



Broxtowe  
Borough  
COUNCIL

# Kimberley



## 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 Kimberley. 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.



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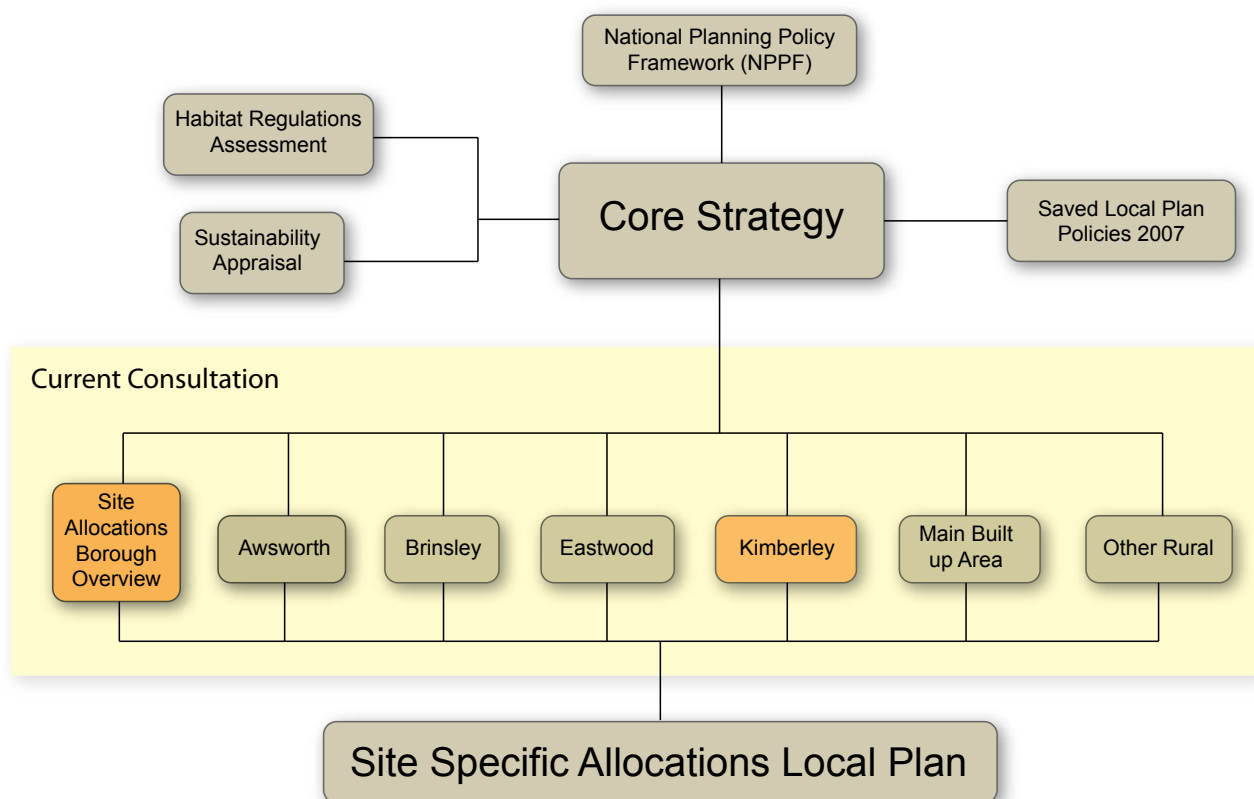
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# Introduction

**K1.1.1** 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 Kimberley (as defined within the Broxtowe Core Strategy<sup>1</sup>), which consists of sites within 'Cossall & Kimberley', 'Greasley (Giltbrook & Newthorpe)' and 'Nuthall West & Greasley' wards. It is a discussion document which invites your views on the most appropriate sites to meet Kimberley's development needs up to 2028.

**K1.1.2** 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 Kimberley Site Allocations document fits in with other Local Plan documents in Broxtowe



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 and Plans

## K2.1 Kimberley (including Nuthall and Watnall)

### K2.1.1 Site Summary

ACS Designation	Strategic Location
Timescale for Delivery	6 + years
Housing Units	600
Other Uses	tbc

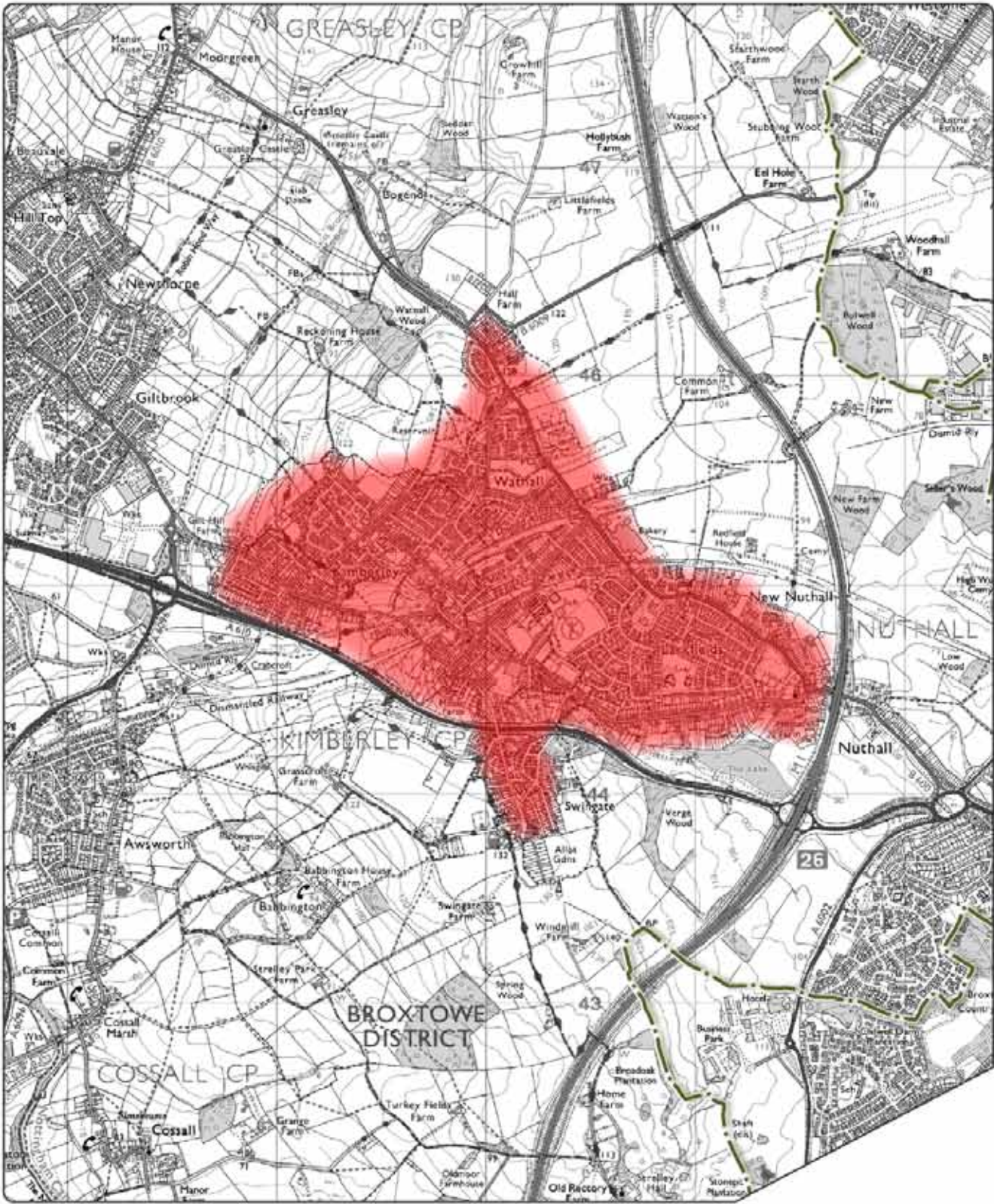
### K2.1.2 Infrastructure Delivery Plan (IDP) Constraints/Requirements Summary

Infrastructure	Summary Assessment	Further Work
Transport	Existing high frequency bus services to Nottingham. 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 - new 33/11kV primary at Watnall required. Included in Western Power programme to be implemented by 2015. 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	The Gilt Brook runs to the west of Kimberley. Much of Kimberley and Watnall and land to the immediate west of Nuthall fall within Flood Zone 1 and are therefore low risk. EA maps identify some surface water flooding. A lake and ordinary watercourse are located to the south of the settlement, north of the A610. Area underlain by a Principal Aquifer. Underlying bedrock at Nuthall susceptible to rapid migration of pollutants. A total Source Protection Zone is present over High Wood Cemetery (west of A6002).	Generally low flood risk but depending on the location of development further flood risk assessment (including surface water) may be required. Development proposals to include full protection from contamination for the aquifer/ground water and controlled waters. Further dialogue with EA as proposals emerge.
Health Facilities	One existing GP practice.	Dialogue underway with the former Nottinghamshire PCT re appropriate future facilities.
Education Provision	Most primary schools nearing capacity but some potential to expand. Further review with education colleagues. Potential capacity within existing secondary schools. On the basis of Nottinghamshire County Council's education multiplier the following education contributions may be sought - £1.4m for primary school places and £1.6m 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.

Infrastructure	Summary Assessment	Further Work
Green Infrastructure	Within the Greenwood Community Forest, local SSSIs and SINCs. Several water courses present.	Opportunities to enhance GI to be explored as proposals emerge.
Waste Management	No abnormal requirements.	
Community Services	Good range of facilities within existing settlement.	Opportunities to support existing town centre as details of proposals emerge.
Contamination	Areas of previous used land and landfill.	Appropriate desk top studies/investigation if required.
Heritage Assets	There are two Conservation Areas within Kimberley and 13 Listed Buildings in the area.	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/investigation if required. Further dialogue with the Coal Authority.

Indicative Assessment
<p>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.</p>

K2.2 Summary Map



Key

- Strategic Location
- Administrative Boundary

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nottingham core strategy key settlement plans/broxtowe/kimberley 21 27/02/2012






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

**K3.1.1** 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 Kimberley which includes the whole built up area extending into Watnall and Nuthall west of the M1 is shown below.

Settlement	Overall suitability for growth	Potential scale of growth	Potential directions of growth
Kimberley and Watnall	High	Medium	<ul style="list-style-type: none"> <li>• South (as far as A610)</li> <li>• Northwest ("limited opportunity")</li> <li>• Northeast ("Broxtowe Borough Council believes there may be some growth potential")</li> </ul>

BX03: Kimberley (Population 6,237)	
<p>E Environment</p> <p>T Transport and Accessibility</p> <p>G Geo-environmental</p> <p>I Infrastructure Capacity &amp; Potential</p> <p>HM Housing Market Factors</p> <p>R Regeneration Potential</p> <p>ED Economic Development</p> <p>GB Green Belt / Strategic Policy</p> <p>L Landscape / settlement character</p>	 <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, and limited opportunity to northwest. SUE report suggested avoiding growth to north and north east, although Broxtowe Borough Council believes there may be some growth potential to the North East side of Watnall, northeast of Kimberley. Coalescence risk rules out growth to southeast, southwest, and west.
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>• Some limited potential for regeneration-linked development</li> <li>• Strong local employment market, with future potential</li> </ul>
Constraints to growth	<ul style="list-style-type: none"> <li>• Significant coalescence risks (Eastwood, Nottingham, Awsworth)</li> <li>• Nuthall Conservation area to east</li> <li>• Grade 2 agricultural land</li> </ul>
Summary	<p>Overall high suitability for growth. Scores well in terms of transport, other infrastructure, access to employment (economic development). High level of housing capacity identified in SHLAA.</p> <p><b>Scale:</b> The assessment has shown that there is potential for a medium 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 Nuthall conservation area to the east would need to be taken into consideration. This assessment and any specific proposals for growth would need to be rigorously tested through the preparation of Local Development Frameworks.</p>



# Characteristics of Kimberley

## K4.1 History of Kimberley

**K4.1.1** Kimberley is located 6 miles northwest of Nottingham along the A610 thoroughfare, near to junction 26 of the M1 motorway. Kimberley dates back to a time before modern records began. It is first mentioned in the Domesday Survey of 1086, where it appears as Chinemarelie, the name is thought to mean 'Cynemaer's clearing or wood'. The area used to be a part of Greasley Parish (at one time one of the largest parishes in England) but separated from Greasley ecclesiastically in 1848 and in 1896 became a civil Parish in its own right. Kimberley was awarded independent Town status in the 1980's. Manor Farm house, High Street, is the oldest existing property in Kimberley. Parts of the building, in local stone, are estimated to date from the middle of the 14th Century. It is a Grade 2 listed building, one of three in the parish. Like most areas outside of the main cities the economy of old was mainly rural but as the Industrial Revolution spread throughout the country Kimberley soon became a part of it.

**K4.1.2** Coal and Iron Ore were being extracted in the area by the mid eighteenth century (but possibly back as far as the reign of Richard II via the Carthusian order at Beauvale). The oldest known pit in the parish is believed to be the High Holborn colliery in Babbington village which ceased mining in 1860. Thomas North, mining entrepreneur, then living at Babbington Cottage (now Babbington Hall) sunk the Kimberley colliery which is now the site of Clive Crescent around 1847 and it closed around 1900. He also developed the Babbington/Cinderhill pit but died penniless. The other local collieries were Speedwell colliery (1841-1905) between Eastwood Rd and the A610 by-pass and Digby pit (1866-1937) in the area that is now Artic way industrial park Gilthill. Self employed framework knitters (making hosiery) were active in Kimberley by the start of the nineteenth century. By the late 19th Century lace making was reaching its peak. As framework knitters had been a prolific cottage industry locally, Richard Birkin saw an opportunity to expand his established business into Kimberley. Thus in 1880 Victoria Mills was built at the junction of Main Street and Greens Lane (soon to be known as Factory Lane). It immediately offered employment to several hundred male and female workers. The company was also responsible for developing a plot of land, for its skilled staff and workers, it became Noel Street named after one of the Birkin family. After only 5 years the factory was sold. Between 1885 and 1920 the factory changed ownership no fewer than 7 times. Around 1920 Messrs. Wolsey Ltd. (hosiery manufacturers of Leicester) expanded their business to Kimberley. At the height of their production in the 1950's they employed some 2000+people at the Kimberley site. In 1983 Wolsey was taken over by Messrs. Cortaulds. In 1985 the Kimberley factory ceased production. The site was sold and the property demolished. It is now the site of the Kimberley shopping precinct.

**K4.1.3** The natural springs of Kimberley and district lent themselves to provide 'liquor' to enable small brew-house's to set up brewing and selling their own ale, for which there was a ready demand, especially from the thirsty local work force. With the passing of the 'Beer Act' in 1830 the market was open for industrial scale brewing and within 2 years of this Samuel Robinson established an independent brewery near 'The Alley' (now Hardy Street) at Kimberley, making good use of the abundant supply of spring water. The expanding industrial base of Kimberley drew in more workers and their insatiable thirst was slaked by the many local inns and beer-houses. Stephen Hanson, working nearby as a foreman manager at the Nuthall Temple estate, saw potential in establishing a further brewery on land that had become available in 1846 at The Flatts (now Brewery Street). Thus in 1847 Hanson opened his brewery, competing directly with Robinson's on their site almost directly opposite. In the mid nineteenth century William and Thomas Hardy of Heanor, whilst working as wholesale beer merchants, found they could hardly keep pace with the demand, via existing breweries. The Hardy's saw potential for increased ale production and in 1857 made an accepted offer

for the Robinson Kimberley site. In 1861 William and Thomas Hardy developed their brewing empire; many of the buildings are still visible today. By 1932 Hardy's and Hanson's became partners. This caused the closure of the Hanson's brewery. The tradition of large scale commercial brewing continued unbroken in Kimberley for 174 years until August 2006 saw the takeover of the Hardy Hanson brewing empire by Bury St Edmonds based Greene King. The last brew of Kimberley ale was in December 2006, by May 2007 Greene King closed down all operations at Kimberley and put the site up for sale. The brewery site is within the Kimberley conservation area and added importance to this was achieved when, after a campaign headed by the Save Our Brewery Site (SOBS) group supported by Kimberley Town Council, a Grade 2 listed status for the Malting's building was bestowed on the 5th Nov 2008.

**K4.1.4** With expanding local industry, the Great Northern Railway (G.N.R.) saw a potential for a line from Nottingham to the Nottinghamshire and Derbyshire coalfields. The first line went to Pinxton (opened 1875). In 1878 a junction at Awsworth took the line via Derby (Friargate) to join the North Staffordshire line to the brewery town of Burton on Trent and beyond. Thus in 1875 the railway came to Kimberley and stayed for nearly 100 years. Passenger services ceased in September 1964 and the line closed entirely in May 1968. The G.N.R. station buildings survive and are tastefully converted into private houses. The former goods yard is now developed as 'The Sidings', whilst its former track bed has been converted to form the 'Great Northern Path' towards Watnall from Station Road and to Awsworth from Church Hill. The Midland Railway, (M.R.) always a strong competitor of the G.N.R. soon responded in 1879 with a branch line of it's own between Basford and Bennerley on the Erewash Valley line. Passenger services commenced in 1882. They were withdrawn in January 1916. Goods traffic stopped in 1951 and the line was lifted from 1954. Their station building at Kimberley still survives, but is in a very parlous state. It was designed by Charles Trubshaw in the new Arts and Crafts style and is thought to be a unique survivor in its field. Prior to the coming of the railways, public transport was virtually non existent. However in 1913 the Nottingham and Derbyshire Tramway opened a line from Nottingham to Ripley. This closed in 1932 and was superseded by the trolley bus. The system closed entirely on 25th April 1953. The Midland General Omnibus Co. (founded 1920) took over all routes from this time. The Midland General Co. was absorbed by the Trent Motor Traction Co. in 1972.

**K4.1.5** From the early 15th century, due to the falling population, the church lost it's presence in Kimberley and it was united with Greasley, St Mary's, which then became the Mother Church in 1448. As the Wesley brothers preaching's spread the Gospel in a form that appealed, especially amongst the working classes, Non Conformism, or Methodism as it became known, soon started to spread throughout the land. Kimberley was no exception and from the start of the 19th century, from small beginnings in a private house (thought to be now No. 3 Main Street) the movement started to establish itself in our community. The first chapel, known as Quarry Chapel, was established in a redundant barn located in the Toad Holes - later Chapel Place - now the car park belonging to the Nelson and Railway Public House. However, it was not long before different interpretations of the Gospel caused rifts in the Non-Conformist movement nationally. Again, Kimberley was no exception. A breakaway group soon established a rival chapel in what is now Dale Road - they became the Methodist New Connection (1838). This was eventually enlarged to become St. Paul's at the corner of High Street and James Street. Another breakaway group became the Primitive Methodists. Their first chapel, (before the land was excavated to its present level by the Great Northern Railway), stood on the land now known as 'The Sidings'. With the arrival of the G.N.R. in 1875 the 'Primitives' built a new chapel on Main Street. This closed in 1962. By 1888 it became evident that the remaining congregation at the Quarry Chapel were rapidly outgrowing their original premises. After locating a suitable site on the Main St./Cemetery Rd. (now Broomhill Rd.) corner a new chapel was built in Bulwell stone. It opened in 1890 as the

United Methodist Chapel and closed circa 1980. With the development of 'New Kimberley' in 1887 (now Maws Lane, Jubilee Street and Truman Street) the Wesleyan's built a chapel on Truman Street. It closed in 2002. Following its closure Methodists are no longer represented in Kimberley. Baptists established a chapel at the corner of Victoria Street and Newdigate Street in 1881. It became the Nottingham West Outreach Church in 2005. This closed for worship circa 2010 following a move to new premises in Nottingham. Meanwhile during the expansion of Kimberley during the mid 18th century, and the upsurge of Non-Conformism, the Church of England saw the need to provide a local place of worship. Thus, in 1847, Holy Trinity Church was built on Kettle Bank (now Church Hill).

**K4.1.6** The British School, established in 1860 near what is now the junction of Station Road and Chapel Street, was rebuilt in 1874 on a site on Newdigate Street, now the site of the present Kimberley Parish Hall. It was rebuilt by the Great Northern Railway who required the 1860 site to provide access (now Station Road) to the then newly built station. The school was originally a boys/girls school of all ages mainly of non denominational families. From early in the 20th Century it was used as a boy's only school until its closure in 1946. The Church of England Day School was built in 1863 on a site near the present Nine Corners. As with the British School, but this time with the coming of the Midland Railway who also required an access road near its site, they had to build new school premises. Thus in 1876 the Midland Railway provided a new building on Church Hill opposite Holy Trinity Church. For some 20+years from the 1940's this was also a boy's only school. It finally closed in 1982 when all facilities were moved to the then new Holywell Primary School on Hardy St. Following the 1870 Education Act the 'Greasley School Board' was formed, consisting of local dignitaries and colliery workers, to provide 'free' education for the children. Greasley Beauvale School, Beauvale, Newthorpe (opened 1878 closed 2011) was their first building. Kimberley followed in 1883, closed 2002 at the corner Greens Lane and High Street. Finally Giltthill School was built in 1893, closing in 2003. Kimberley County Secondary School opened 1939 but the building was taken over by the army that same year and closed for educational purposes until 1946. Following this re-opening, its predecessor the British School, Newdigate Street was closed. The school is now called the Kimberley School. The Kimberley Parish Hall now stands on the site of the old British School and the adjacent house used to home the headmaster.

