Comparison	36	20
Convenience	6	6
Food and Drink	15	8
Service	19	14
Miscellaneous	10	27
Vacant	4	8
<b>Total</b>	<b>90</b>	<b>83</b>

Chart 13: Proportion of type of stores and services located within the Primary and Secondary areas of Kimberley Town Centre



‘Comparison’ goods are those goods purchased for long term use such as clothes or electrical items.

‘Convenience’ goods are items that are purchased frequently such as petrol/diesel, news papers and groceries.

**E11.2.3** The primary retail area in Eastwood runs along both sides of Nottingham Road including The Hollies which is set back from the main road. The secondary retail area includes a number of side streets emanating from Nottingham Road, and also includes the area surrounding the large Kelham Way roundabout. Statistically convenience stores only represent a small proportion of the number of units for the whole of the centre however, three major supermarket chains have units which take up a significant proportion of the centre in terms of floorspace.

**E11.2.4** Services occupy a high proportion of the retail area, being fairly evenly distributed throughout the primary and secondary areas. Overall there are a fairly high number of food establishments but these generally serve shoppers during daytime hours. The proportion of vacant premises is encouragingly low. Two of the public houses within the primary area are currently vacant and, being on comparatively sizeable plots do not promote a positive image for the area and also indicate that there is a lack of vitality in the centre during night time hours. Bringing such vacant premises back into use should be a key target to re-vitalise the town.

### **E11.3 Retailer representation**

**E11.3.1** Morrison's with its associated car park and garage is the largest of the three major supermarkets represented in Eastwood, occupying a prime location in the secondary retail area served by the Kelham Way roundabout, whilst Iceland and The Co-operative occupy smaller units on Nottingham Road itself. These are considered key draws for the centre. There is a small range of banks and estate agents largely in the primary area, but not all of the major chains are represented indicating that Eastwood is not entirely self-sufficient. There is a fairly high number of small independent stores within Eastwood with a relative small number of chain stores such as Peacocks and the Co-operative. The majority of the premises on Nottingham Road are small in terms of floorspace and growth is constrained by the conservation area designation and the two listed buildings on Victoria Street and Scargill Walk. This limits the attraction of the large chain stores who tend to prefer units with large floor space. The close proximity of the Giltbrook Retail Park may also play a part in this, with larger chains preferring to locate in this area. Eastwood however perhaps benefits from a planning condition on the retail park which prevents any of the retail units being used for food goods.

**E11.3.2** The frontage of Mansfield Road is largely occupied by independent stores and services. The craft centre and the number of shops associated with the DH Lawrence heritage act as a visitor attraction and a potential draw to other shops and businesses within the centre however the number of vacant premises in this area suggests that independent businesses are struggling due to the economic situation. The recent part takeover of Durban House by the University has the potential to boost the funding of the heritage assets of the area so these related businesses may be revitalised.

### **E11.4 Accessibility**

**E11.4.1** The busy road which runs through the centre separates the two sides of Nottingham Road and does make shopping difficult for pedestrians; however, there are a number of pedestrian crossings along the road and traffic calming measures which aid in minimising this inconvenience for shoppers. The car parks in Eastwood are fairly underutilised and, like other towns in Broxtowe, car parking charges apply in the public car parks in Eastwood for stays over 1 hour which may have led to visitors preferring to park on the side streets or in the Morrison's car park.

**E11.4.2** There is a fairly good bus service offering access to Giltbrook retail park, Nottingham City Centre and to other towns in the proximity. Cycling facilities in the centre are however poor and Nottingham Road and the surrounding areas are not considered a particularly safe or encouraging environment for cyclists.

## E11.5 Pedestrian Flows

E11.5.1 Footfall counts were taken on two separate days, on a busy market day and a less busy non-market day. Three separate footfall counts over ten minutes were taken between the hours of 10:00am – 11:00am, 11:00am and 12:00am and 12:00pm – 1:00pm then the average calculated.

	Eastwood	East Midlands Small Towns
Busy	62	113
Quiet	48	75

E11.5.2 When compared to other East Midlands small towns (figures from AMT Town Benchmarking report) this pedestrian flow raises some concern.