**K4.1.7** The war memorial, at the junction of Main Street and Greens Lane is said to be the only domed war memorial in the country. It was unveiled in 1921 by Sir Henry Dennis Readett Bayley, Chairman of the Giltbrook Leather Works and Managing Director of the Digby Colliery Co. A service was held at the memorial dedicated by the Rev. Frederic Hart. There are 3 Grade 2 listed buildings in Kimberley- The Manor Farm House, The War Memorial and The Maltings.  
(reference: Kimberley Town Council)

## K4.2 Current Statistical Profile (as taken from 2011 Census)

### K4.2.1 Cossall and Kimberley

Chart 1: Total Population 6659

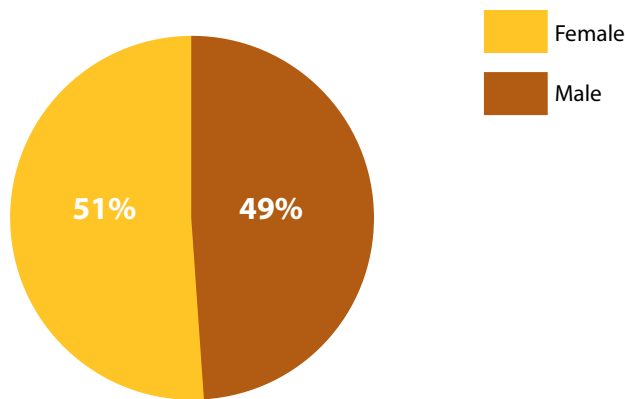


Chart 2: Population Density

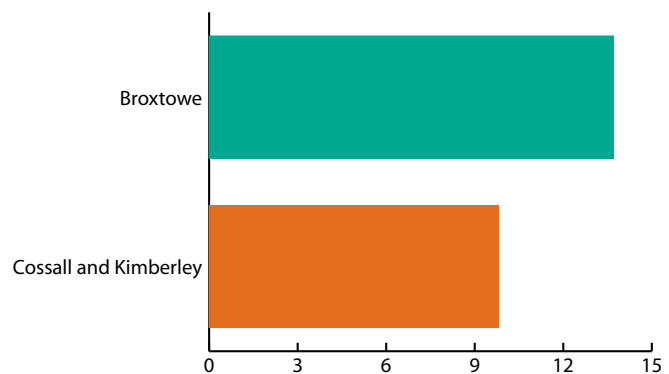
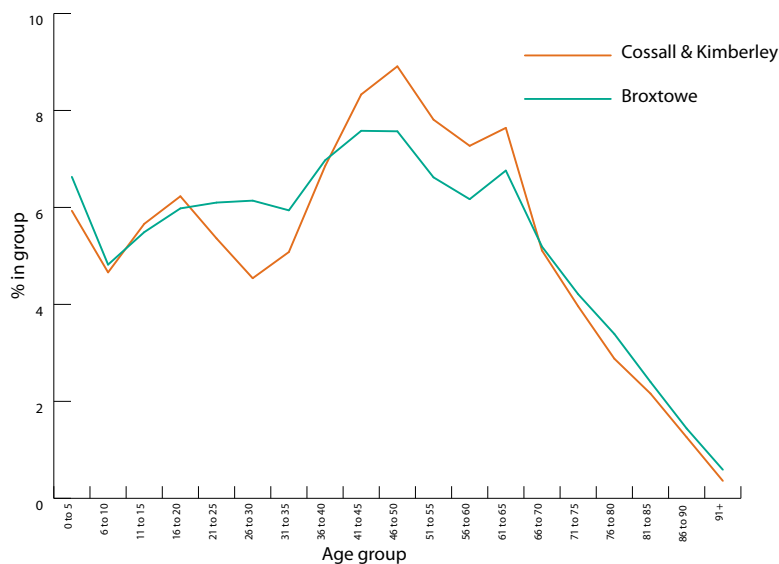


Chart 3: Percentage age profile, by age group, of Cossall and Kimberley compared to the Borough



- Cossall and Kimberley has a moderate to large population and a fairly low population density compared to other wards.
- The average age of residents is 42 which is slightly higher than the average age for Broxtowe as a whole.
- Cossall and Kimberley has 2905 households of which 76% are owner occupied. The average household size is 2.29.
- 65% of the economically active population are employed. 17% of the economically inactive are retired which is close to the average for Broxtowe as a whole.
- As a measure of deprivation, 53 households have reported that they are without central heating. 19% of households do not own a car which is lower than the average for Broxtowe.
- A relatively large proportion (97%) define their ethnic origin as White British with other ethnic groups relatively underrepresented.



## K4.2.2 Nuthall West and Greasley (Watnall)

Chart 4: Total Population 5013

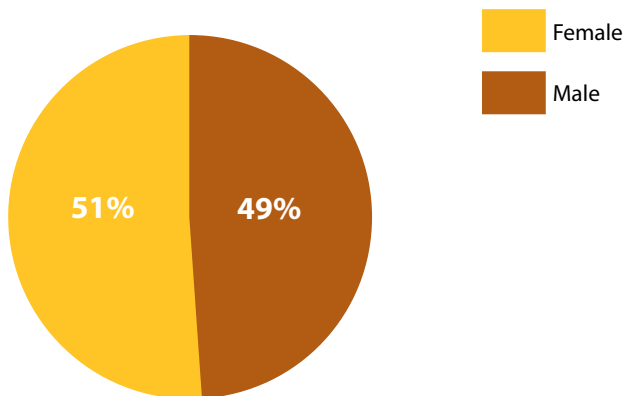


Chart 5: Population Density

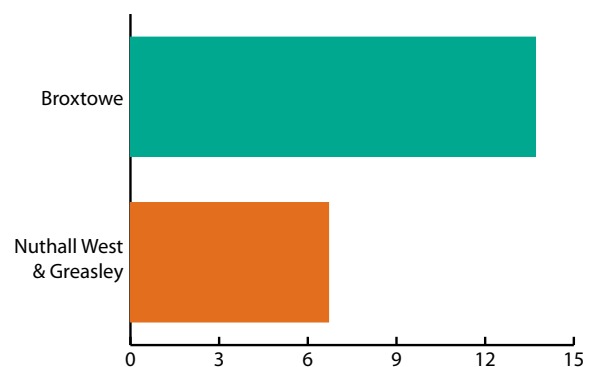
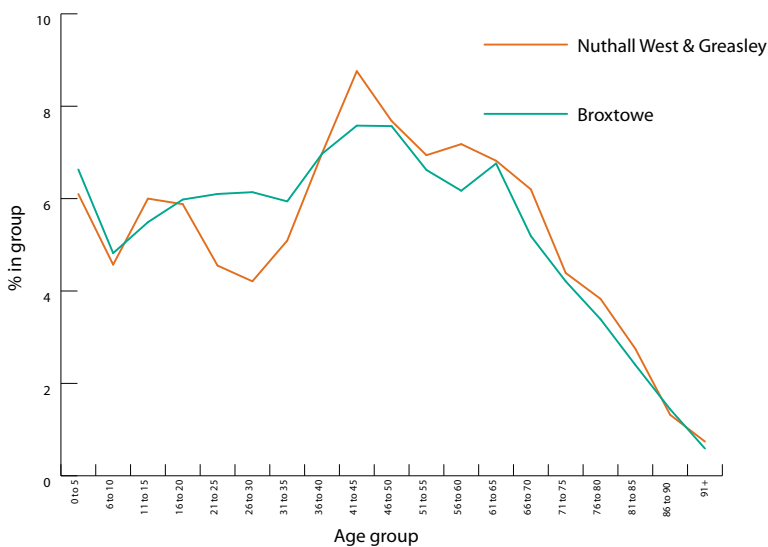


Chart 6: Percentage age profile, by age group, of Nuthall West and Greasley (Watnall) compared to the Borough



- Nuthall West and Greasley has a moderate population and a low population density when compared to other wards in Broxtowe.
- The average age of residents is 43 which is fairly high compared to other wards in Broxtowe.
- Nuthall West and Greasley has 2146 households of which 75% are owner occupied. The average household size is 2.34.
- 63% of the economically active population are employed. 19% of the economically inactive population are retired.
- As a measure of deprivation 34 households are without central heating and 18% do not own a car or van which is lower than average for the Borough.
- 95% of the population define their ethnic origin as White British which is higher than average for the Borough suggesting other ethnic groups are relatively underrepresented.

### K4.2.3 Greasley (Giltbrook and Newthorpe)

Chart 7: Total Population 6233

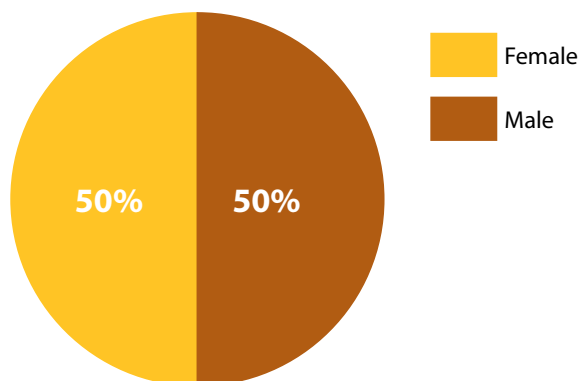


Chart 8: Population Density

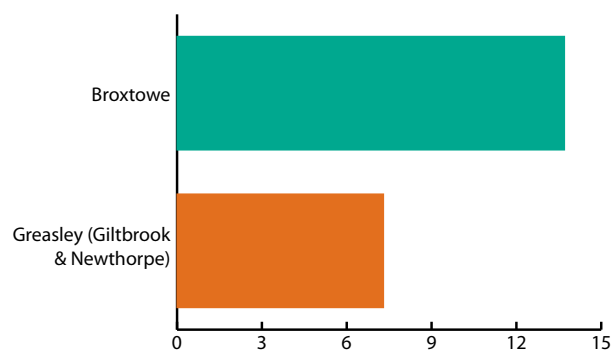
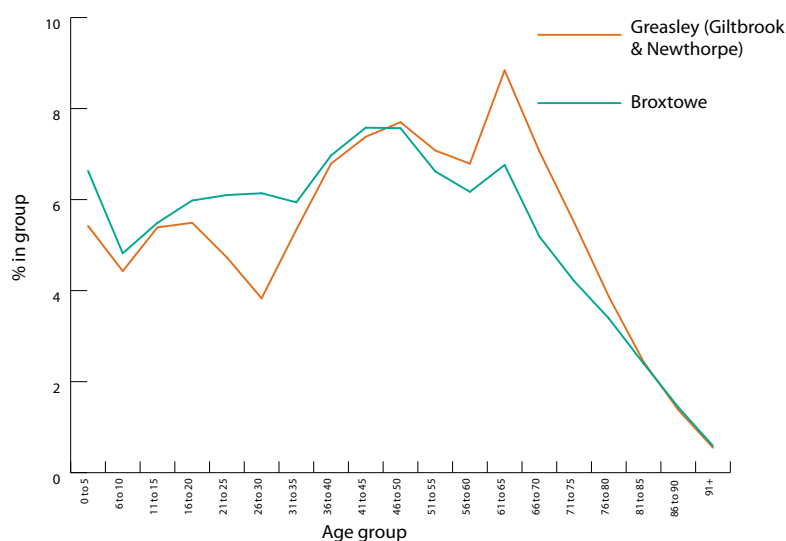


Chart 9: Percentage age profile, by age group, of Greasley (Giltbrook and Newthorpe) compared to the Borough



- 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 are 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%) define their origin as White British with other ethnic groups relatively underrepresented.

## Locally distinctive issues

**K5.1.1** The area mapped as Kimberley in the Core Strategy contains the continuous built up area of the town itself together with the built up areas of Nuthall west of the M1 motorway, and Watnall in Greasley Parish.

### K5.2 Housing Land Availability

**K5.2.1** In the 2013 Strategic Housing Land Availability Assessment it is reported that there is a need to find sites to accommodate 186 dwellings above existing known sites within the built up area. It may be appropriate to restrict individual allocations to this size.

### K5.3 Potential for Affordable Housing provision

**K5.3.1** The wards forming the different parts of the Kimberley area are relatively affluent wards on the basis of car ownership and number of homes without central heating. It may be possible to achieve higher levels of affordable housing provision on site allocations than would be the case in more deprived areas.

### K5.4 Characteristics of the existing population

**K5.4.1** In terms of age and economic activity amongst the population there are variations within the wards that make up the Kimberley area. The ward of Nuthall East and Strelley comprises a small part of the Kimberley area and it is in this ward that the population is younger than the Borough average. In the area as a whole this does not appear to suggest a locally specific need for accommodation specifically tailored to either more elderly or younger groups in the population.

### K5.5 Green Belt boundary changes

**K5.5.1** 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 may be the A610. Unlike in Eastwood there are areas inside of the A610 which remain in the Green Belt.

### K5.6 Employment Allocations

**K5.6.1** There remain existing employment allocations within the Kimberley 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 Kimberley area taking advantage of the good transport links along the A610 and a large available local workforce.

### K5.7 Regeneration issues

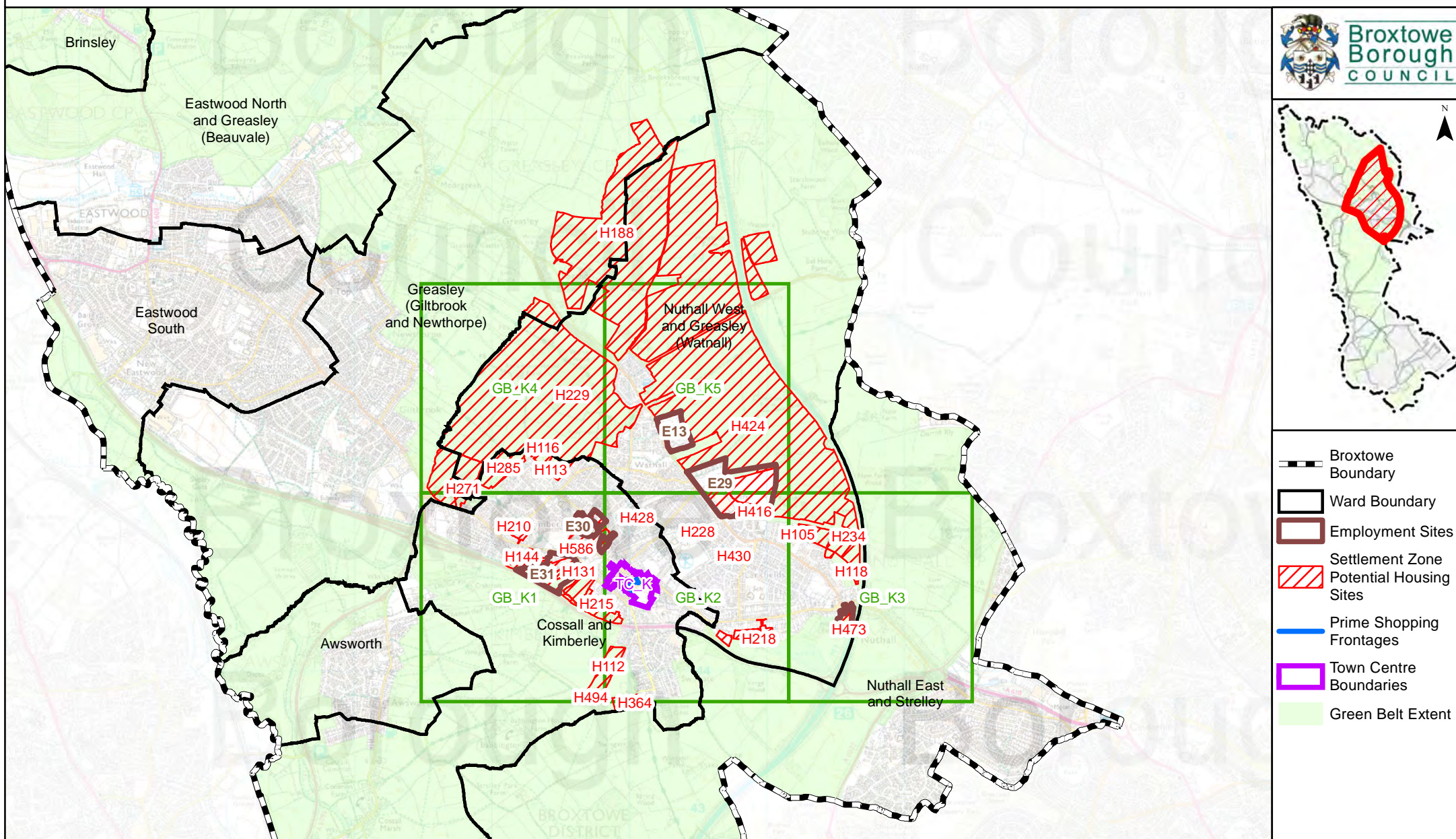
**K5.7.1** Kimberley Brewery is a listed building in a sustainable urban location and redevelopment of the site to bring the building back into productive use would have the potential to significantly enhance the area and provide much needed housing.

### K5.8 Heritage Assets

**K5.8.1** There are conservation areas in Kimberley and Nuthall, 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.

**K5.8.2** The map on the following page shows the potential development sites in and around Kimberley.







# New Housing

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

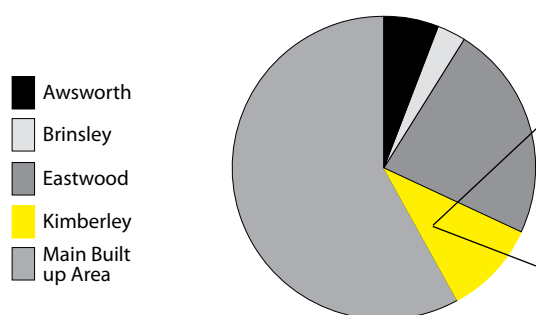
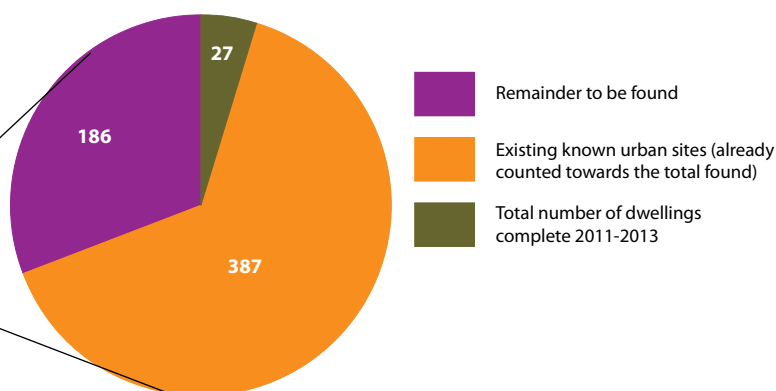


Chart 11: Source of dwellings needed to meet Kimberley's housing requirement



## K6.1 Housing Delivery Assessment:

**K6.1.1** Table 1 below shows a summary of the total number of dwellings left to be found in Kimberley over the next 15 years. The Core Strategy sets a requirement of up to 600 dwellings to be built in Kimberley. Since this requirement was set 27 dwellings have already been built and space for 387 dwellings have been found on sites within the existing urban area of Kimberley. This leaves an outstanding requirement for 186 dwellings to be found which based on current information on available urban sites will require Green Belt boundary changes.

Table 1: Calculating Kimberley's housing requirement

	Number of Dwellings
Core Strategy Kimberley Requirement	600
Less total number of dwellings complete 2011-2013	-27
Less existing known urban sites (already counted towards the total found)	-387
Total left to find in Kimberley	186

**K6.1.2** Table 2 shows in more detail the source of the 387 dwellings from known sites found within the existing urban area of Kimberley. For a full list of all of the sites please see the Strategic Housing Land Availability Assessment (SHLAA) 2013.

Table 2: Planning status of existing known Urban sites

Existing known Sites (Already Counted towards the total found)	
Site Status	Total Number of Dwellings
Sum of sites with planning permission and/or under construction	41
Sum of sites where planning permission has lapsed or been refused but where development is considered suitable	3
Sum of sites not benefitting from planning permission but where development may be suitable	281
2004 Local Plan Allocation	62
<b>Sub Total</b>	<b>387</b>

**K6.1.3** 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 186 dwellings not all of the Green Belt sites will be required.**

**K6.1.4** 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.

Key:

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

Table 2: Sites that would require a policy change

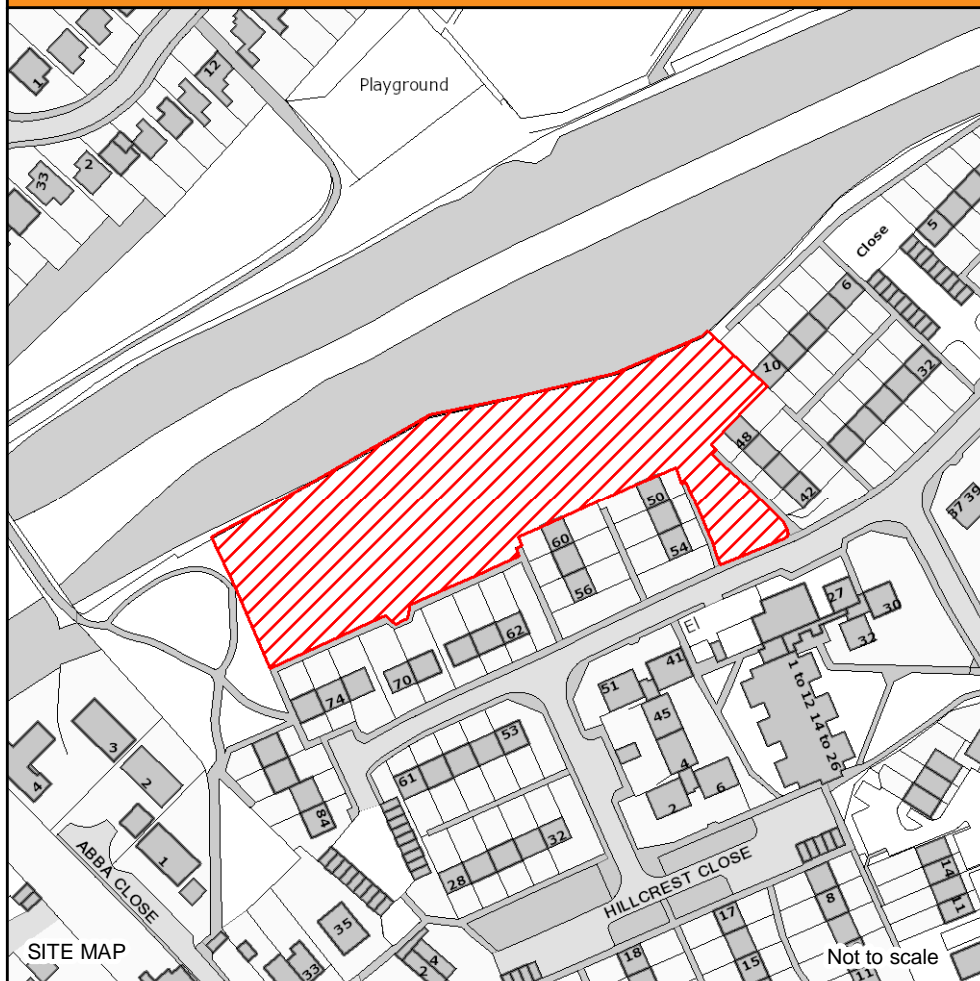
				Three Criteria		
SHLAA Site Ref	Site Name	Ward	Potential Dwelling Number	Settlement Recommended in Tribal	Direction for Growth Recommended in Tribal	Defensible Physical Boundary assessed by Broxtowe Borough Council
Allocation Options deemed 'Could be Suitable if Green Belt Policy Changes'						
103	Land east of New Farm Lane Nuthall	Nuthall West And Greasley	12	Yes – High suitability, medium scale	Partly	No unless including adjacent land to the North
473	Home Farm Nottingham Road Nuthall	Nuthall West And Greasley	14	Yes – High suitability, medium scale	Yes	Yes in part – M1 to the East. Otherwise no unless very significant areas of land are also included
131	Church Hill Kimberley	Cossall And Kimberley	26	Yes – High suitability, medium scale	Yes	Yes – Dismantled railway for site in isolation and A610 for enlarged site
116	Land north of 38 Alma Hill Kimberley	Cossall And Kimberley	45	Yes – High suitability, medium scale	Yes	Yes – Ridgeline to North
234	Land At New Farm Lane Nuthall	Nuthall West And Greasley	50	Yes – High suitability, medium scale	Partly	Yes – Dismantled railway to North
113	Land north of Alma Hill Kimberley	Cossall And Kimberley	72	Yes – High suitability, medium scale	Yes	Yes - Ridgeline to north
105	Land west of New Farm Lane Nuthall	Nuthall West And Greasley	80	Yes – High suitability, medium scale	Partly	Yes - Dismantled railway to west

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
411	2 High Street Kimberley	Cossall And Kimberley	100	Yes – High suitability, medium scale	Yes	Yes - A610
285	Land North Alma Hill / West Of Millfield Road Kimberley	Cossall And Kimberley	116	Yes – High suitability, medium scale	No	No
271	Gilt Hill Farm Gilt Hill Kimberley	Greasley (Giltbrook And Newthorpe)	200	Yes – High suitability, medium scale	No	No
215	Land Adjacent To Kimberley Depot Eastwood Road Kimberley	Cossall And Kimberley	280	Yes – High suitability, medium scale	Yes	Yes – A610
<b>Total</b>			<b>995</b>			
Site Deemed Unsuitable (Non Deliverable or Developable)						
229	North of Gilt Hill Kimberley	Cossall And Kimberley	-	-	-	-
112	Land south of Spring Hill Kimberley	Cossall And Kimberley	-	-	-	-
118	Land to west of M1 Nuthall	Nuthall West And Greasley	-	-	-	-
188	Land At Watnall	Nuthall West And Greasley	-	-	-	-
227	East of Main Road Watnall	Nuthall West And Greasley	-	-	-	-
364	South of Babbington Lane Kimberley	Cossall And Kimberley	-	-	-	-
416	Watnall Bakery, Main Road, Watnall British Bakeries (Northern) Ltd	Nuthall West And Greasley	-	-	-	-
430	Land Off Laurel Crescent Nuthall	Nuthall West And Greasley	-	-	-	-
424	South-West Of Motorway, North-East Of Main Road Watnall	Nuthall West And Greasley	-	-	-	-
494	Long Close Babbington Lane Kimberley	Cossall And Kimberley	-	-	-	-

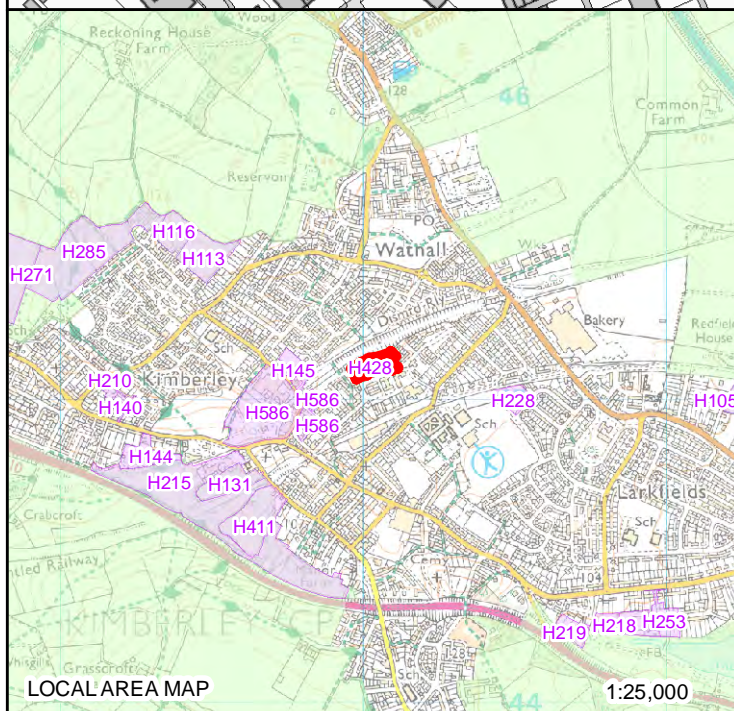
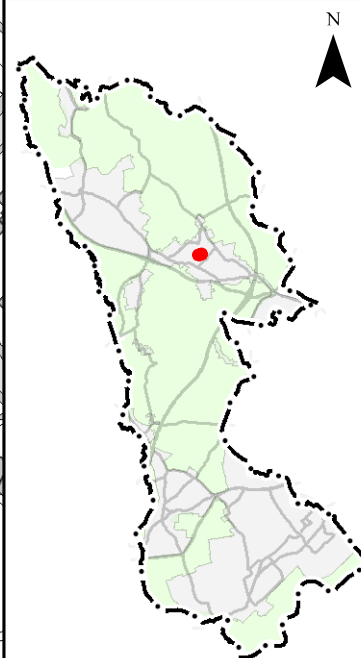
**K6.1.5** The following are extracts for Kimberley from the Strategic Housing Land Availability Assessment (<http://www.broxtowe.gov.uk/index.aspx?articleid=12582>) for you to consider in selecting sites for allocation in the local plan. Please consider the potential numbers of houses from the sites in order to meet the strategic need in Kimberley 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
428	Land To Rear Of Chilton Drive Watnall	0-5 Years	16	21-22
145	Land Between 3 And 12 Hardy Close Kimberley	0-5 Years	22	23-24
144	South of Eastwood Road Kimberley	0-5 Years	40	25-26
586	Hardy And Hansons Plc Kimberley Brewery Hardy Street Kimberley	0-5 Years	160	27-28
210	Land South East Of 32 To 40 Maws Lane Kimberley	6-10 Years	12	29-30
219	West of The Paddocks Nuthall	6-10 Years	19	31-32
518	Rear Of 127 Kimberley Road Nuthall	6-10 Years	20	33-34
140	Builders Yard, Eastwood Road, Kimberley	6-10 Years	22	35-36
218	South of Kimberley Road Nuthall	6-10 Years	30	37-38
228	NW of Chestnut Drive Nuthall	11-15 Years	24	39-40
103	Land east of New Farm Lane Nuthall	Could be suitable if policy changes	12	41-42
473	Home Farm Nottingham Road Nuthall	Could be suitable if policy changes	14	43-44
131	Church Hill Kimberley	Could be suitable if policy changes	26	45-46
116	Land north of 38 Alma Hill Kimberley	Could be suitable if policy changes	45	47-48
234	Land At New Farm Lane Nuthall	Could be suitable if policy changes	50	49-50
113	Land north of Alma Hill Kimberley	Could be suitable if policy changes	72	51-52
105	Land west of New Farm Lane Nuthall	Could be suitable if policy changes	80	53-54
411	2 High Street Kimberley	Could be suitable if policy changes	100	55-56
285	Land North Alma Hill / West Of Millfield Road Kimberley	Could be suitable if policy changes	116	57-58
271	Gilt Hill Farm Gilt Hill Kimberley	Could be suitable if policy changes	200	59-60
215	Land Adjacent To Kimberley Depot Eastwood Road Kimberley	Could be suitable if policy changes	280	61-62





KIMBERLEY



## Final Reasoned Judgement:

The site is available and suitable with no major barriers to deliverability. It is considered therefore that the site could be delivered yielding approximately 10-16 dwellings.

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

Site area (ha): 0.6

Potential dwellings: 16

Site type: Urban

0-5 Years

## **Published Site Constraints**

### ***Site Reference: 428***

**Site Area** 0.57

**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**

### **Land To Rear Of Chilton Drive Watnall**

**Easting:** 450190

**Northing:** 345165

Non-allocated and No Planning Permission

Informal Recreational Land

Within named settlement as listed

100% Greenfield Site

No significant other constraints

NA

NA

Minor topographical constraints

NA

Existing highway network has capacity - though narrow access

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

BBC own the land

None foreseen

Moderate

Within 5 minute walk of a bus stop

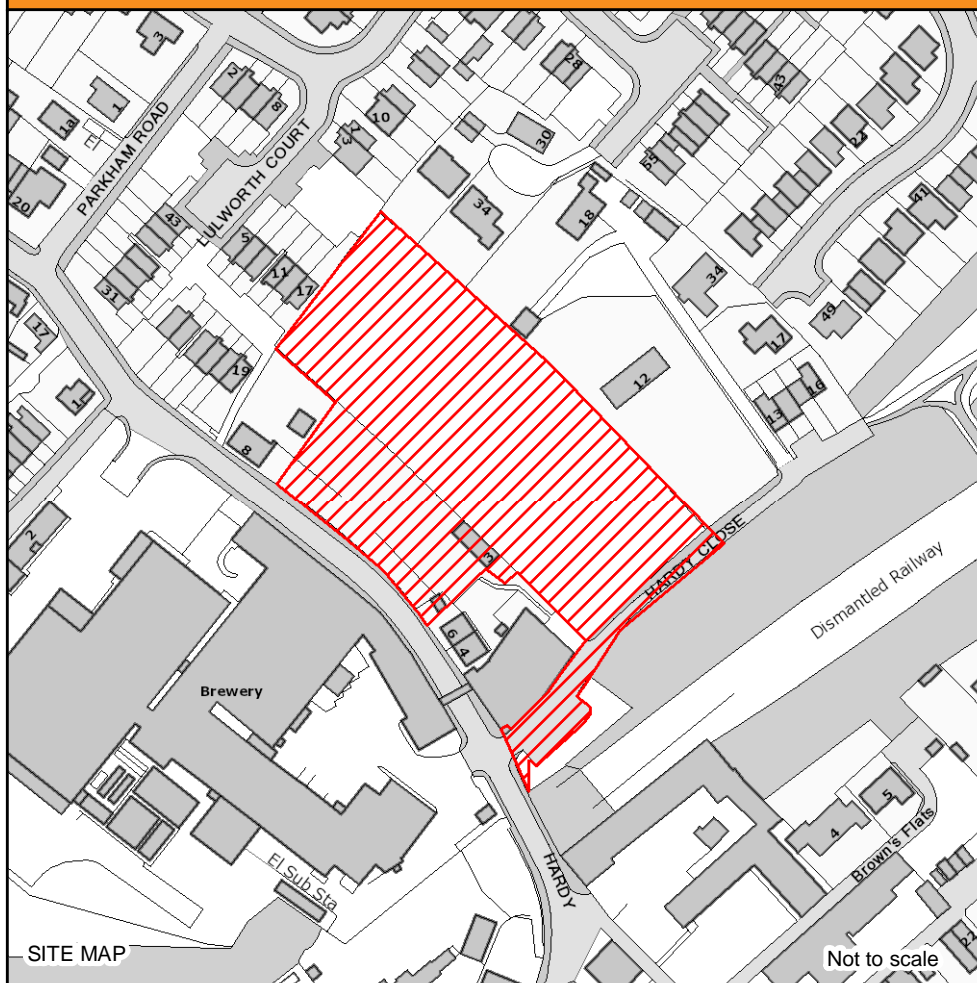
No tram stops within 20 minute walk

District/Town Centre within 10-15 minute walk

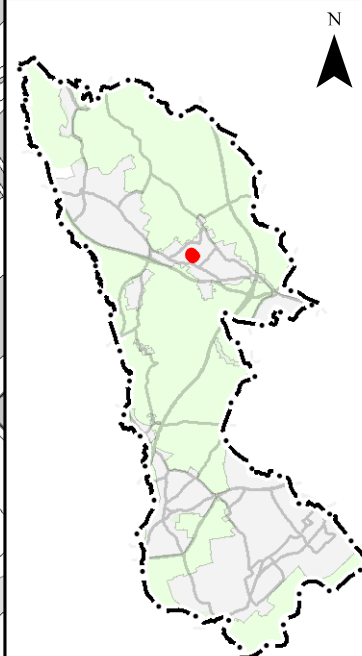
Moderate number of basic pedestrian / cycle routes linking site to centres of residence

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

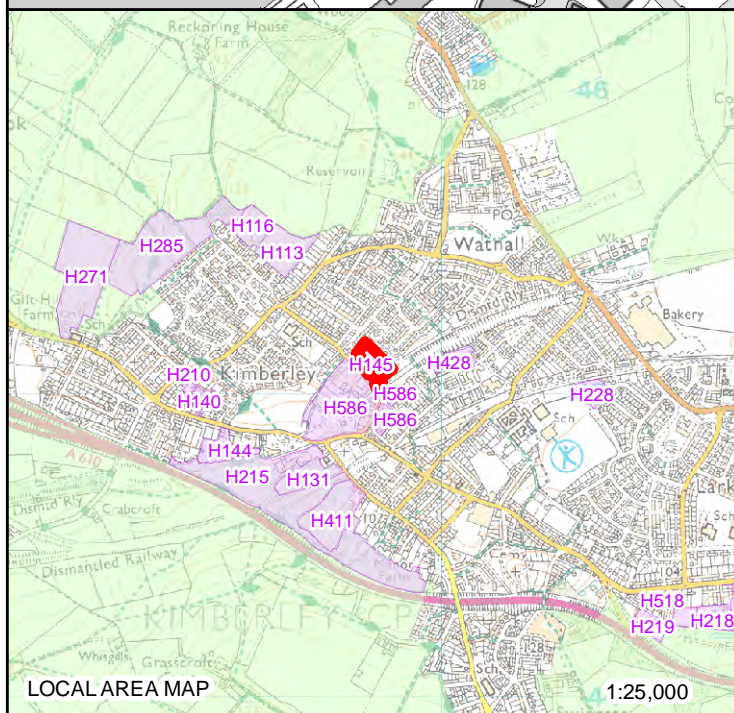








KIMBERLEY



BOROUGH MAP

**Final Reasoned Judgement:**

Allocated for residential development in the Broxtowe Local Plan 2004 with extant approval for 22 dwellings (12/00574/FUL) subject to legal agreement and site is therefore available and suitable, with no obvious barriers to achievability. It is therefore considered to be deliverable.

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

Site area (ha): 0.7

Potential dwellings: 22

Site type: Urban

0-5 Years

## **Published Site Constraints**

### ***Site Reference: 145***

**Site Area** 0.73

**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 Between 3 And 12 Hardy Close Kimberley**

**Easting:** 449770

**Northing:** 345122

Allocated for housing

Various - former brewery

Within named settlement

Greenfield/Brownfield roughly 50/50

No significant other constraints

NA

NA

Minor topographical constraints

NA

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

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

No Built Environment Constraints

No Known Constraints

Part of site located within a designated Conservation Area

No ownership problems; all owners supporting development

Unknown

Moderate

Within 10 minutes walk of a bus stop

No tram stops within 20 minute walk

District/Town Centre within 10-15 minute walk

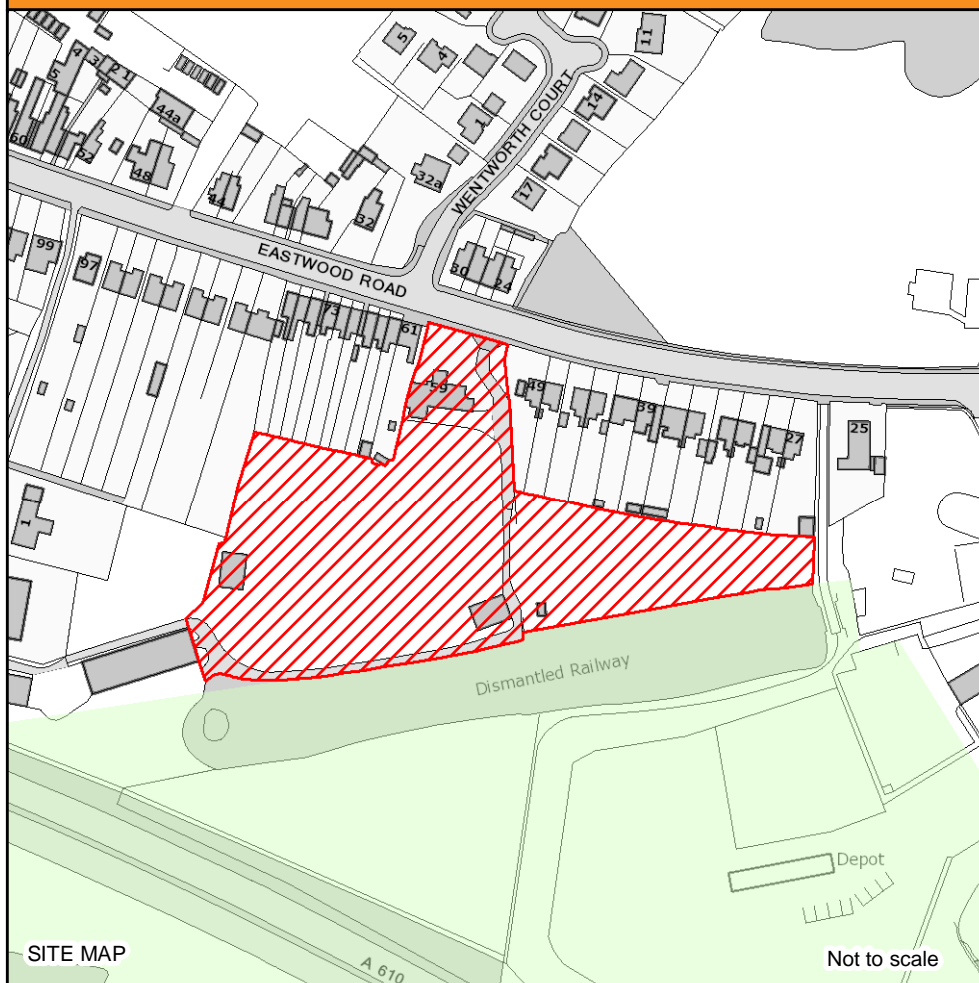
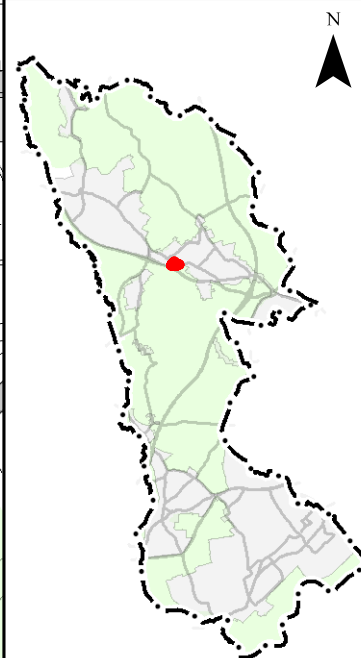
Moderate number of basic pedestrian / cycle routes linking site to centres of residence

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





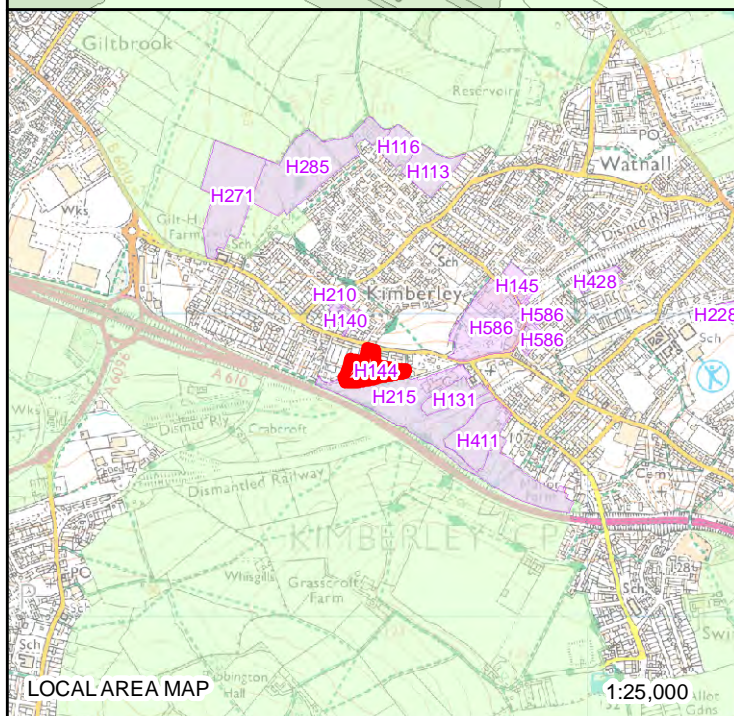
KIMBERLEY



SITE MAP

Not to scale





BOROUGH MAP



LOCAL AREA MAP

1:25,000

**Final Reasoned Judgement:**  
Allocated for housing in the Broxtowe Local Plan 2004. The site is available and suitable, with no obvious barriers to achievability, subject to the details of any application. It is therefore considered to be deliverable with a potential to develop in conjunction with the Depot land to the South subject to Green Belt changes.