## E11.6 Environment of the Centre

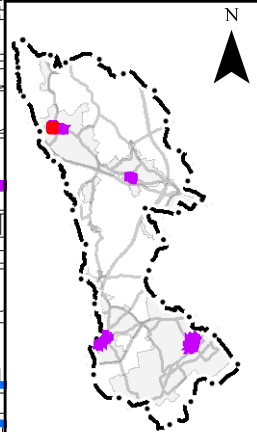
E11.6.1 The car park of The Hollies forms the market, keeping the market tradition of Eastwood alive and adding to the vitality of the area on market days. The units in this parade are however fairly dated and could benefit from consolidation. There are a few benches for pedestrians surrounding the library and The Hollies. Benches are fairly sparse towards the west of the centre so overall there are improvements which could be made to make the public realm more attractive. Provision of trees and hanging baskets could improve the visual impression of the centre. Many of the businesses are in a relatively poor overall condition and improvements to their appearance would create a better perception. However, improvements to the public realm are severely constrained by the high amount of through traffic and the lack of pavement space for pedestrians.

## E11.7 Conclusions

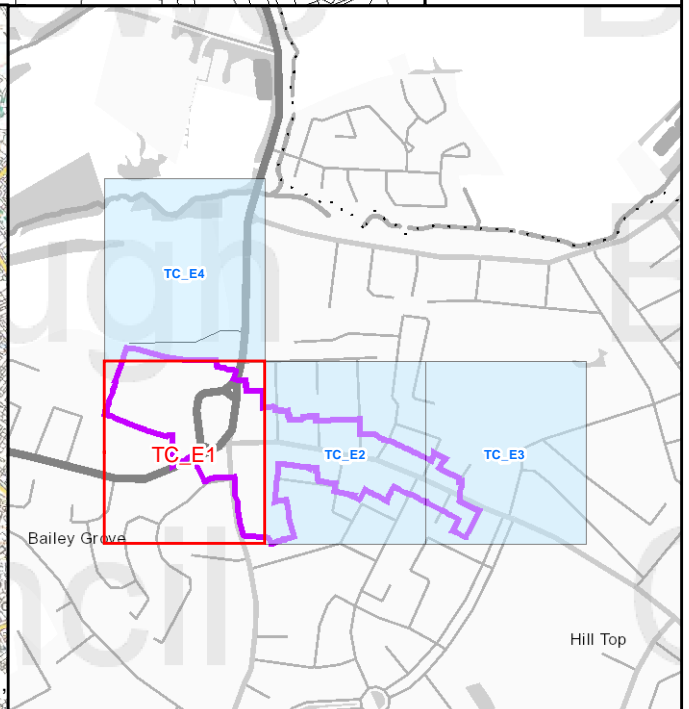
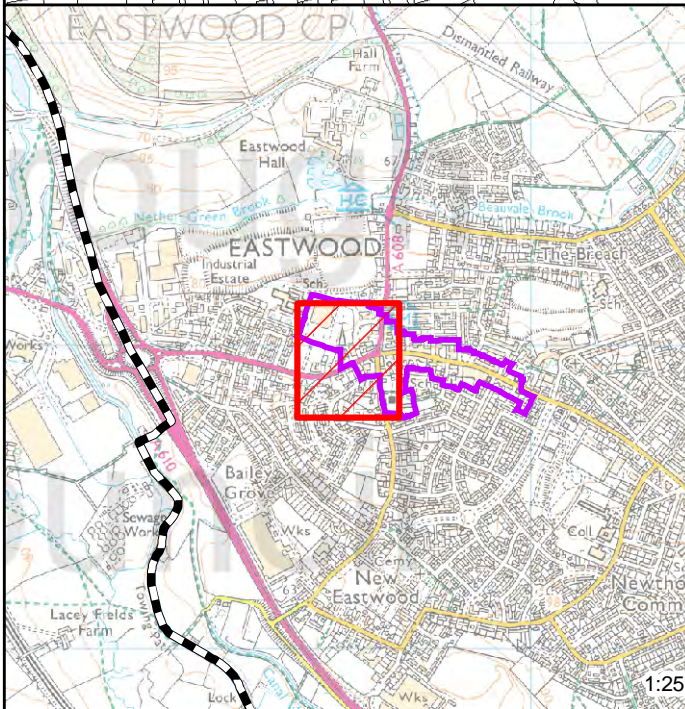
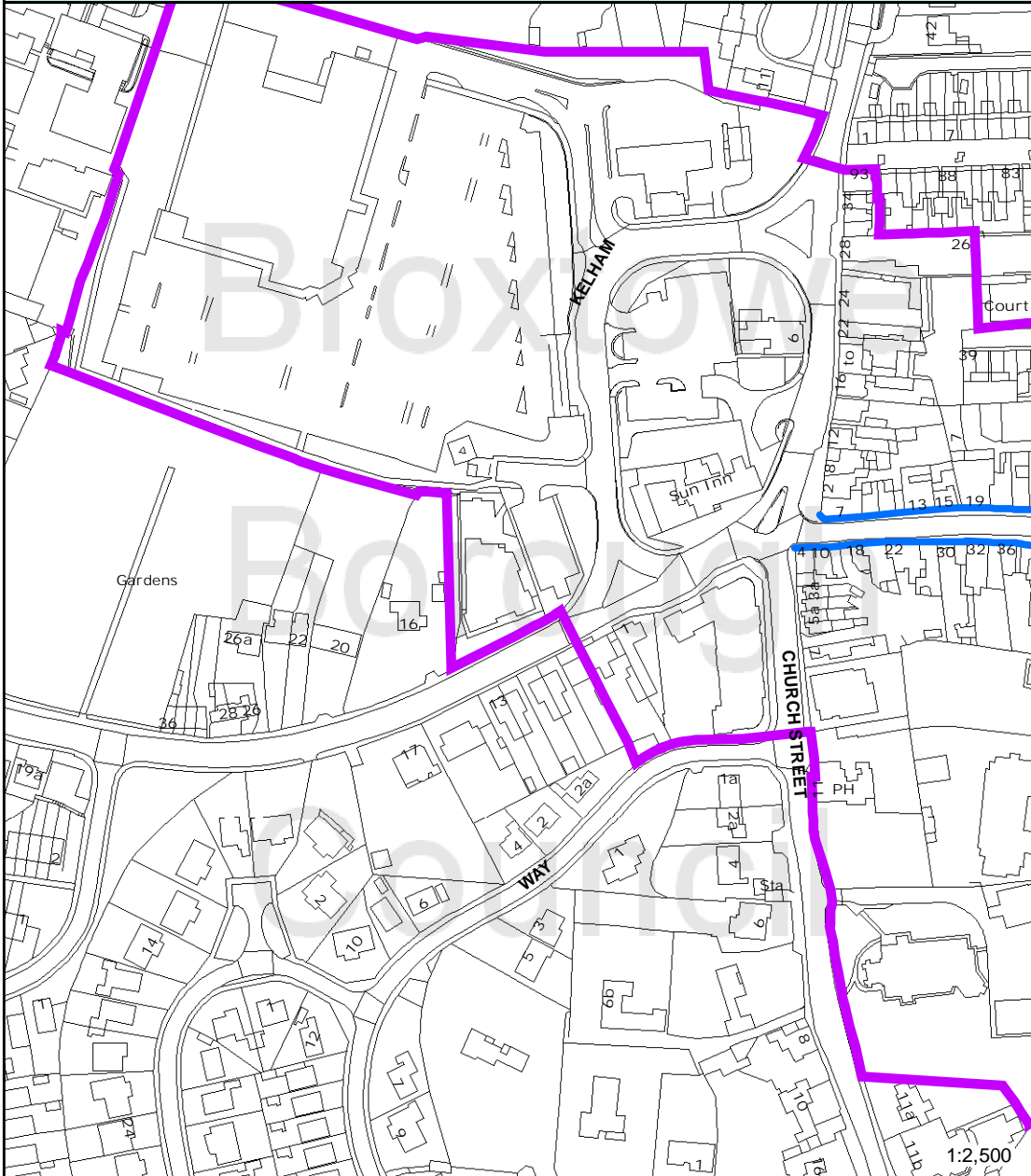
E11.7.1 Eastwood does have a good overall mix of businesses and the cultural links act as a draw, however, the lack of a pedestrian friendly environment with the busy road and the under representation of services, explain the relatively high rate of vacant units plus low pedestrian foot counts.