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

Site area (ha): **1.1**

Potential dwellings: **40**

Site type: **Urban**

**0-5 Years**



## **Published Site Constraints**

### ***Site Reference: 144***

**Site Area** 1.13

**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 Eastwood Road Kimberley**

**Easting:** 449274

**Northing:** 344846

Allocated in Local Plan & covered by saved policies

House, garden land and field to the rear of existing gardens on Eastwood Road

Within named settlement as listed in app 8

Site predominantly Greenfield (more than 70%)

No significant other constraints

NA

NA

Minor topographical constraints

NA

Access to Eastwood Road would be easy to facilitate

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

Moderate

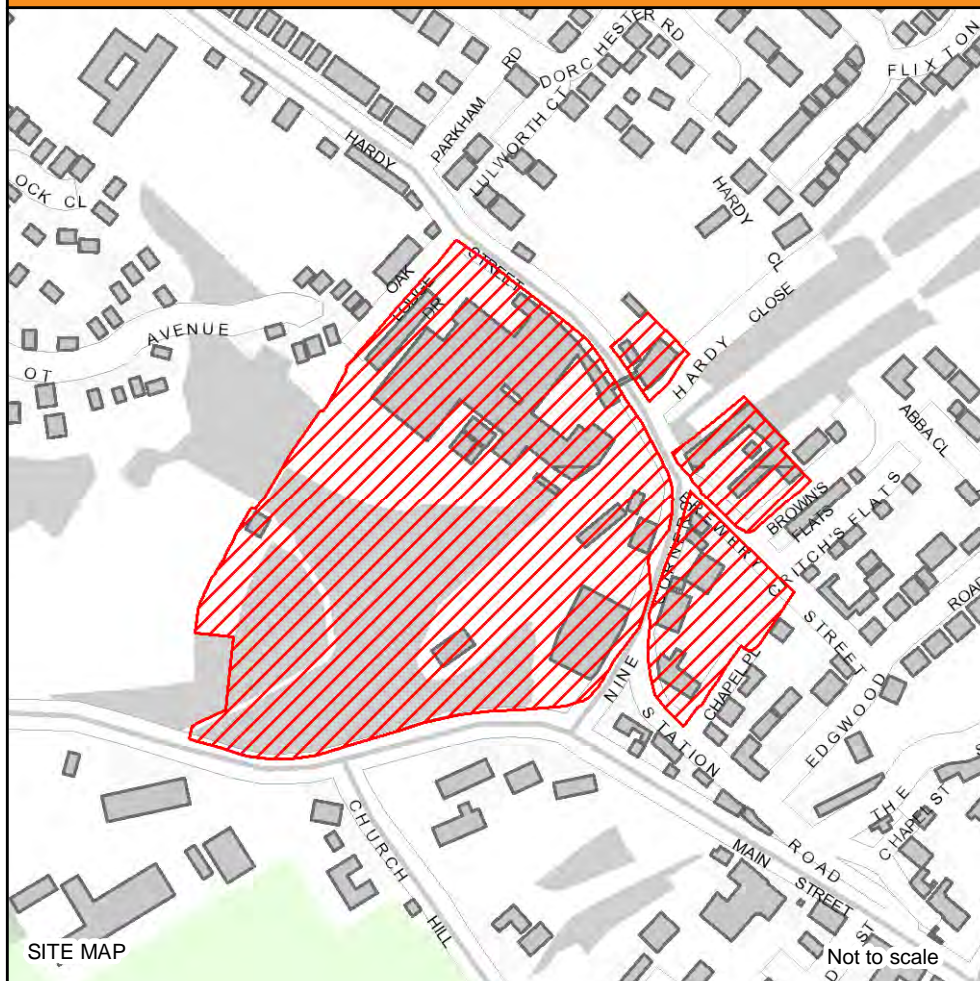
Within 10 minutes walk of a bus stop

No tram stops within 20 minute walk

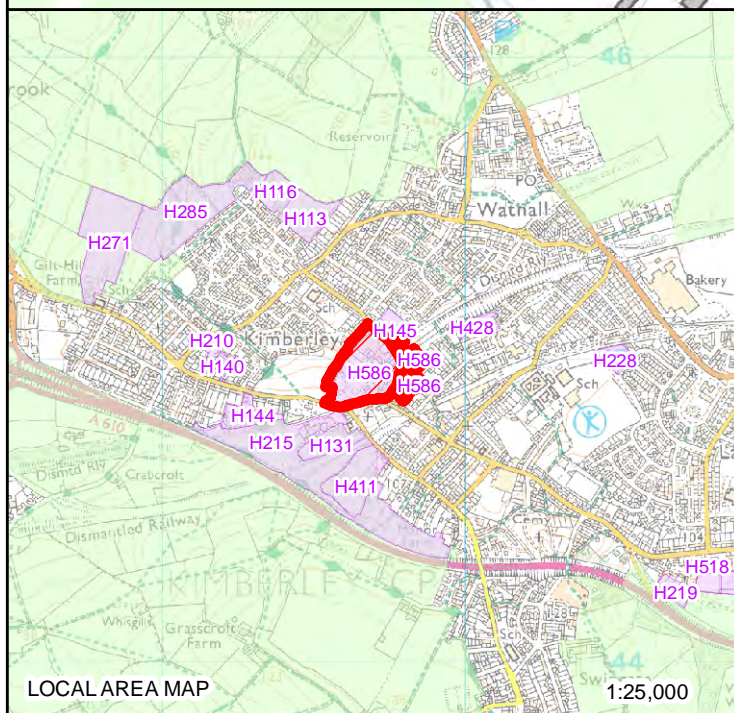
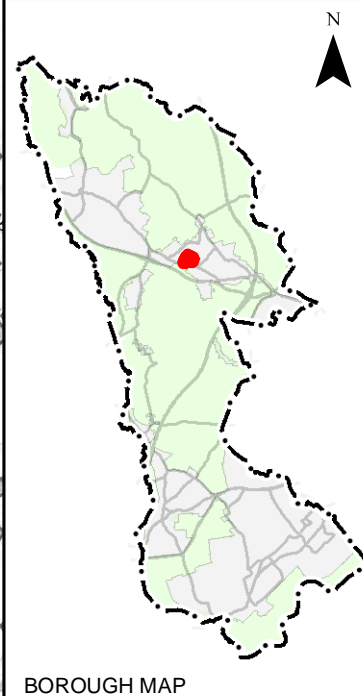
District/Town Centre within 10-15 minute walk

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

Public benefit through existing GI facility within a 5 minute walk







KIMBERLEY



## Final Reasoned Judgement:

The site is available and suitable for housing development. On-going discussions with developers suggest that the site is also deliverable.

Constraints include Conservation Area, Listed building and public footpath.

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

Site area (ha): **5.3**Potential dwellings: **160**Site type: **Urban****0-5 Years**

## **Published Site Constraints**

### ***Site Reference: 586***

**Site Area** 4.46

**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**

### **Hardy And Hansons Plc Kimberley Brewery Hard**

**Easting:** 449713

**Northing:** 345053

Non-allocated and No Planning Permission

Vacant Brewery

Within named settlement

100% Previously Developed Land

No significant other constraints

N/A

N/A

No topographical constraints

N/A

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

Grade II Listed Buildings present on site

Site is likely to be contaminated and remediation would be required

Site located within a designated Conservation Area

No ownership problems; all owners supporting development

Site is Vacant

Moderate

Within 5 minute walk of a bus stop

No tram stops within 20 minute walk - developer is however intending to safeguard land for a potential tram extension.

District/Town Centre within 10-15 minute walk

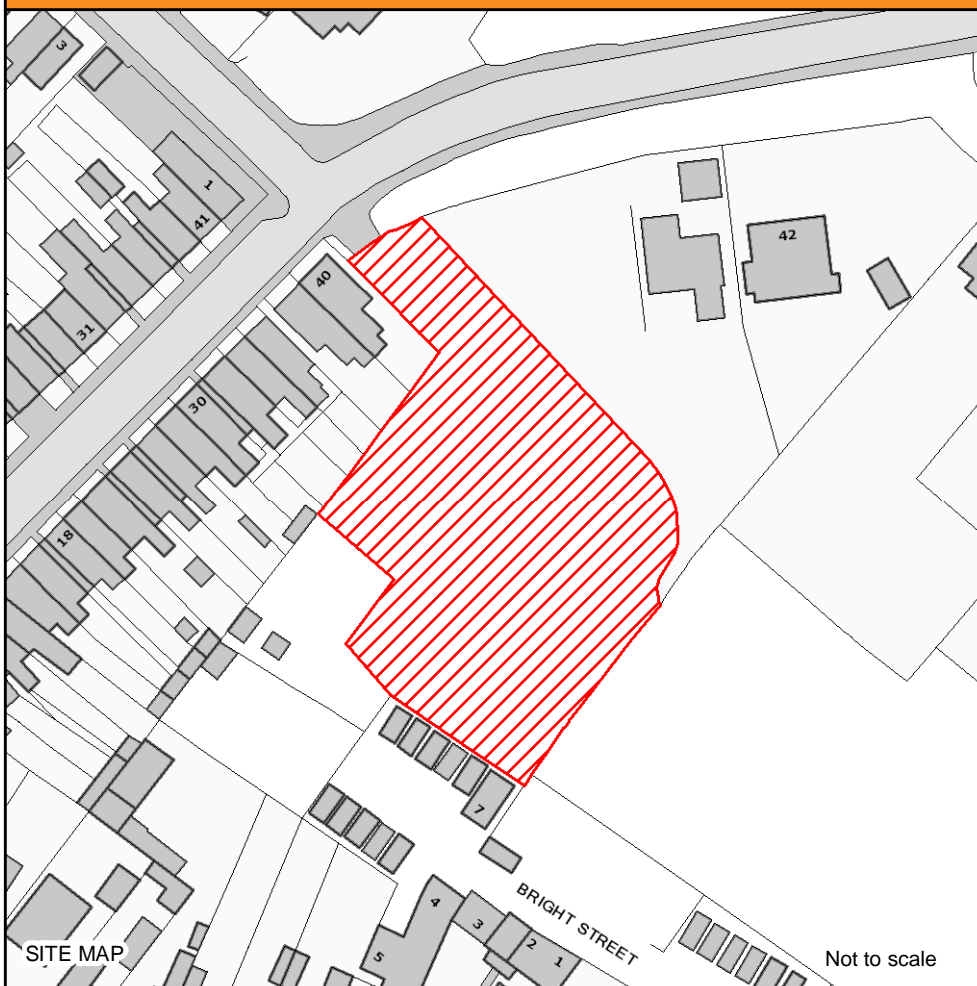
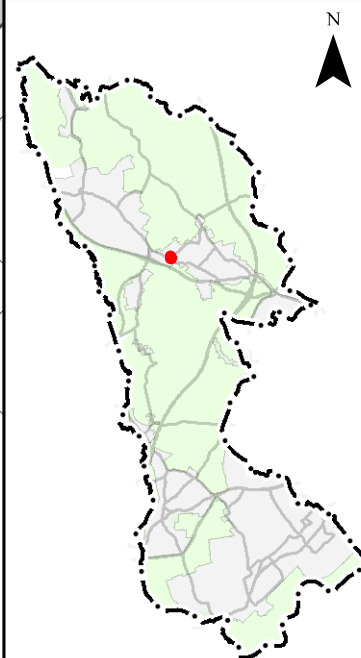
Moderate number of basic pedestrian / cycle routes linking site to centres of residence

Public benefit through proposed GI facility within 10-15 minute walk or site would deliver GI with public benefit





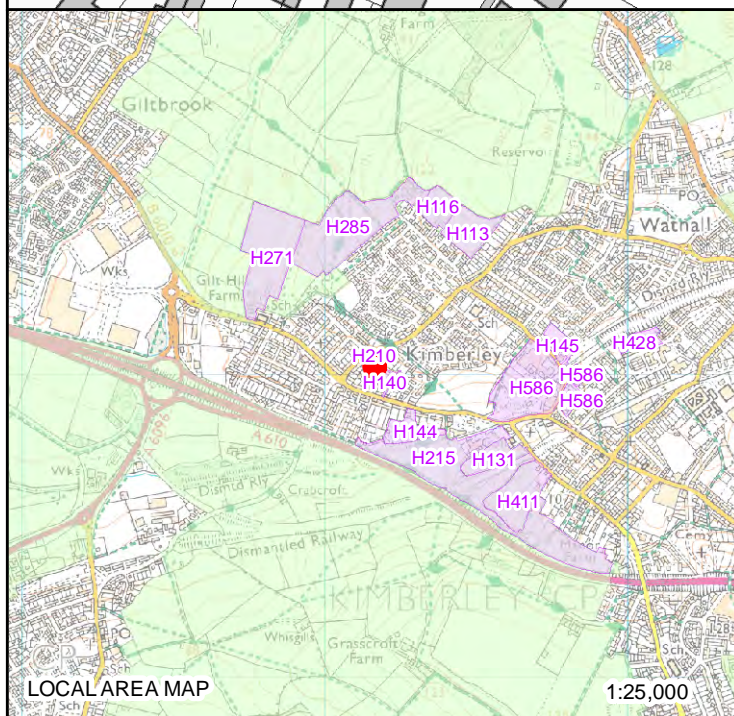
KIMBERLEY



SITE MAP

Not to scale

BOROUGH MAP



LOCAL AREA MAP

1:25,000

**Final Reasoned Judgement:**

The site is not known to be available at present, however it is in a suitable location and it appears likely to be developable in the medium term even allowing for topographical and nature conservation constraints.

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

Site area (ha): **0.2**Potential dwellings: **12**Site type: **Urban****6-10 Years**



## **Published Site Constraints**

### ***Site Reference: 210***

**Site Area** 0.19

**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**

### **Land South East Of 32 To 40 Maws Lane Kimberl**

**Easting:** 452718

**Northing:** 336930

Non-allocated and No Planning Permission

vacant former builders' yard

Within named settlement as listed

100% Previously Developed Land

No significant other constraints

NA

NA

Minor topographical constraints

NA

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

SINCs, RIGS present on site

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

Moderate

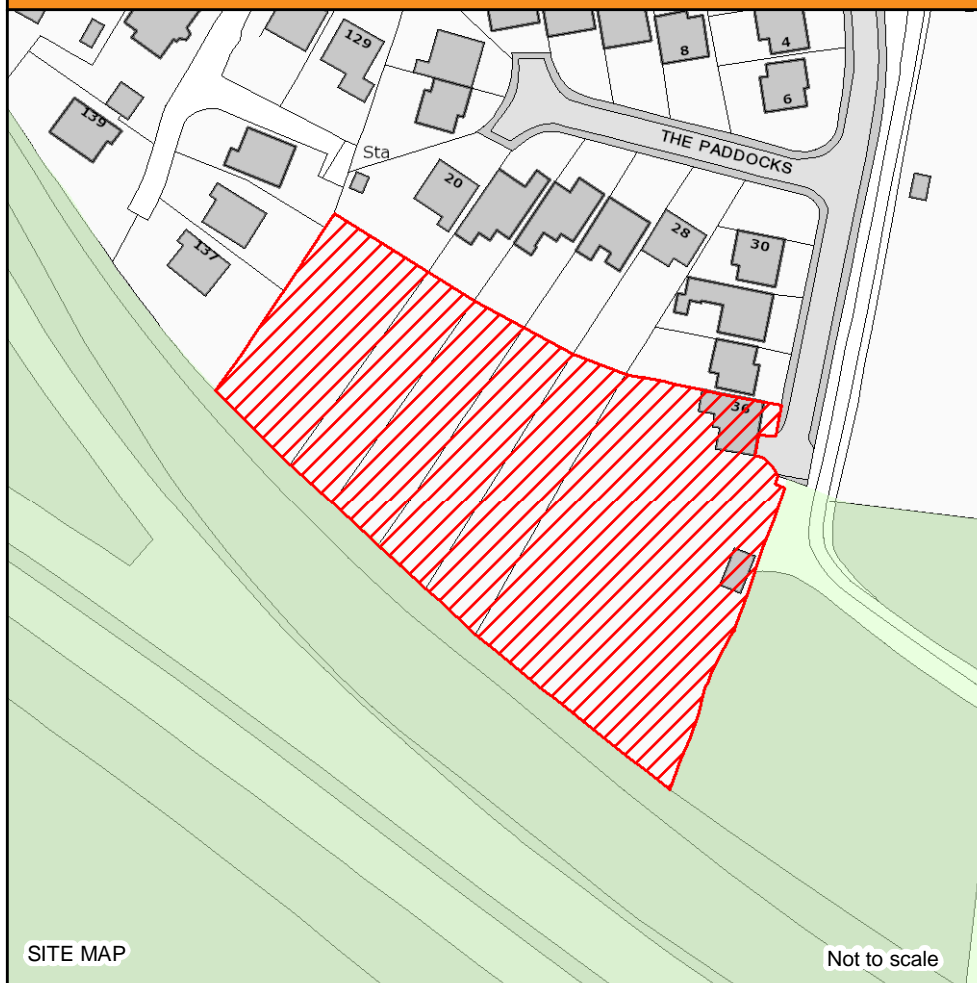
Within 5 minute walk of a bus stop

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

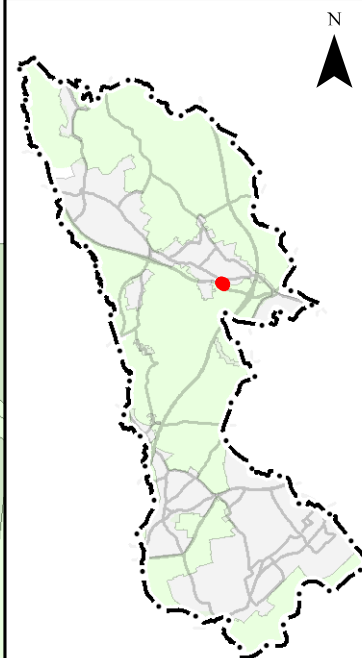


SITE MAP

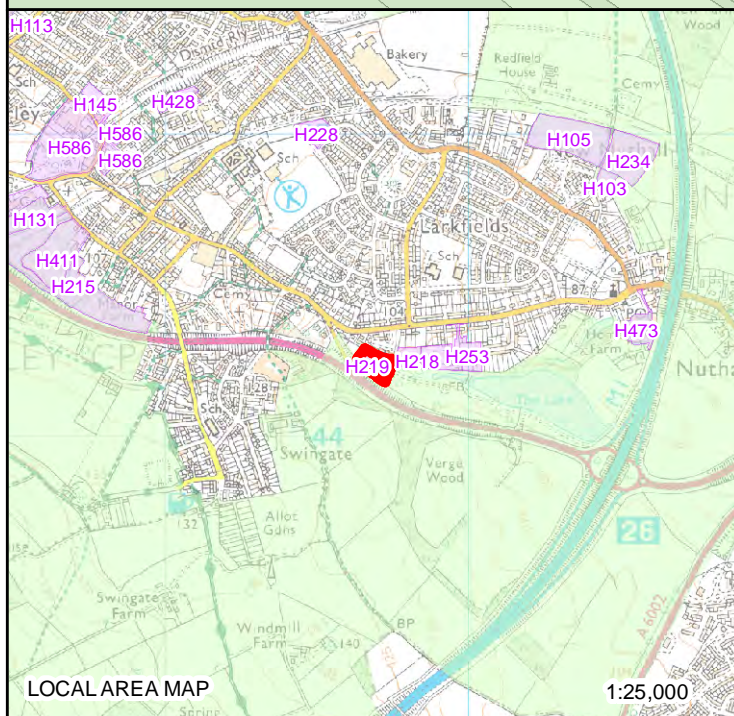
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KIMBERLEY



BOROUGH MAP







LOCAL AREA MAP

1:25,000

**Final Reasoned Judgement:**

Multiple ownerships may mean that the site is not achievable within five years; however it is a suitable location and may well be developable in the medium term, subject to the details of any application.

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

Site area (ha): **0.6**Potential dwellings: **19**Site type: **Urban****6-10 Years**

## **Published Site Constraints**

### ***Site Reference: 219***

**Site Area** 0.62

**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 The Paddocks Nuthall**

**Easting:** 452718

**Northing:** 336930

Non-allocated and No Planning Permission

Residential

Within named settlement as listed in Appendix 8

100% Greenfield Site

No significant other constraints

Largely residential gardens

NA

Minor topographical constraints

Site is well hidden from the settlement but visible from the A610

Access into the site would be an issue that may prevent development

Not likely to be an issue

Not likely to be an issue

NA

Adjacent to the A610 main road

EA Maps suggest area at no risk from flooding

No environmental constraints or designations but immediately adjacent to them

No Built Environment Constraints

No Known Constraints

Site is not located within but has an impact upon a designated Conservation Area

Complex site in multiple ownership - probable ransom strips

Unknown

Moderate

Within 5 minute walk of a bus stop

No tram stops within 20 minute walk

District/Town Centre within 10-15 minute walk

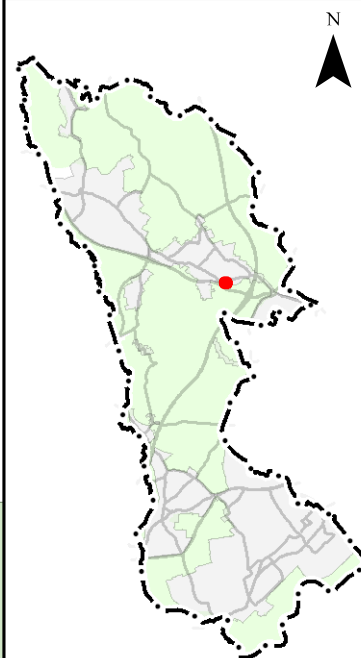
Moderate number of basic pedestrian / cycle routes linking site to centres of residence

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

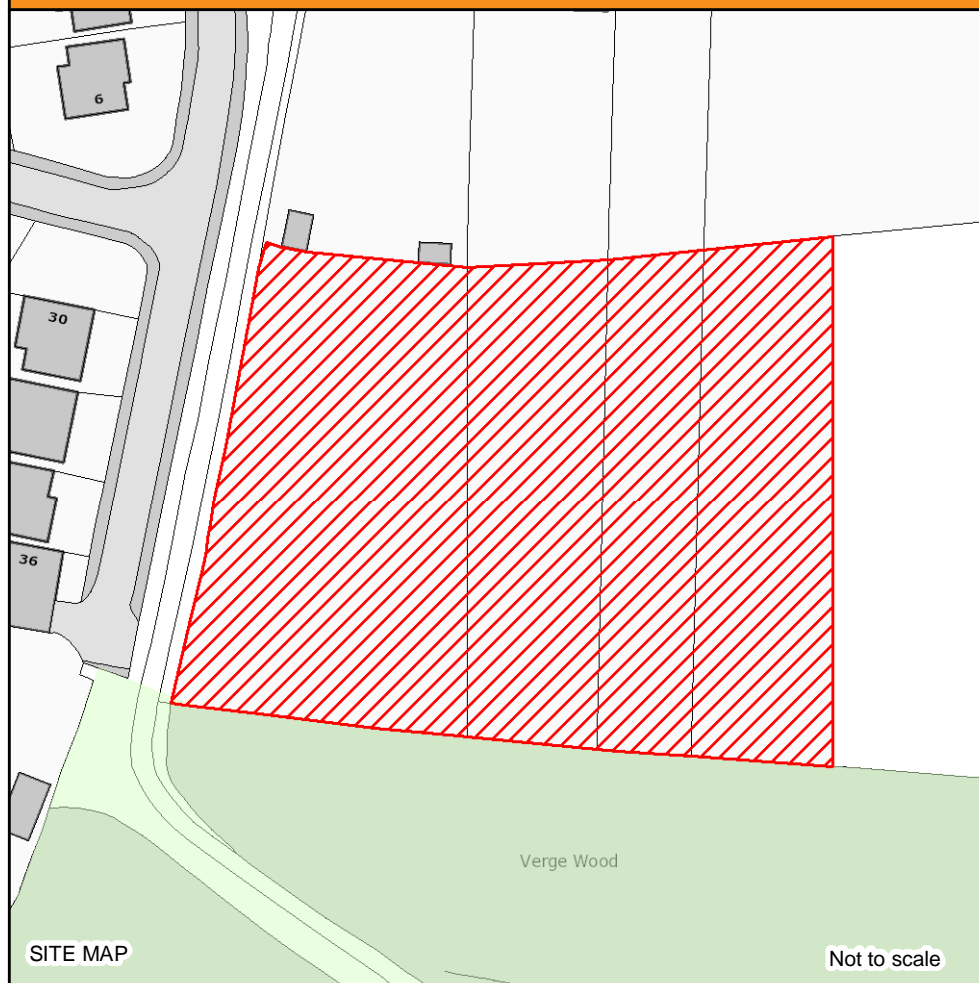


Broxtowe  
Borough  
COUNCIL

KIMBERLEY

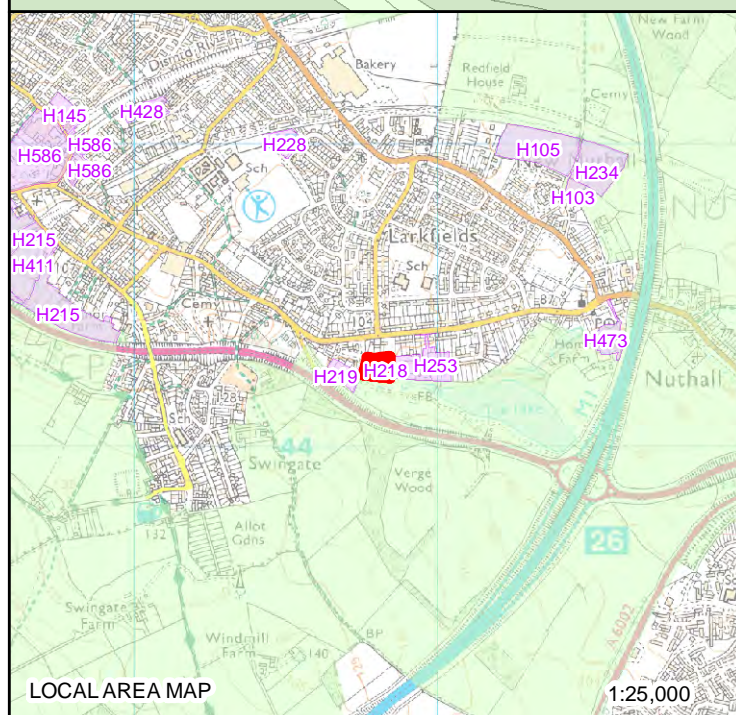


BOROUGH MAP



SITE MAP

Not to scale







LOCAL AREA MAP

1:25,000

### Final Reasoned Judgement:

The site is in a suitable location however multiple ownerships may impede on delivery and this is reflected in the timescale. Details of any application would need to be carefully considered, however the site is considered to be developable.

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

Site area (ha): **0.5**

Potential dwellings: **20**

Site type: **Urban**

**6-10 Years**



## **Published Site Constraints**

### ***Site Reference: 518***

**Site Area** 0.52

**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**

### **Rear Of 127 Kimberley Road Nuthall**

**Easting:** 450784

**Northing:** 344337

Non-allocated and No Planning Permission

Residential Gardens

Within named settlement

100% Greenfield Site

No significant other constraints

N/A

N/A

Minor topographical constraints

Visible from The Paddocks and Vergewood

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 but immediately adjacent to them

No Built Environment Constraints

No Known Constraints

Site is not located within but has an impact upon a designated Conservation Area

Complex site in multiple ownership - probable ransom strips

Unknown

Moderate

Within 5 minute walk of a bus stop

No tram stops within 20 minute walk

District/Town Centre within 10-15 minute walk

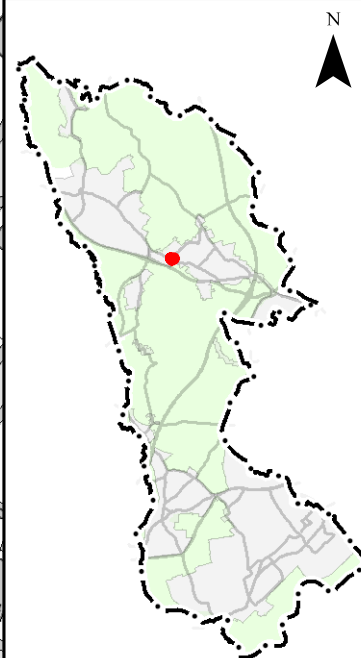
Moderate number of basic pedestrian / cycle routes linking site to centres of residence

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

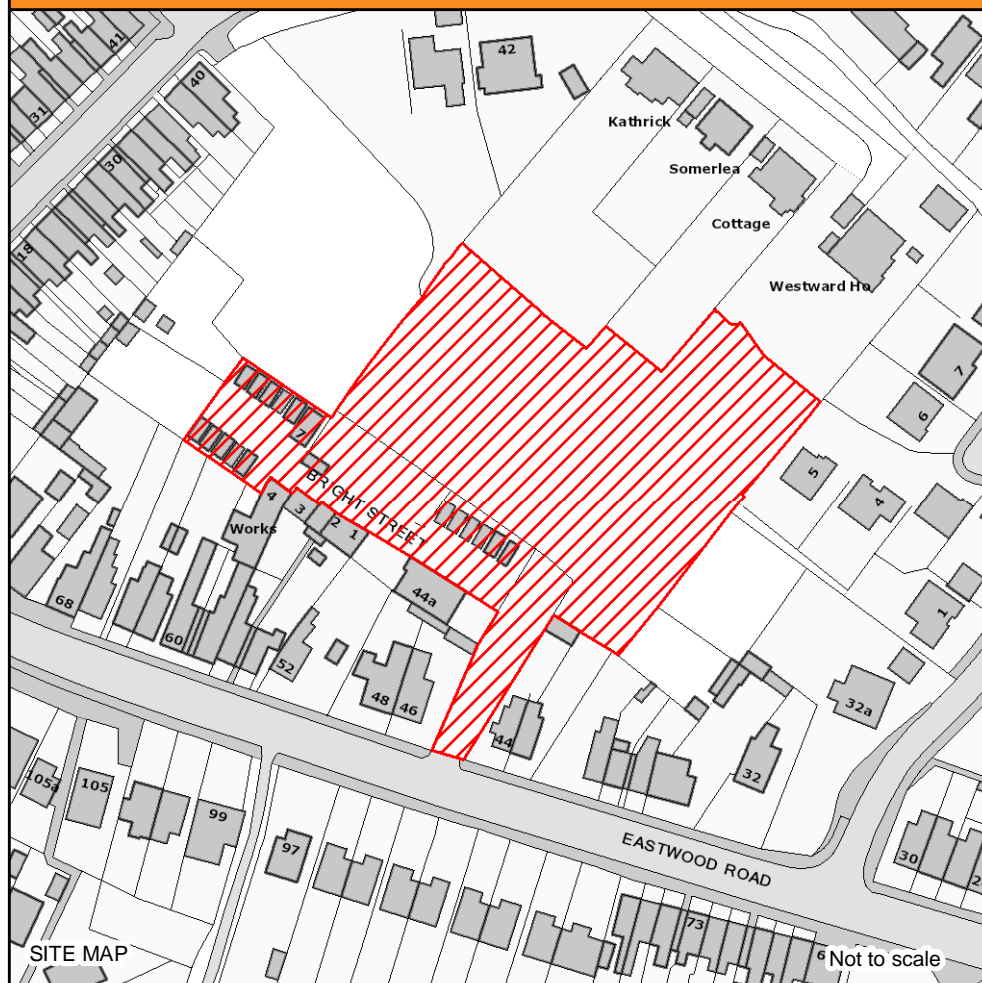


Broxtowe  
Borough  
COUNCIL

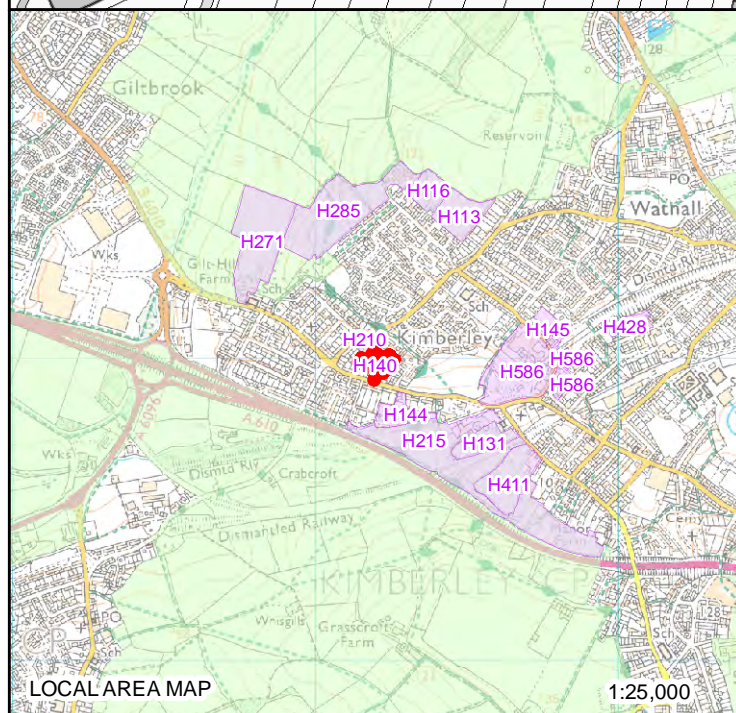
KIMBERLEY



BOROUGH MAP



SITE MAP



LOCAL AREA MAP

#### Final Reasoned Judgement:

Allocated for Housing in the Broxtowe Local Plan (2004). The site is available and suitable, with no obvious barriers to achievability, subject to the details of any application. It is therefore considered to be developable albeit that given the length of time the site has been allocated it is considered unlikely to be developed in the first 5 years of the plan. Development has been hampered by ownership issues at the access point which are capable of resolution.



SHLAA Site



Other SHLAA sites



Green Belt Extent



Broxtowe Boundary

Site area (ha): 0.5

Potential dwellings: 22

Site type: Urban

6-10 Years

## **Published Site Constraints**

### ***Site Reference: 140***

**Site Area** 0.52

**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**

### **Builders Yard, Eastwood Road, Kimberley**

**Easting:** 449176

**Northing:** 344979

Allocated for residential use/outline planning permission for residential use

Builders yard and garages (part disused)

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

Some ownership issues but generally unprohibitive

Unknown

Moderate

Within 10 minutes walk of a bus stop

No tram stops within 20 minute walk

District/Town Centre within 10-15 minute walk

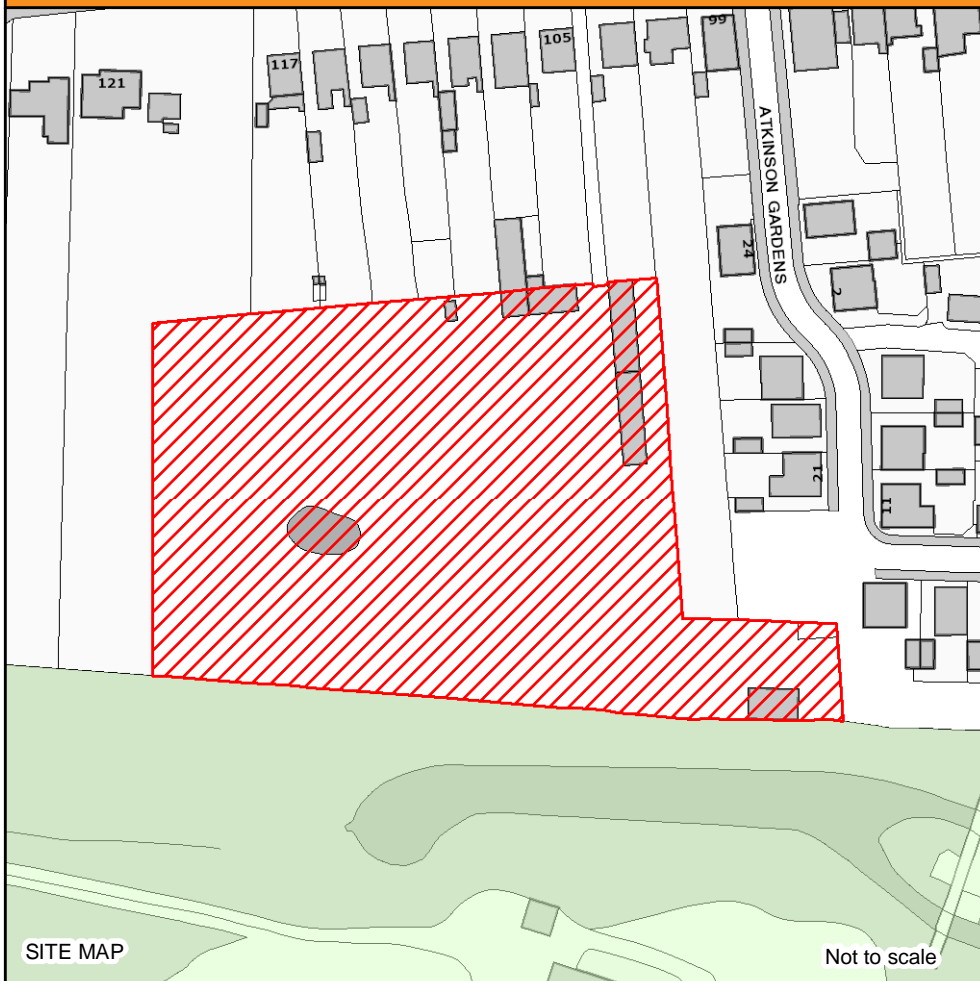
Moderate number of basic pedestrian / cycle routes linking site to centres of residence

Public benefit through existing GI facility within a 5 minute walk





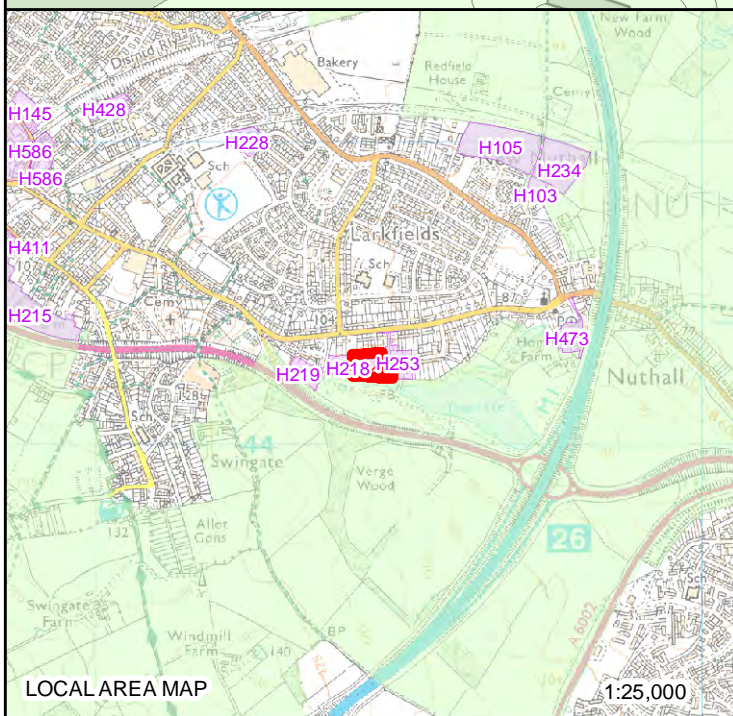
KIMBERLEY



SITE MAP

Not to scale

BOROUGH MAP







LOCAL AREA MAP

1:25,000

### Final Reasoned Judgement:

The site is in a suitable location and is available. Details of any application would need to be carefully considered, however the site is considered to be developable.