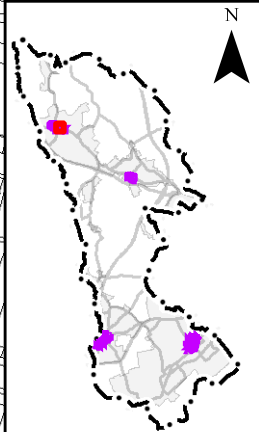
E11.7.2 There are opportunities to bring back a number of the vacant pubs for retail use and funding from the University gives the chance to enhance the heritage aspects. There is the potential to redevelop the area surrounding the library and The Hollies which would aid in making the centre more attractive. New housing development could potentially increase investment into the centre.

E11.7.3 The main threats to Eastwood would be the draw of other shopping areas such as the Giltbrook retail park and the fact that housebuilders prefer to locate to the south of the Borough.

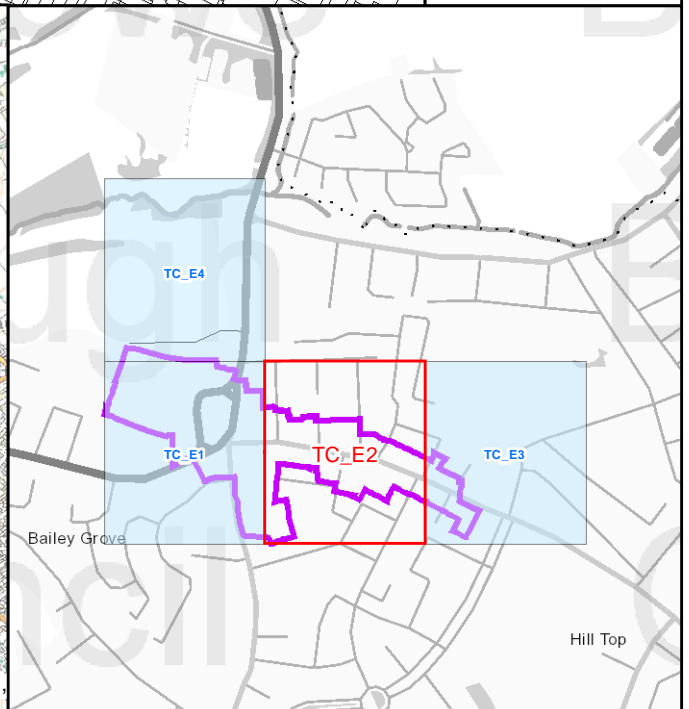
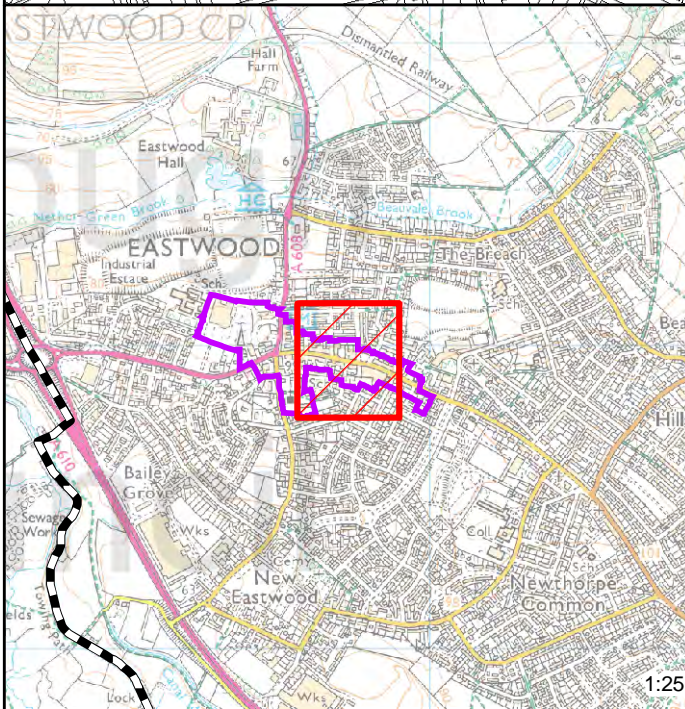
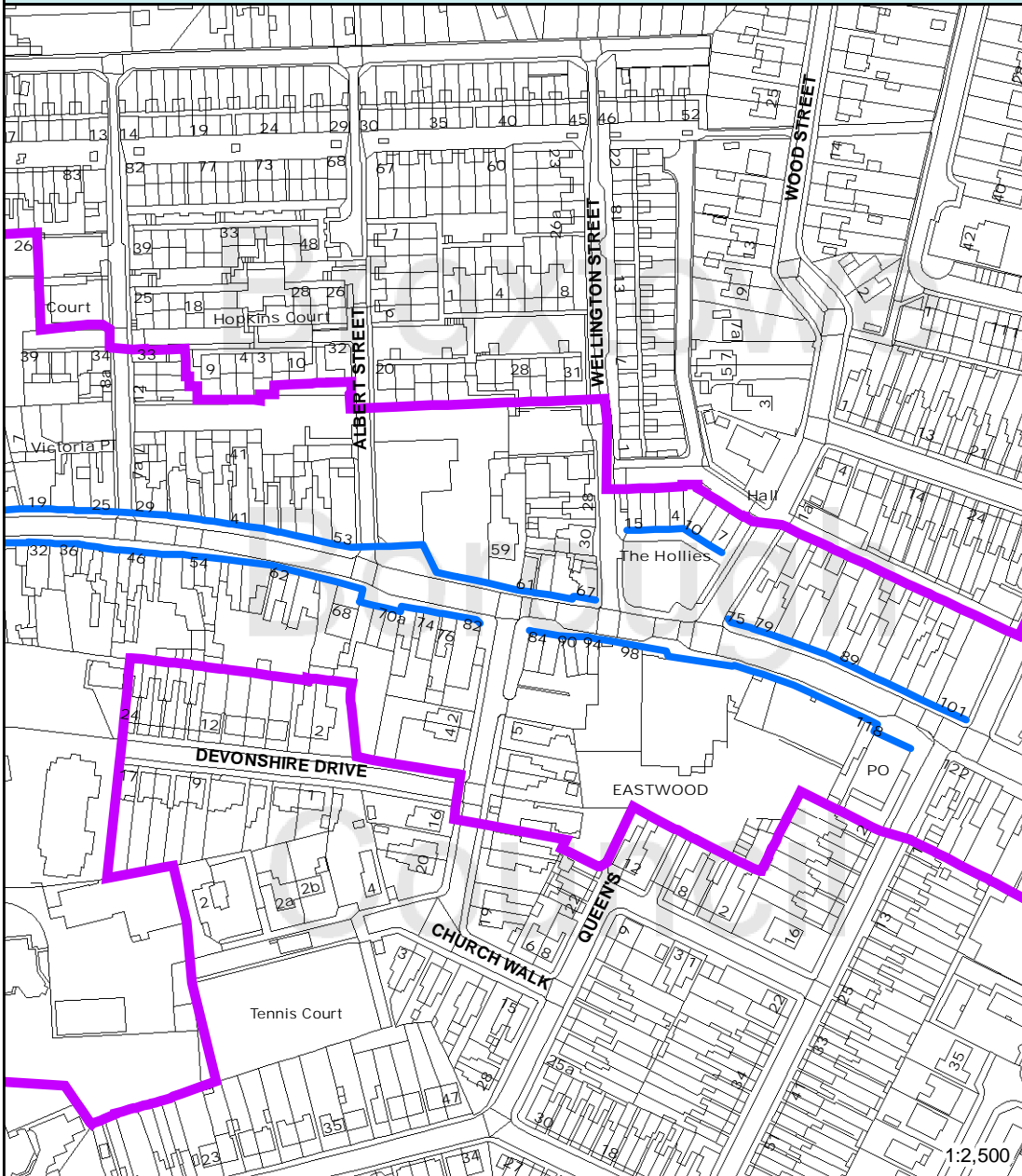