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

Site area (ha): **0.9**

Potential dwellings: **30**

Site type: **Urban**

**6-10 Years**



## **Published Site Constraints**

### ***Site Reference: 218***

**Site Area** 0.87

**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 Kimberley Road Nuthall**

**Easting:** 452718

**Northing:** 336930

Non-allocated and No Planning Permission

Field and Meadow Land and some garden land

Within named settlement as listed in Appendix 8

100% Greenfield Site ( with the exception of a few outbuildings)

No significant other constraints

N/A

NA

Minor topographical constraints

Visible from The Paddocks and Vergewood 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 but immediately adjacent to them

No Built Environment Constraints

No Known Constraints

Site is not located within but has an impact upon a designated Conservation Area

No ownership problems; all owners supporting development

Site is Owner-Occupied

Moderate

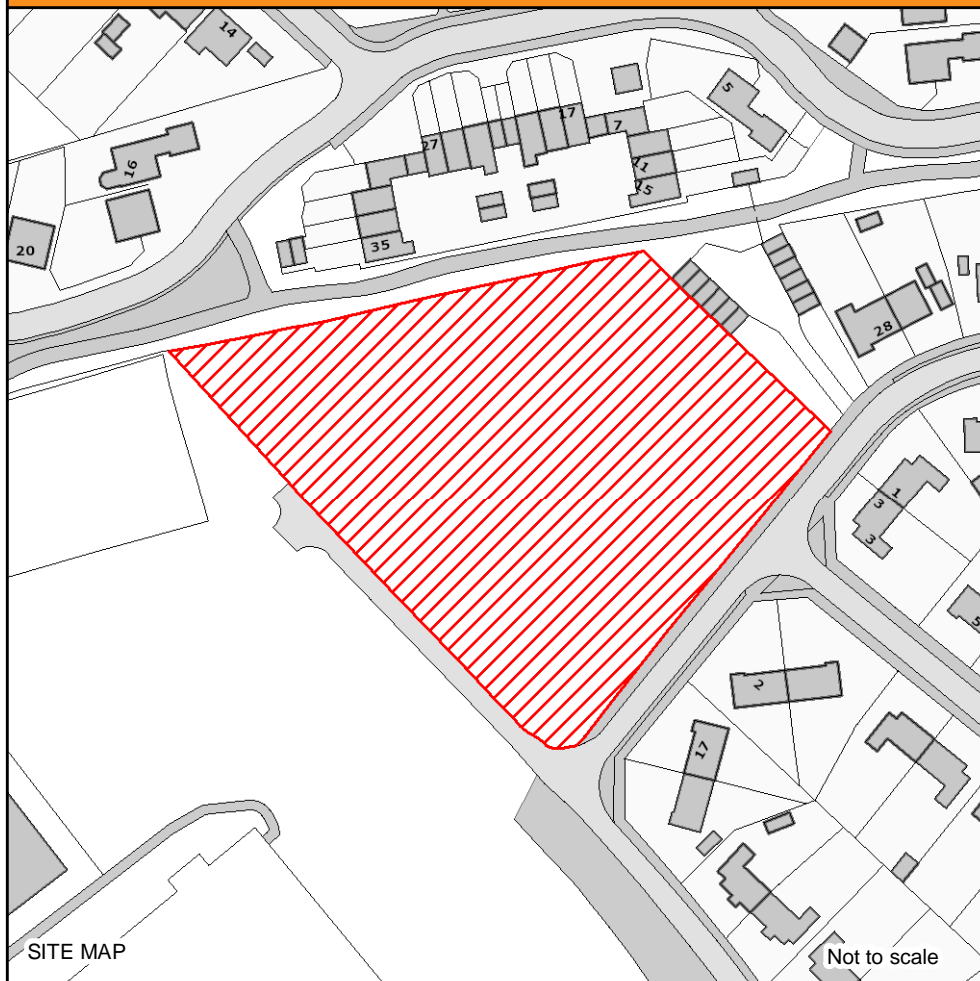
Within 5 minute walk of a bus stop

No tram stops within 20 minute walk

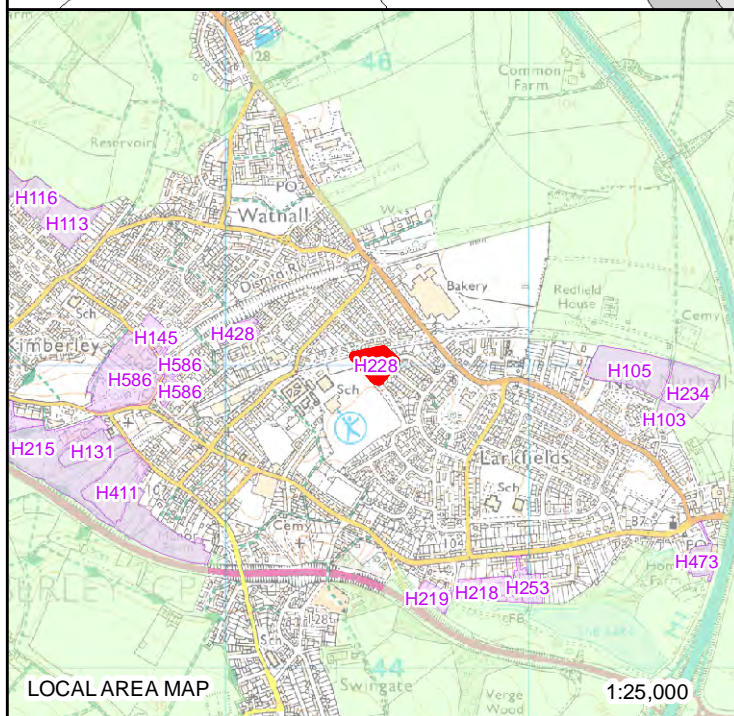
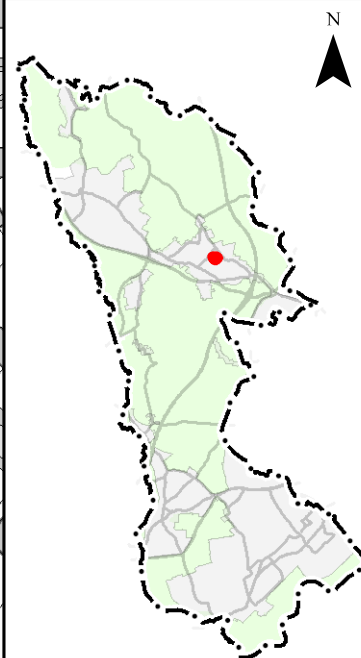
District/Town Centre within 10-15 minute walk

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

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



KIMBERLEY



## Final Reasoned Judgement:

The site is in a suitable location, with no obvious barriers to implementation, subject to the details of any application. Availability is uncertain; therefore the site may be developable in the medium/long term.

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

Site area (ha): 0.7

Potential dwellings: 24

Site type: Urban

11-15 Years

## **Published Site Constraints**

### ***Site Reference: 228***

**Site Area** 0.68

**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**

### **NW of Chestnut Drive Nuthall**

**Easting:** 452718

**Northing:** 336930

Non-allocated and No Planning Permission

Football Pitch - grass

Within named settlement as listed in Appendix 8

100% Greenfield Site

No significant other constraints

NA

NA

No topographical constraints

NA

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

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

Moderate

Within 15 minutes walk of a bus stop

No tram stops within 20 minute walk

District/Town Centre within 10-15 minute walk

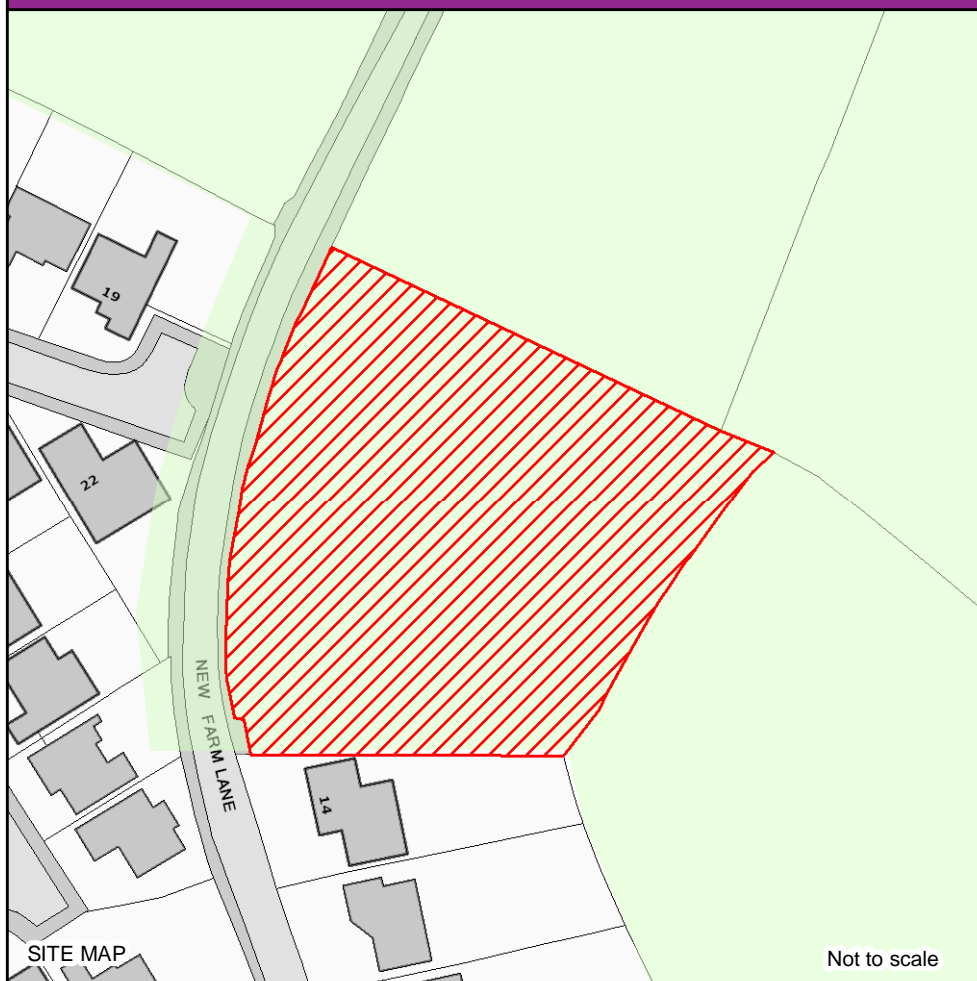
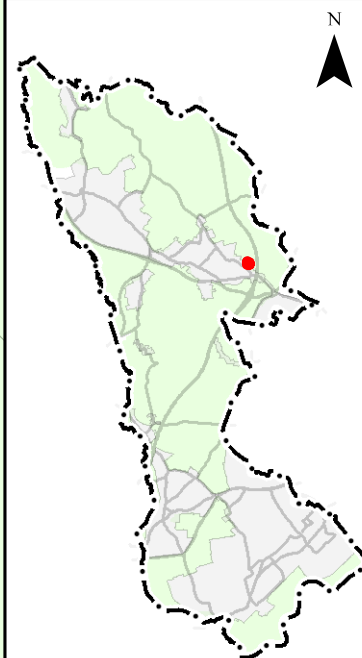
Moderate number of basic pedestrian / cycle routes linking site to centres of residence

Public benefit through GI facility within 20 minute walk





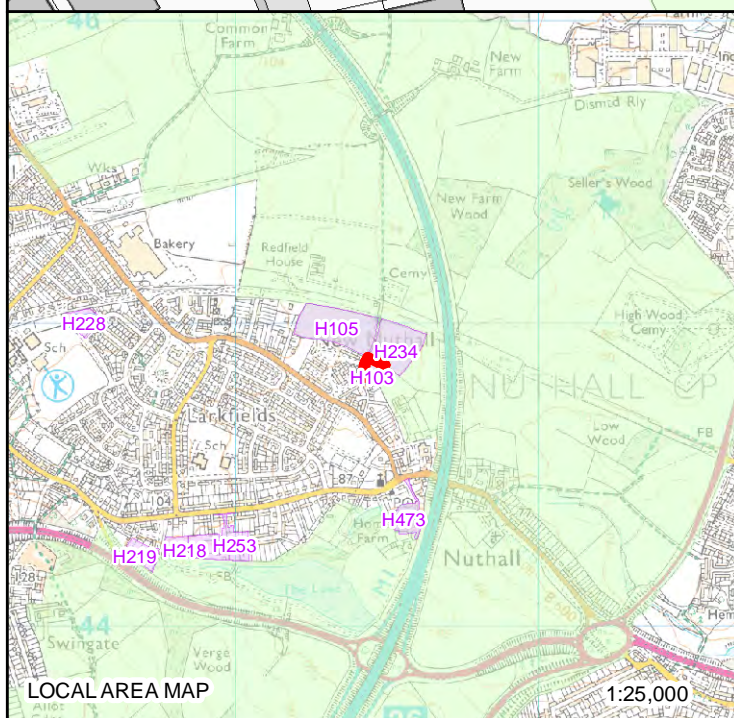
KIMBERLEY



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): 0.3

Potential dwellings: 12

Site type: Green Belt

**Final Reasoned Judgement:**

Could be suitable if Green Belt policy changes, subject to the details of any proposal. Access, impact on adjacent Site of Importance for Nature Conservation and other issues would need to be considered.

Local Plan Review 2003 Inspector considered that this site fulfils important Green Belt purposes. On its own, development of this small site would cut arbitrarily into the present fields and encroach into this small area of countryside. It would extend ribbon development along the East side of the Lane and would erode the Green Belt gap that exists between existing development at Nuthall, the M1 and the edge of Nottingham.

*Could be suitable if policy changes*



## **Published Site Constraints**

### ***Site Reference: 103***

**Site Area** 0.32

**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 east of New Farm Lane Nuthall**

**Easting:** 451451

**Northing:** 344856

Non-allocated and No Planning Permission

Agricultural Land

Adjacent named settlement

100% Greenfield Site

Significant policy constraint which may be removed in the long term

No topographical constraints

None

Setting with no adverse effects

EA Maps suggest area at no risk from flooding

SINCs, RIGS present on site

No Built Environment Constraints

No Known Constraints

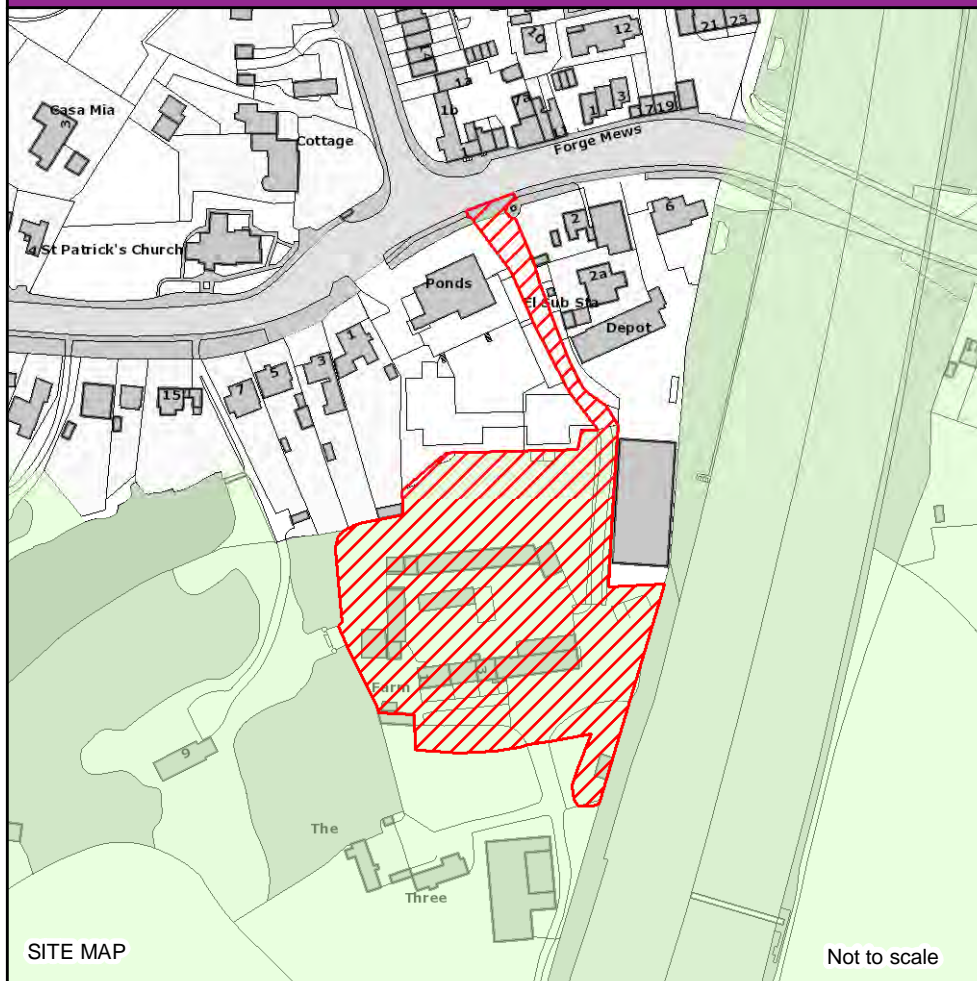
Site is not within a designated Conservation Area and has no impact upon a designated Conservation Area

Moderate

Within 10 minutes walk of a bus stop

No tram stops within 20 minute walk

No facilities within 10-15 minute walk

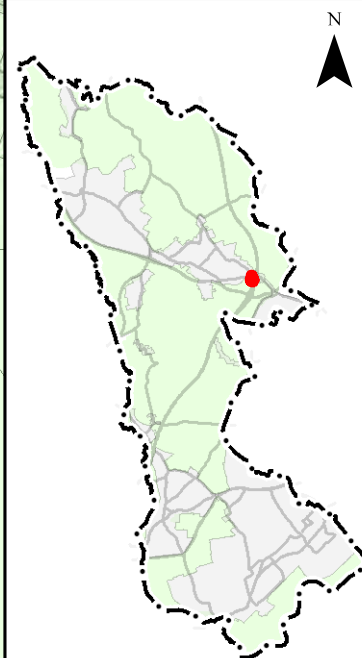


SITE MAP

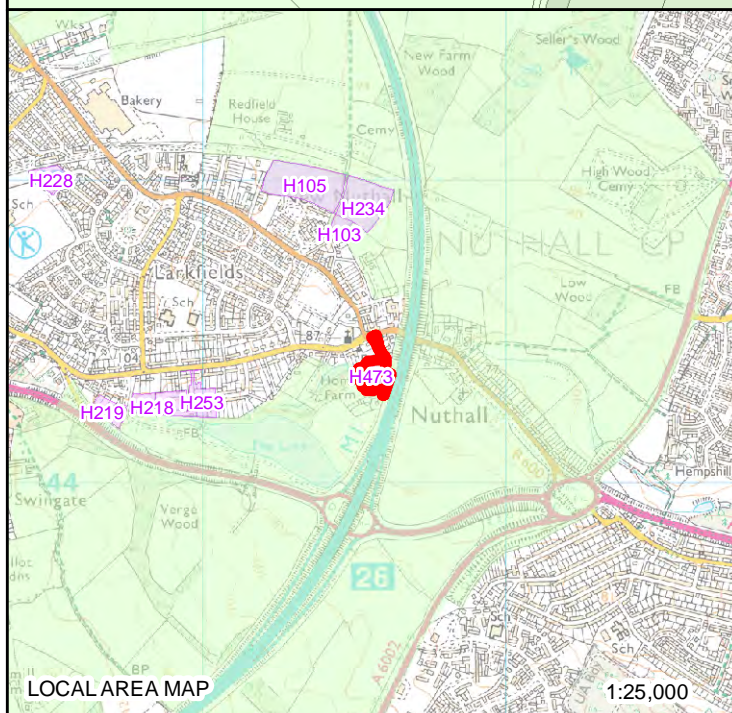
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KIMBERLEY







BOROUGH MAP



LOCAL AREA MAP

1:25,000

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

Site area (ha): 0.9

Potential dwellings: 14

Site type: Green Belt

**Final Reasoned Judgement:**

The site consists of a range of Listed Buildings located within the Green Belt.

In 2008 the Development Control Committee resolved to refer the decision, for an application for conversion of the existing buildings to provide 14 dwellings, to the Secretary of State with a recommendation to approve subject to a legal agreement. The Secretary of State took the decision not to intervene however the application was withdrawn as a result of a legal agreement not being signed.

Other issues include Conservation Area, noise from the motorway, access and potential contaminated land. Part of the site is within a 200 metre buffer of the preferred route for a High Speed 2 Railway line which may create noise issues and reduce the developable space.

*Could be suitable if policy changes*

## **Published Site Constraints**

### ***Site Reference: 473***

**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**

### **Home Farm Nottingham Road Nuthall**

**Easting:** 451532

**Northing:** 344352

Listed Building and in the Green Belt

Abandoned farm building, with 3 existing dwellings in one end

Adjacent named settlement

Site predominantly brownfield (more than 70%)

Significant policy constraint which may be removed in the long term

Small area of grassland adjacent to the site, adds nothing to the area

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

Adjacent to the M1. Within 200m of HS2 preferred route.

EA Maps suggest area at no risk from flooding

No environmental constraints or designations

Grade II Listed Buildings present on site

Unknown and mitigation measures likely to be needed

All of site in Conservation Area

Not known to be an issue

Site is partially Owner-Occupied

Moderate

Within 5 minute walk of a bus stop

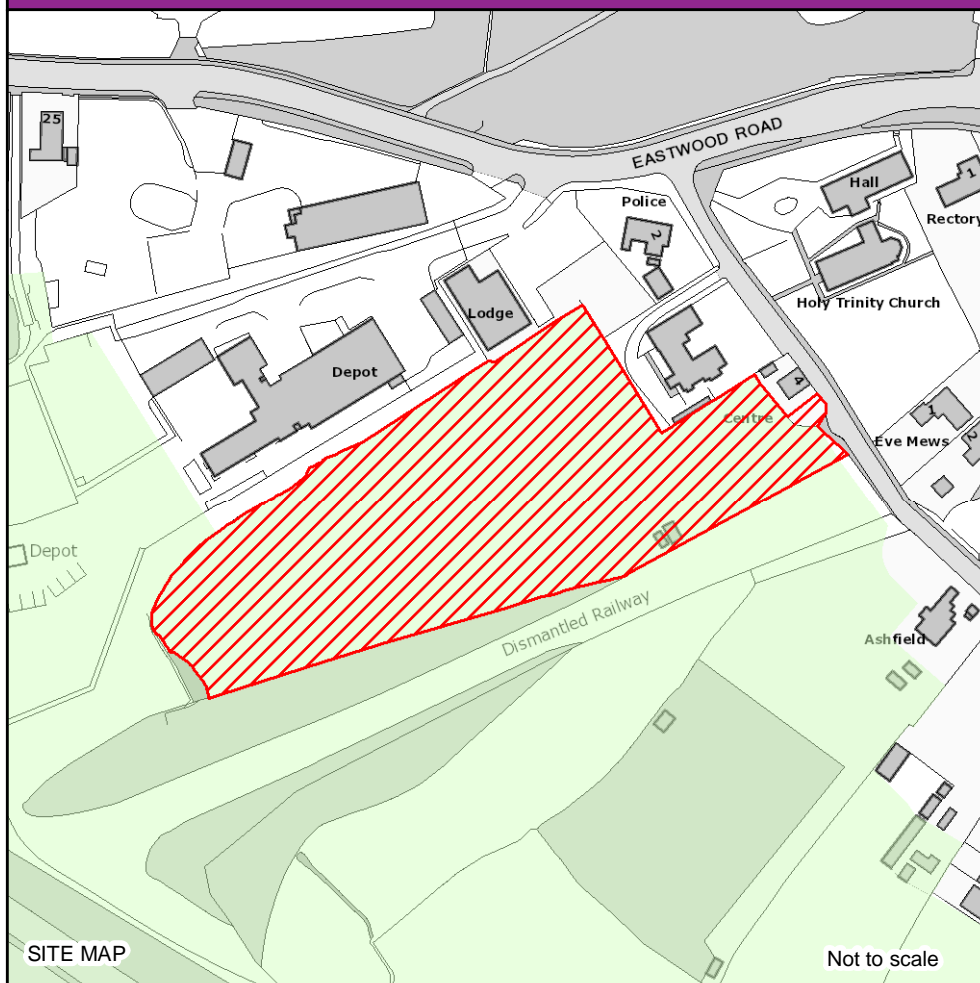
No tram stops within 20 minute walk

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 a 5 minute walk



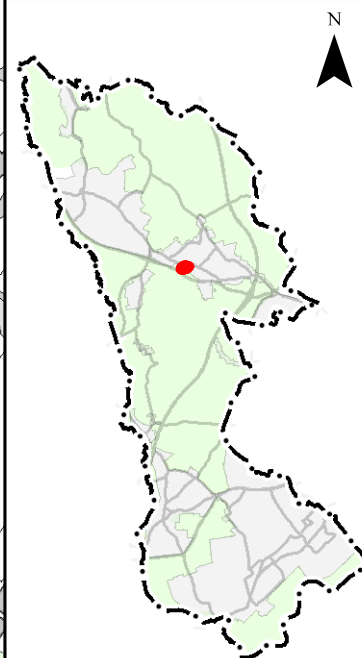


SITE MAP

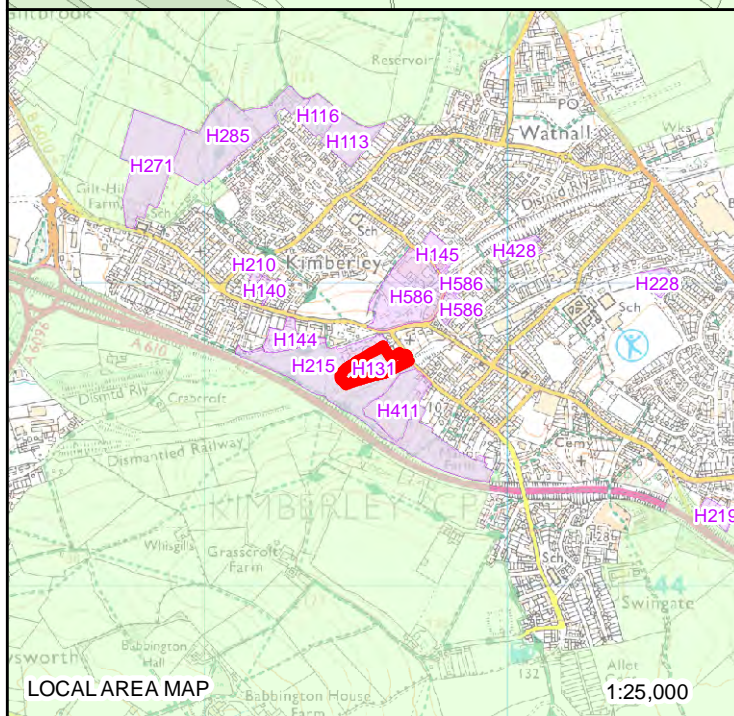
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## KIMBERLEY



BOROUGH MAP







LOCAL AREA MAP

## Final Reasoned Judgement:

The site is in the Green Belt and could not be developed without a major policy change. Site of Importance for Nature Conservation, adjacent Conservation Area and level changes are also constraints on delivery which would need to be mitigated and reflected in a lower dwelling number.

The Inspector who assessed (part of) this site through the Broxtowe Local Plan Review in 2003 concluded that in terms of accessibility the site is one of the most sustainable locations for new housing development in the Plan area. The Inspector recommended that the site be excluded from the Green Belt and allocated for housing and that consideration be given to excluding the remainder of the Council Depot and the small triangular field to the west, drawing the Green Belt boundary along the A610 and the western side of the disused railway cutting.

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

Site area (ha): 1.3

Potential dwellings: 26

Site type: *Green Belt**Could be suitable if policy changes*



## **Published Site Constraints**

### ***Site Reference: 131***

**Site Area** 1.33

**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**

### **Church Hill Kimberley**

**Easting:** 449617

**Northing:** 344783

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

Mature Landscape Area

Vacant unclassified agricultural land

Some topographical constraints

N/A

Unknown - access available but unsure of suitability - some additional land available at West of site to improve existing road access.

Not likely to be an issue

Not likely to be an issue

NA

Significant adverse effects from adjacent occupiers however comprehensive development with adjacent landowners would resolve this issue.

EA Maps suggest area at no risk from flooding

SINC present on site

No Built Environment Constraints

No Known Constraints

Site is not located within but has an impact upon a designated Conservation Area

No ownership problems; all owners supporting development

Unknown

Moderate

Within 5 minute walk of a bus stop

No tram stops within 20 minute walk

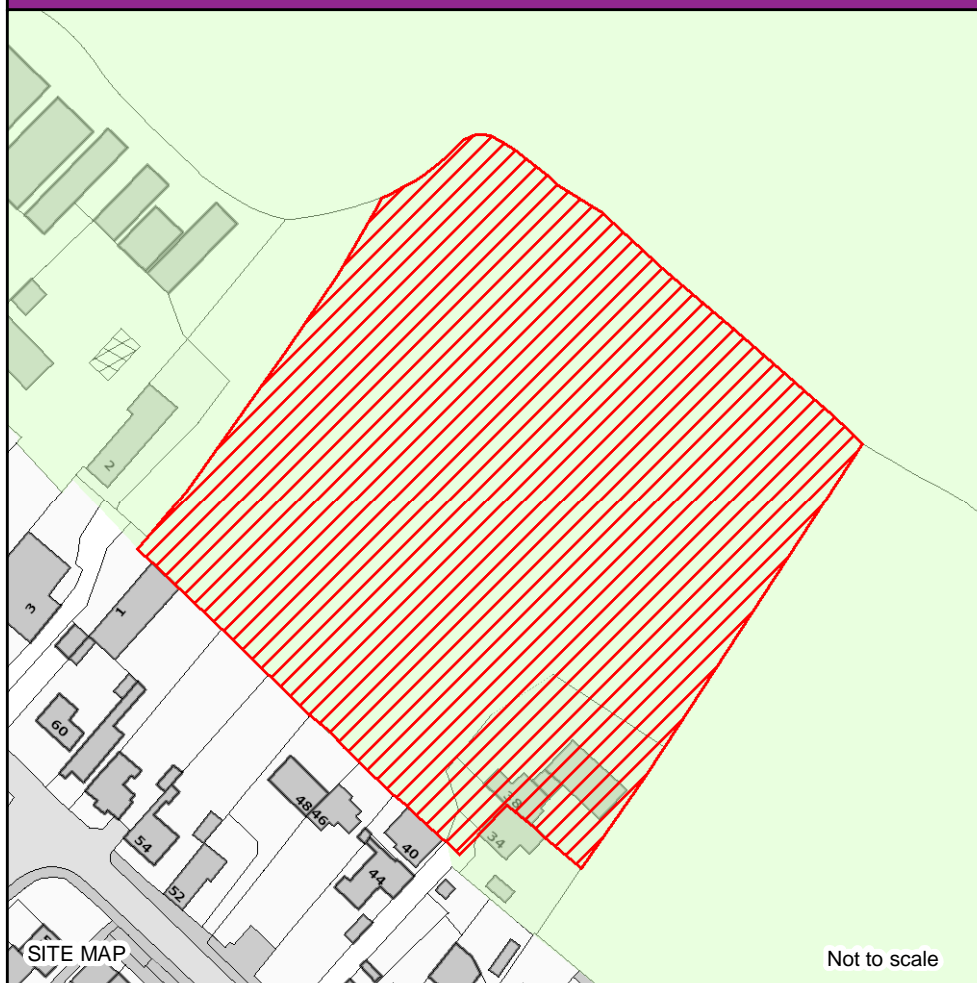
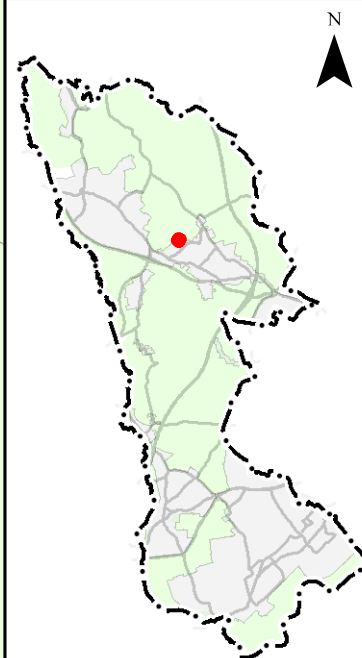
District/Town Centre within 10-15 minute walk

Excellent variety and number of routes linking the site to all residential areas in the vicinity, are safe to use, direct and are well designed / maintained

Public benefit through existing GI facility within a 5 minute walk



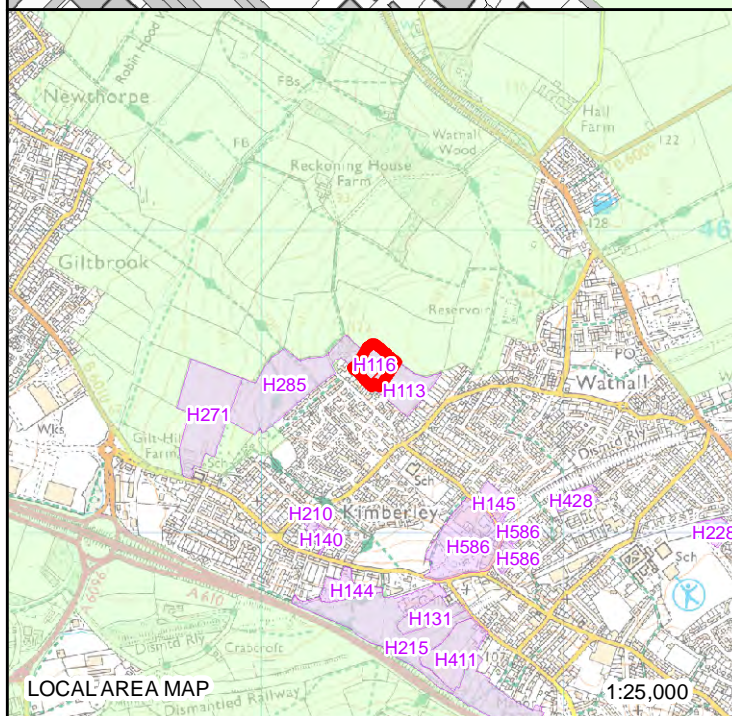
KIMBERLEY



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): 1.2

Potential dwellings: 45

Site type: Green Belt

**Final Reasoned Judgement:**

Could be suitable if Green Belt policy changes, subject to the details of any proposal and subject to considerations of access and other issues. Well contained below the ridgeline to the North side.

The Inspector who assessed the adjacent site (number 113) through the Broxtowe Local Plan Review in 2003 recommended that consideration should be given to allocating this site in conjunction with the adjoining land. The inspector judged that the site would appear to have few development constraints and should be capable of being brought forward at short notice for development. The Inspector also concluded that the sites intrusion into the Green Belt and countryside would be very limited in scale and extent.

*Could be suitable if policy changes*

## **Published Site Constraints**

### ***Site Reference: 116***

**Site Area** 1.16

**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 north of 38 Alma Hill Kimberley**

**Easting:** 449376

**Northing:** 345490

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

N/A

Grade 3a

Minor topographical constraints

Below eidgeline, on rising land

Access reliant on link with adjoining site to the east.

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

Moderate

Within 15 minutes walk of a bus stop

No tram stops within 20 minute walk

District/Town Centre within 10-15 minute walk

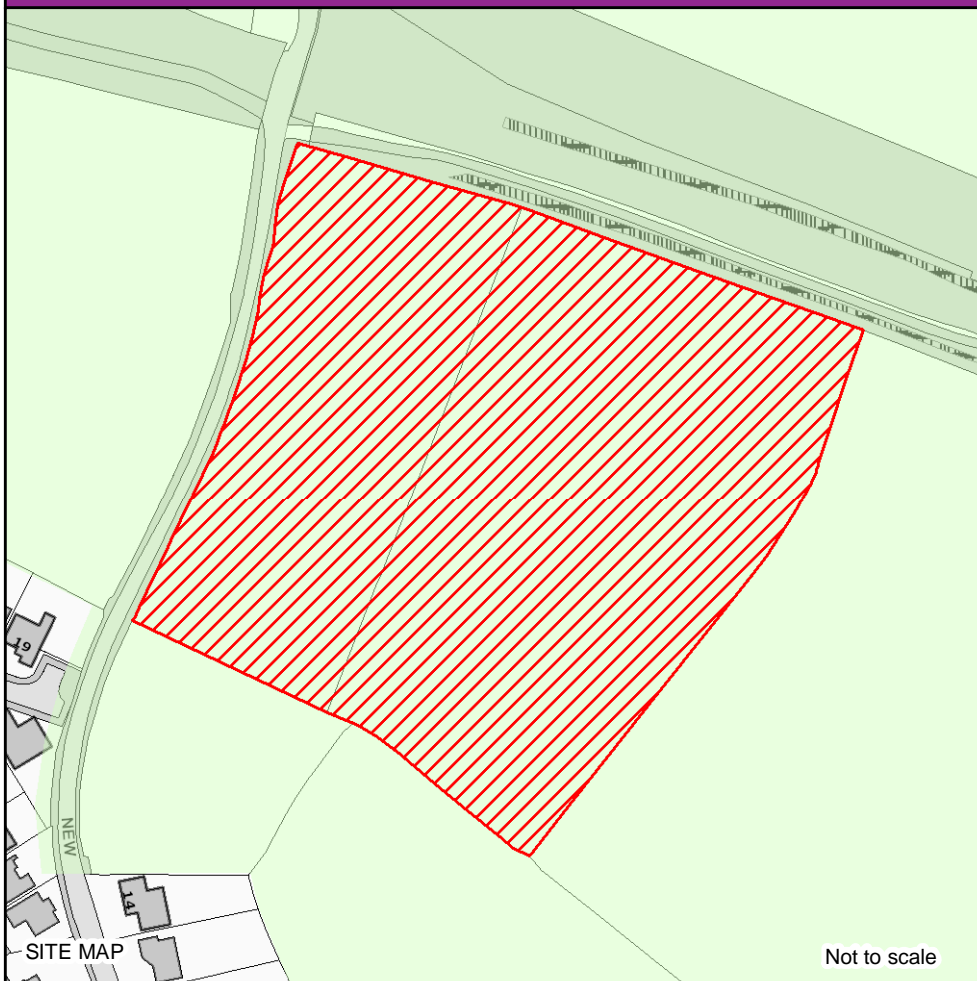
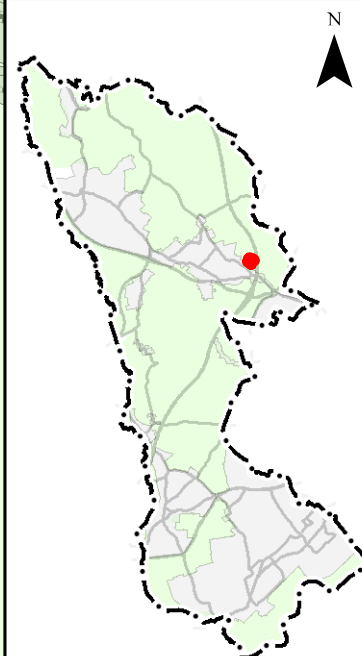
Moderate number of basic pedestrian / cycle routes linking site to centres of residence

Public benefit through GI facility within 20 minute walk

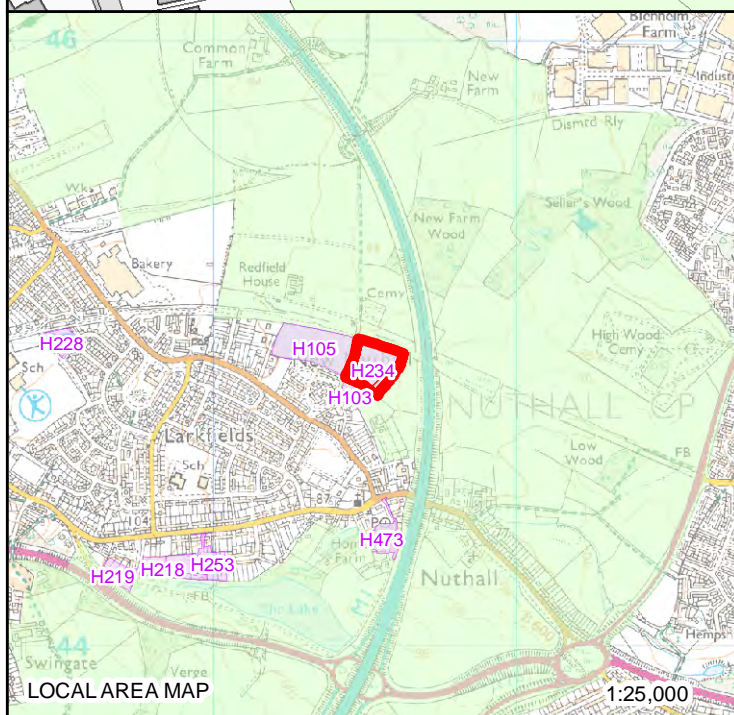




KIMBERLEY



BOROUGH MAP

**Final Reasoned Judgement:**

Issues to be considered would include access, the relationship with the main built-up area of Nuthall and the presence of Sites of Importance for Nature Conservation on, and adjacent to the site. Part of the site is also within a 200 metre buffer of the preferred route for a High Speed 2 Railway line which may create noise issues and reduce the developable space. The development of this site is only likely to be acceptable if developed in conjunction with site number 105.

Local Plan Review 2003 Inspector considered that the site is physically contained and encroachment into the countryside would be limited. However the site is visual less well contained and its development would consolidate the existing development within this open break and increase the degree of coalescence in this critical narrow gap.

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

Site area (ha): 2.1

Potential dwellings: 50

Site type: *Green Belt**Could be suitable if policy changes*



## **Published Site Constraints**

### ***Site Reference: 234***

**Site Area** 2.08

**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 New Farm Lane Nuthall**

**Easting:** 451523

**Northing:** 345104

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 within a Mature Landscape Area

Minor topographical constraints

Minor topographical constraints

Not close to a ridgeline

Unknown

Not likely to be an issue

Not likely to be an issue

N/A

Within 200m of HS2 preferred route.

EA Maps suggest area at no risk from flooding

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

Some of the site is privately owned, unclear for remainder of the site

Unknown

Moderate

Within 10 minutes walk of a bus stop

No tram stops within 20 minute walk

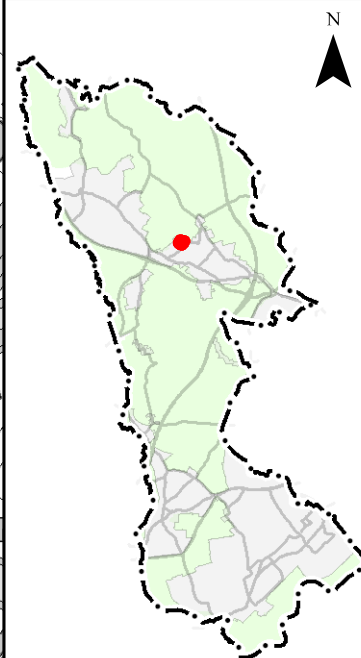
Small shopping parade within 10-15 minute walk

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

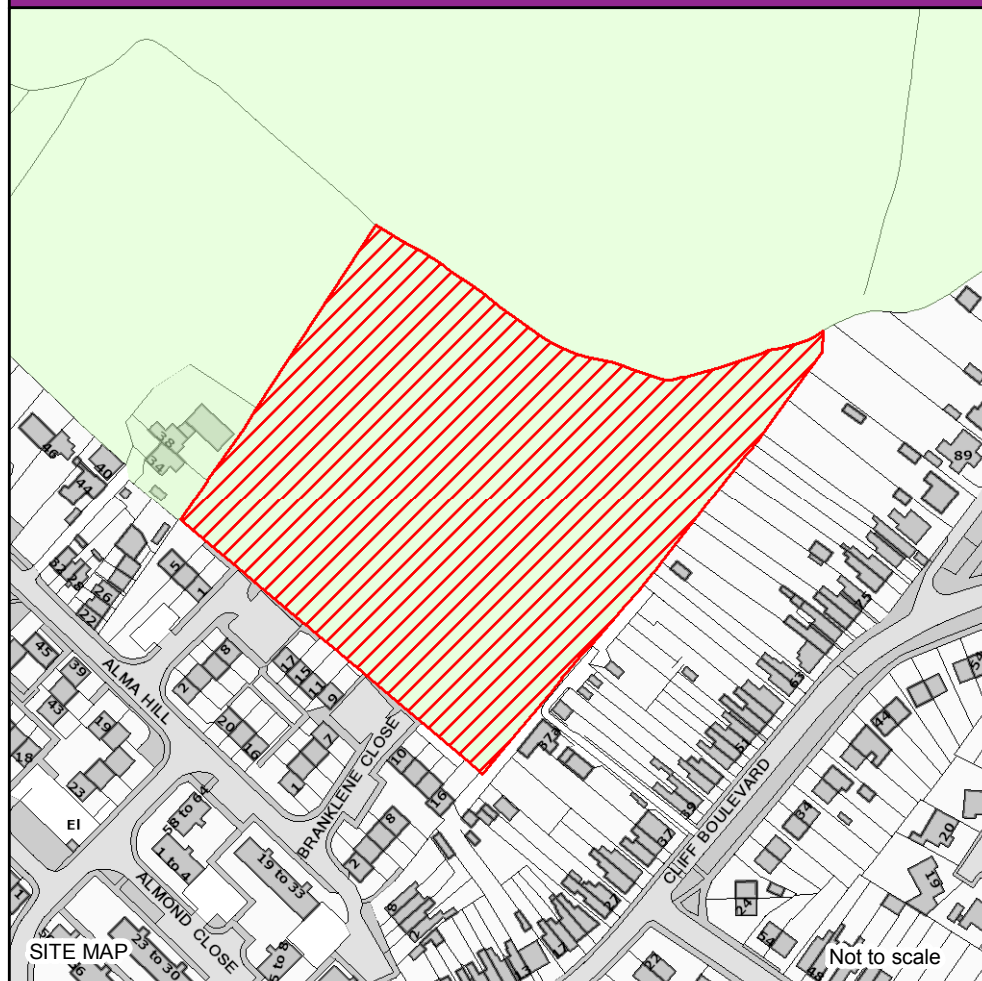
Public benefit through existing GI facility adjoining site



KIMBERLEY

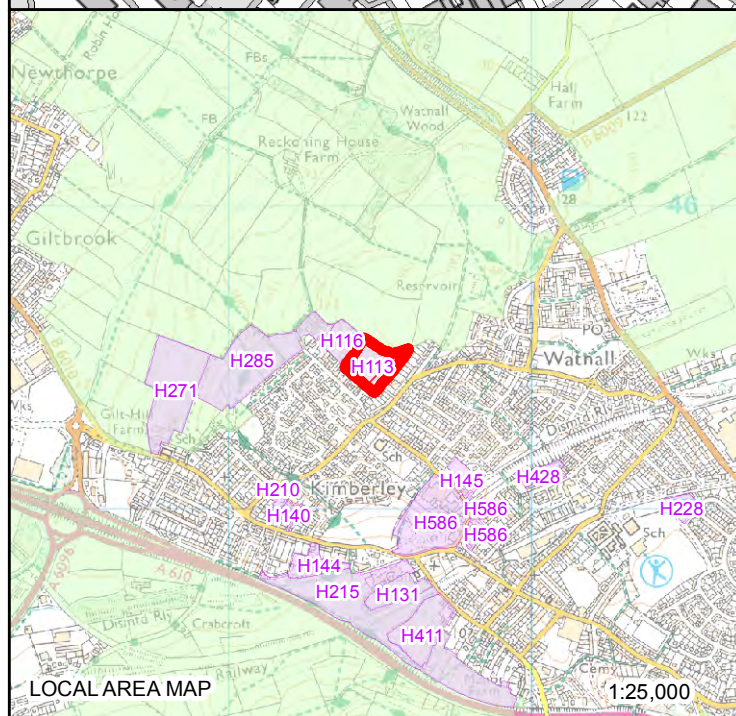


BOROUGH MAP



SITE MAP

Not to scale



LOCAL AREA MAP

**Final Reasoned Judgement:**

Could be suitable if Green Belt policy changes, subject to the details of any proposal and, subject to considerations of access and other issues. Well contained below the gurgeline to the North side.