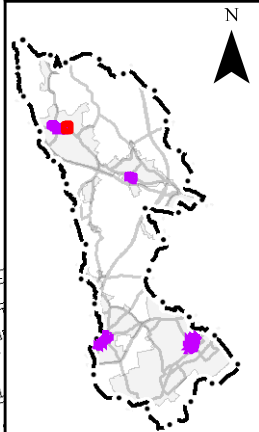
- Town Centre Boundary
- Broxtowe Boundary
- Prime Shopping Frontages



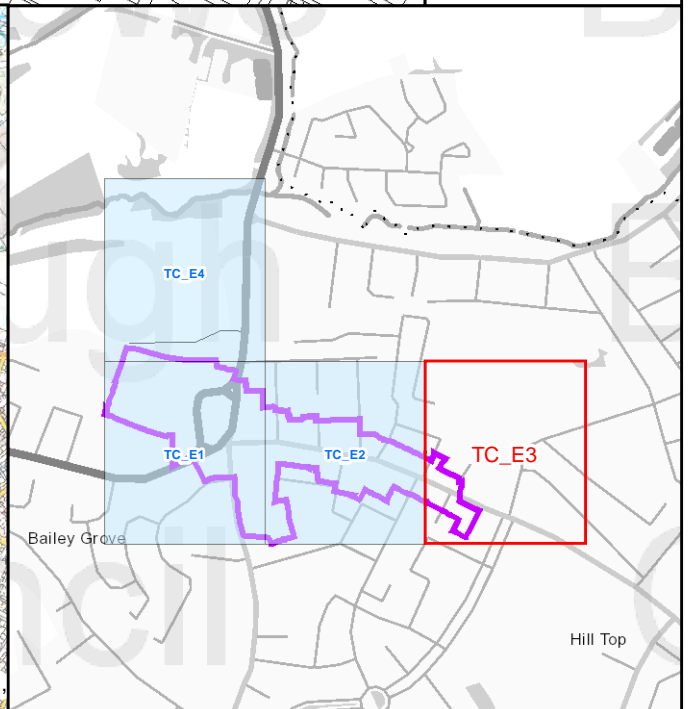
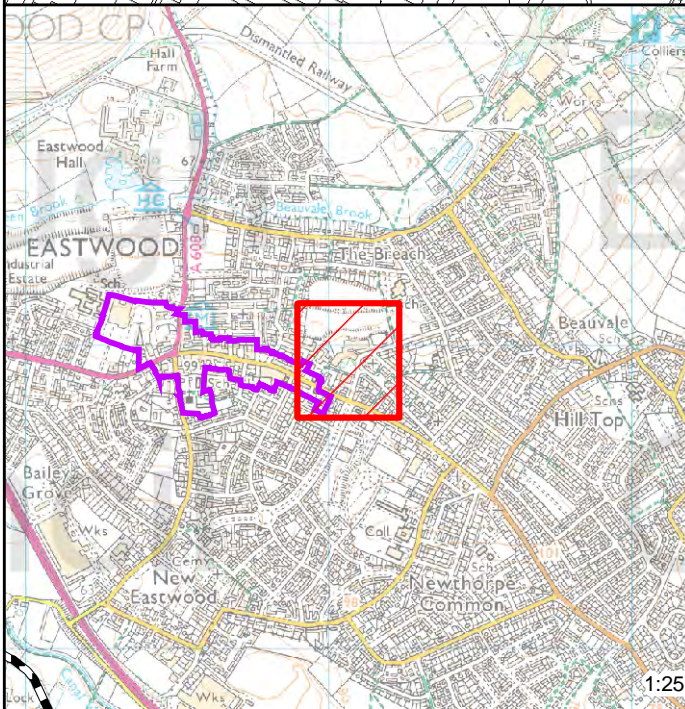
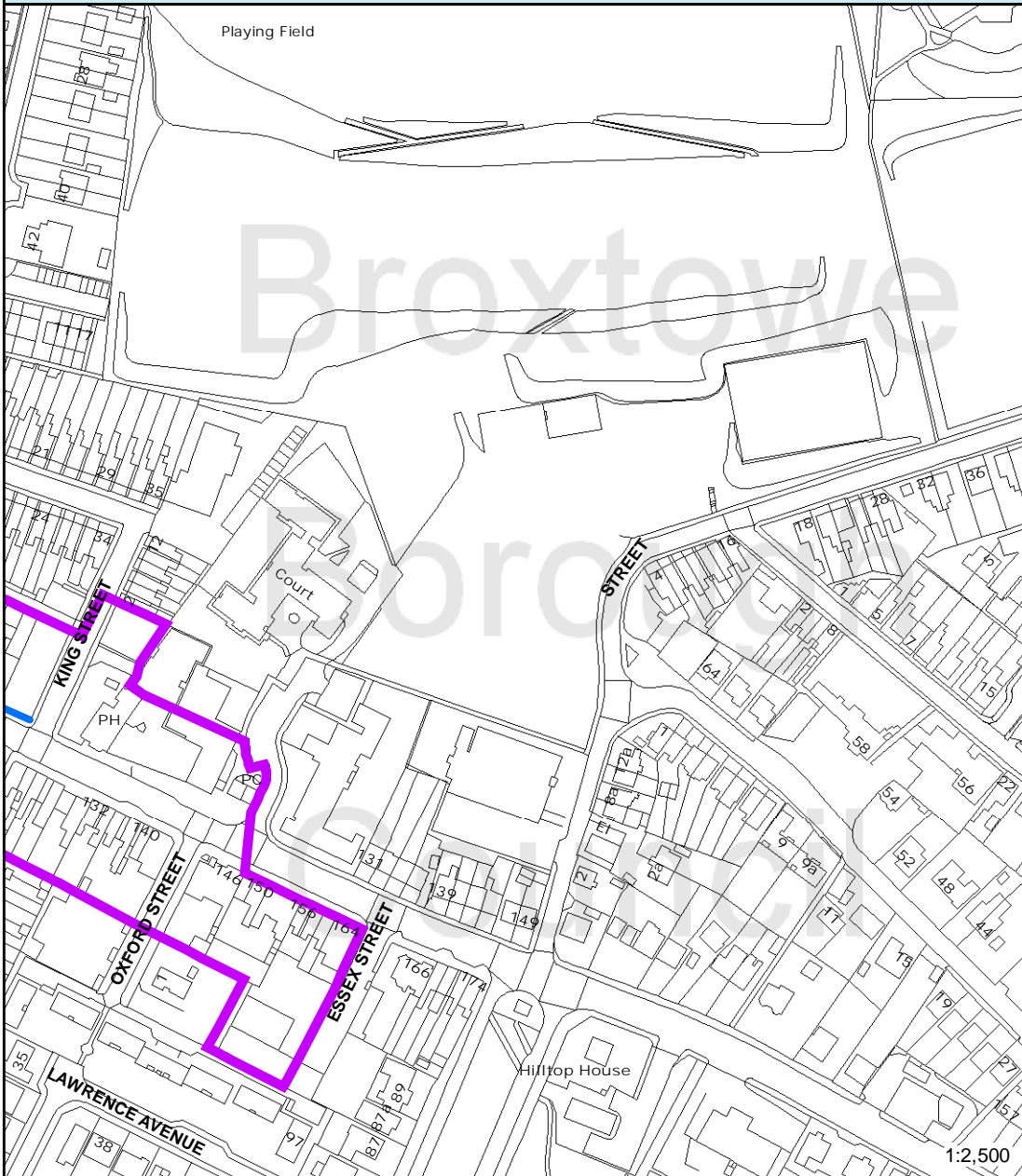


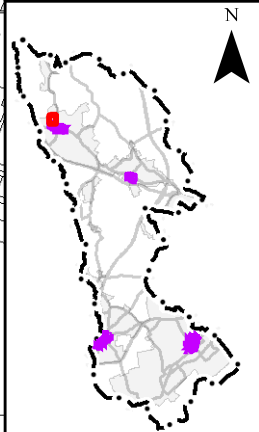
-  Town Centre Boundary
-  Broxtowe Boundary
-  Prime Shopping Frontages






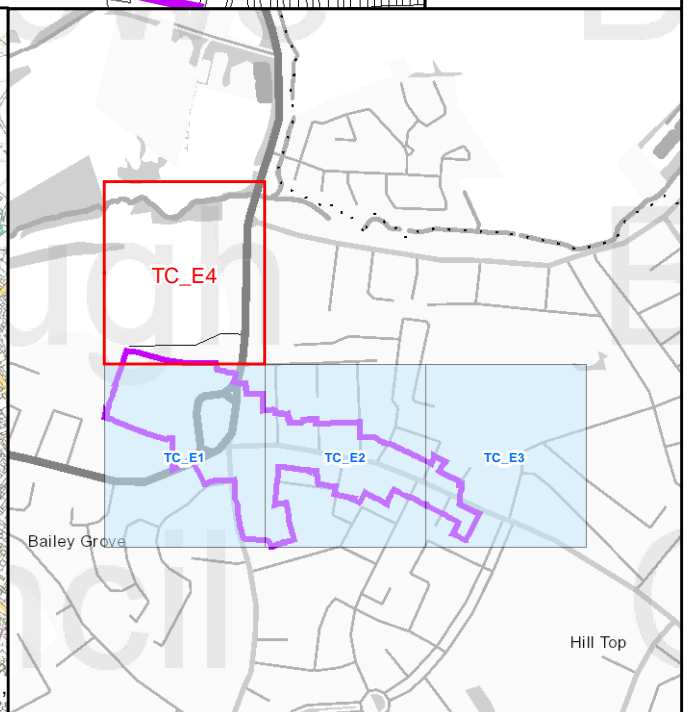
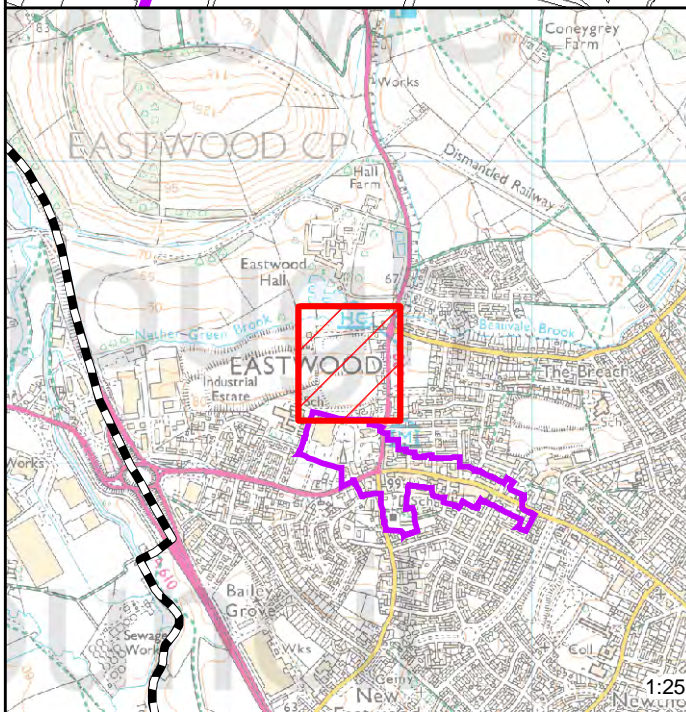
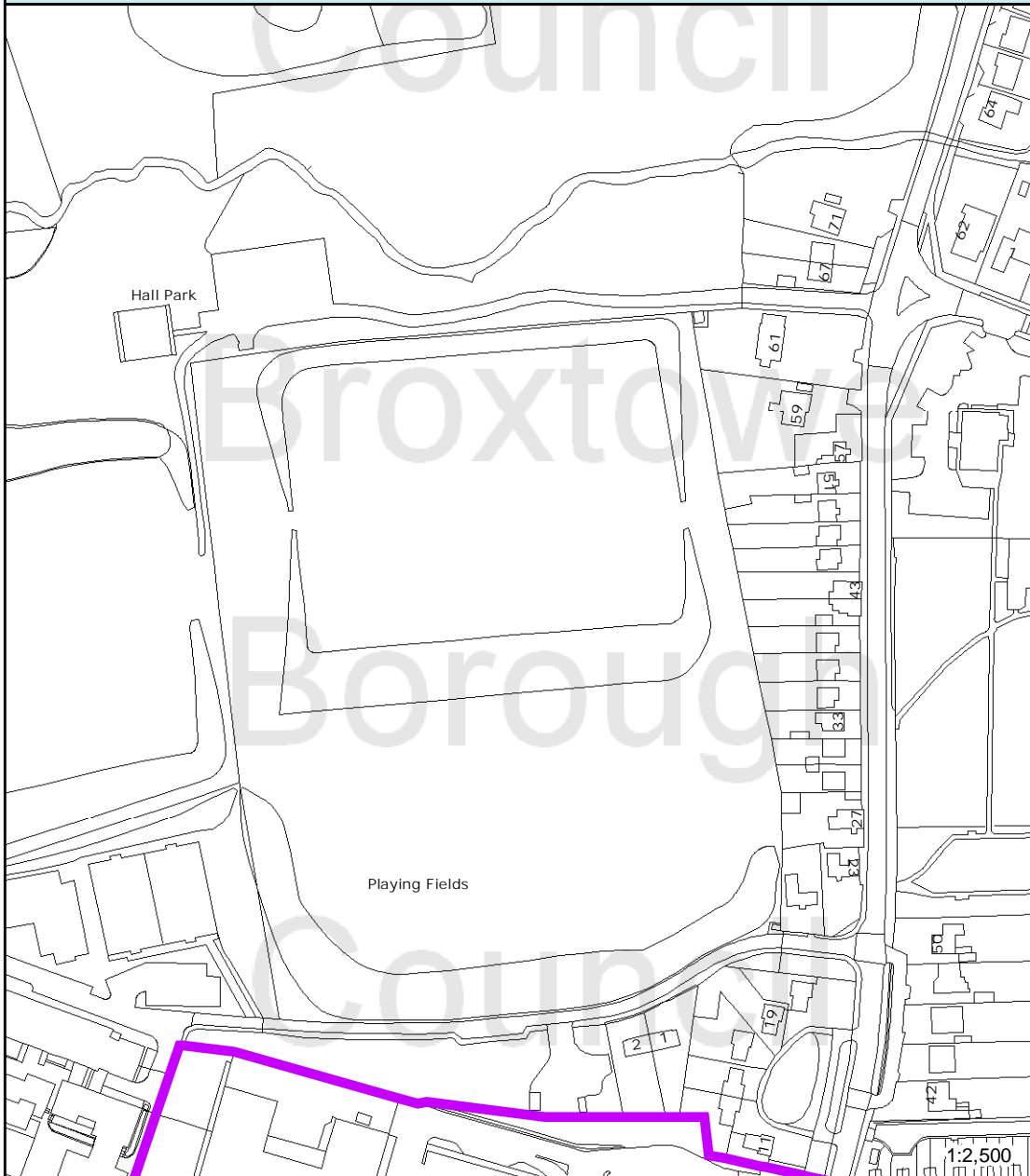


- Town Centre Boundary
- Broxtowe Boundary
- Prime Shopping Frontages





-  Town Centre Boundary
-  Broxtowe Boundary
-  Prime Shopping Frontages



---

### Follow Broxtowe with social media

Keep up-to-date with the latest Council news, jobs and activities in your area by following Broxtowe Borough Council on your favourite social networking sites.



[www.broxtowe.gov.uk/socialmedia](http://www.broxtowe.gov.uk/socialmedia)

---



**Broxtowe  
Borough  
COUNCIL**

---

#### **Broxtowe Borough Council**

##### **Planning & Building Control**

Council Offices, Foster Avenue,  
Beeston, Nottingham NG9 1AB  
Tel: 0115 917 7777 Fax: 0115 917 3377  
Email: [planningpolicy@broxtowe.gov.uk](mailto:planningpolicy@broxtowe.gov.uk)  
[www.broxtowe.gov.uk](http://www.broxtowe.gov.uk)