The Inspector who assessed the site through the Broxtowe Local Plan Review in 2003 concluded that the site's major advantage is that it would appear to have few development constraints and should be capable of being brought forward at short notice for development. The Inspector also concluded that the site's intrusion into the Green Belt and countryside would be very limited in scale and extent. The Inspector also recommended that consideration should be given to allocating the adjoining land to the northwest.

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

Site area (ha): 1.8

Potential dwellings: 72

Site type: Green Belt

*Could be suitable if policy changes*

## **Published Site Constraints**

### ***Site Reference: 113***

**Site Area** 1.83

**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 north of Alma Hill Kimberley**

**Easting:** 449487

**Northing:** 345466

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

N/A

Grade 3a

Minor topographical constraints

Below ridgeline, on rising land

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

Unknown

Unknown

Moderate

Within 15 minutes walk of a bus stop

No tram stops within 20 minute walk

District/Town Centre within 10-15 minute walk

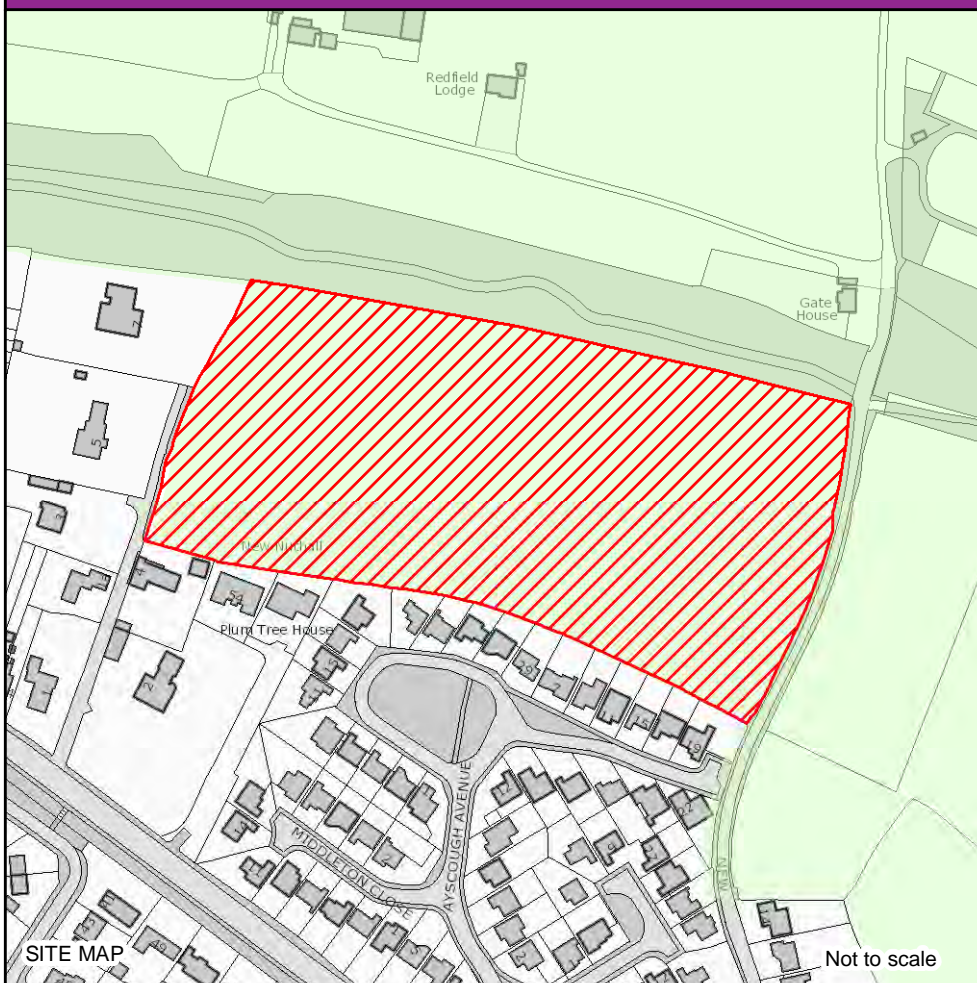
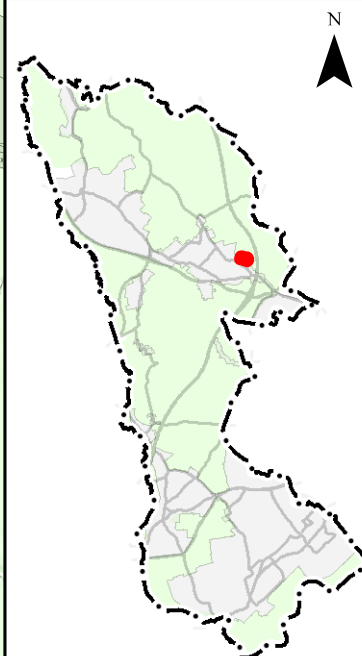
Moderate number of basic pedestrian / cycle routes linking site to centres of residence

Public benefit through GI facility within 20 minute walk





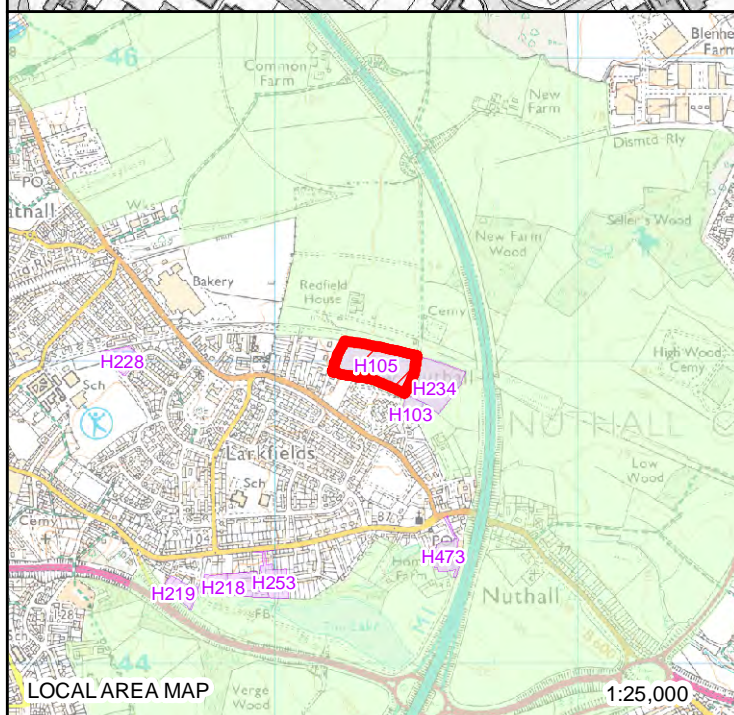
KIMBERLEY



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): 2.9

Potential dwellings: 75

Site type: **Green Belt****Final Reasoned Judgement:**

Site currently in Green Belt but with potential defensible boundary to the North side and well related to the urban area. This direction of growth identified as a potential suitable location in the Tribal report but existing poor access arrangements would need to be addressed.

Local Plan Review 2003 Inspector considered that the site is contained with well-defined boundaries which would relate well to the existing urban form and would not constitute urban sprawl. The Inspector also considered that the site's development would have a lesser impact on the open Green Belt gap than the land further East (site 103). However, the site has a rural appearance and character and its development would encroach into the countryside, albeit to a limited degree.

*Could be suitable if policy changes*



## **Published Site Constraints**

### ***Site Reference: 105***

**Site Area** 2.95

**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 west of New Farm Lane Nuthall**

**Easting:** 451335

**Northing:** 344998

Non-allocated and No Planning Permission

Agricultural

Adjacent named settlement as listed in Appendix 8

100% Greenfield Site

Significant policy constraint which may be removed in the long term - Green Belt

Not within a Mature Landscape area

Grade 2

No topographical constraints

Site well hidden.

Poor existing access into the site.

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/Privately owned site with a willing developer pushing regeneration

Unknown

Moderate

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 adjoining site

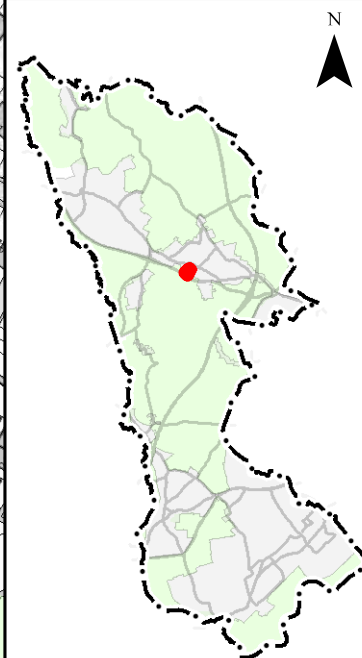


SITE MAP

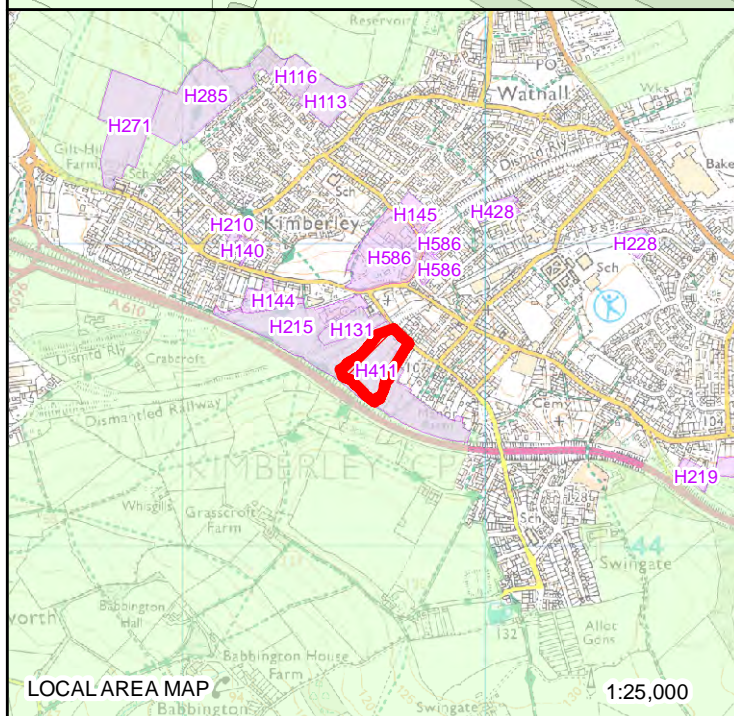
Not to scale



KIMBERLEY







BOROUGH MAP



LOCAL AREA MAP

1:25,000

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

Site area (ha): 2.6

Potential dwellings: 100

Site type: Green Belt

**Final Reasoned Judgement:**

Could be suitable if Green Belt policy changes, subject to the details of any proposals, including issues such as access. For consistency there is a potential to relocate the Green Belt boundary along the A610 at this point. However the front edge of the site (not within the Green Belt) could be redeveloped for 4-8 dwellings relatively easily.

*Could be suitable if policy changes*

## **Published Site Constraints**

### ***Site Reference: 411***

**Site Area** 2.64

**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**

### **2 High Street Kimberley**

**Easting:** 449735

**Northing:** 344673

Non-allocated and No Planning Permission

Farmhouses, Farm buildings and land to the rear

Adjacent named settlement as listed

Site predominantly Greenfield (more than 70%)

Significant policy constraint which may be removed in the long term

Farmland - nothing of any significant merit

Grade 4

Minor topographical constraints

Visible site from the A610

Existing highway network has capacity - though access into the site would have to be improved

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

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 Owner-Occupied

Moderate

Within 5 minute walk of a bus stop

No tram stops within 20 minute walk

District/Town Centre within 5 minute walk

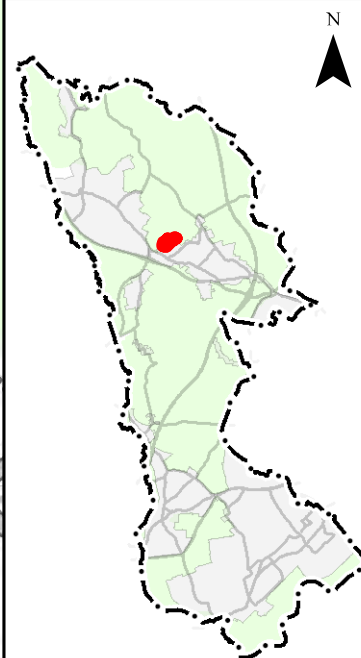
Excellent variety and number of routes linking the site to all residential areas in the vicinity, are safe to use, direct and are well designed / maintained

Public benefit through existing GI facility within a 5 minute walk





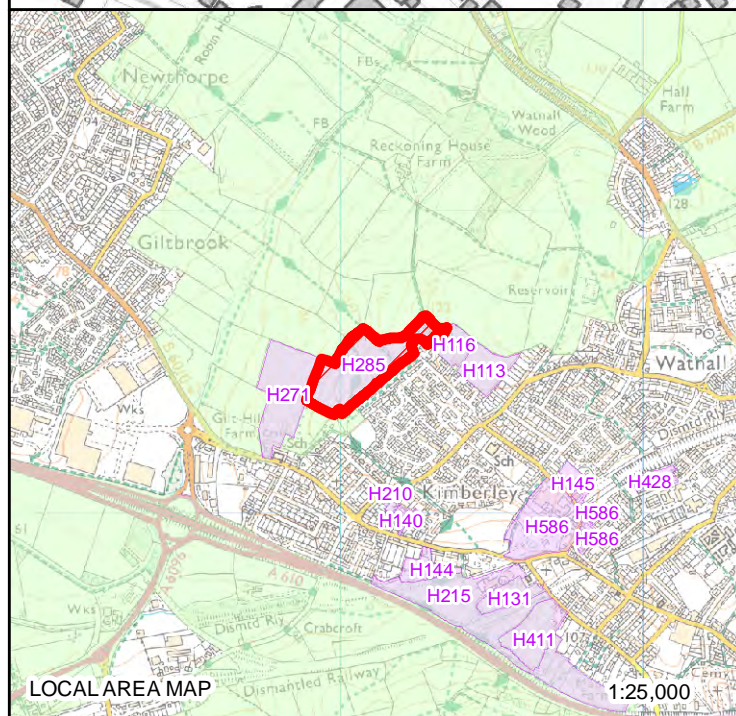
KIMBERLEY



BOROUGH MAP



SITE MAP



LOCAL AREA MAP

**Final Reasoned Judgement:**

Site is in a prominent location on the urban fringe of Kimberley on a sloping valley side. The Tribal Sustainable Locations for Growth Report considered that development in this area would be a coalescence risk in the narrow gap to Eastwood. Detailed landscape and visual assessment would be required to indicate whether the site could be developed in a visually acceptable manner.

Local Plan Review 2003 Inspector considered that developing this site would involve major encroachment into the countryside, would constitute urban sprawl and would increase very substantially the degree of coalescence between the towns of Kimberley and Eastwood. The Inspector also considered that developing the site would adversely impact upon MLAs, SINC's and on best and most versatile agricultural land.

*Could be suitable if policy changes*

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

Site area (ha): **5.8**

Potential dwellings: **116**

Site type: **Green Belt**



## **Published Site Constraints**

### ***Site Reference: 285***

**Site Area** 5.78

**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 North Alma Hill / West Of Millfield Road Kim**

**Easting:** 449190

**Northing:** 345547

Non-allocated and No Planning Permission

Agricultural

Adjacent named settlement as listed

Site predominantly Greenfield (more than 70%)

Significant policy constraint which may be removed in the long term

Largely Farmland

Grade 3b.

No topographical constraints

Part of the site prominent

Existing highway network has capacity

No capacity constraints for given level of development (with assessment made)

No capacity constraints for given level of development (with assessment made)

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

Unknown

Moderate

No bus stops within 20 minute walk

No tram stops within 20 minute walk

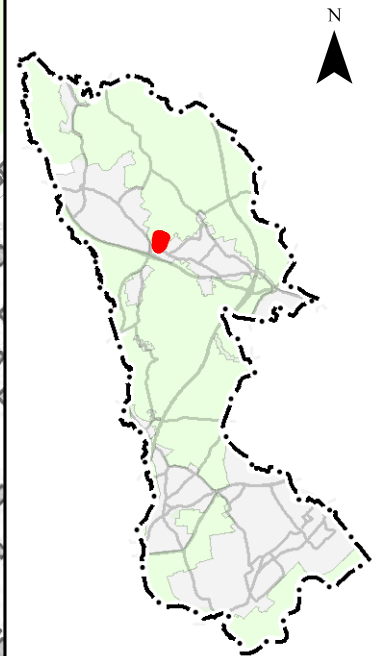
No facilities within 10-15 minute walk

A few uncoordinated routes that may be unsafe, poorly designed or that do not conveniently link with the main residential areas nearby

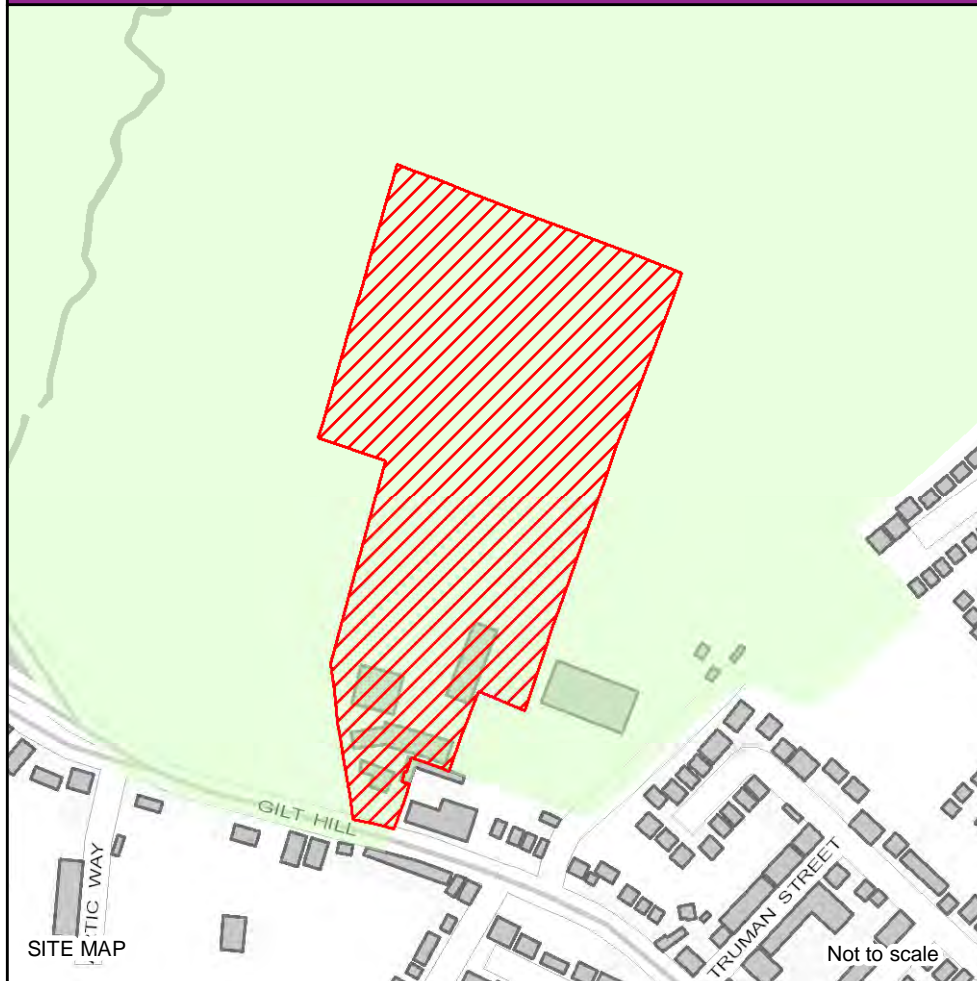
Public benefit through existing GI facility within 10-15 minute walk



KIMBERLEY



BOROUGH MAP



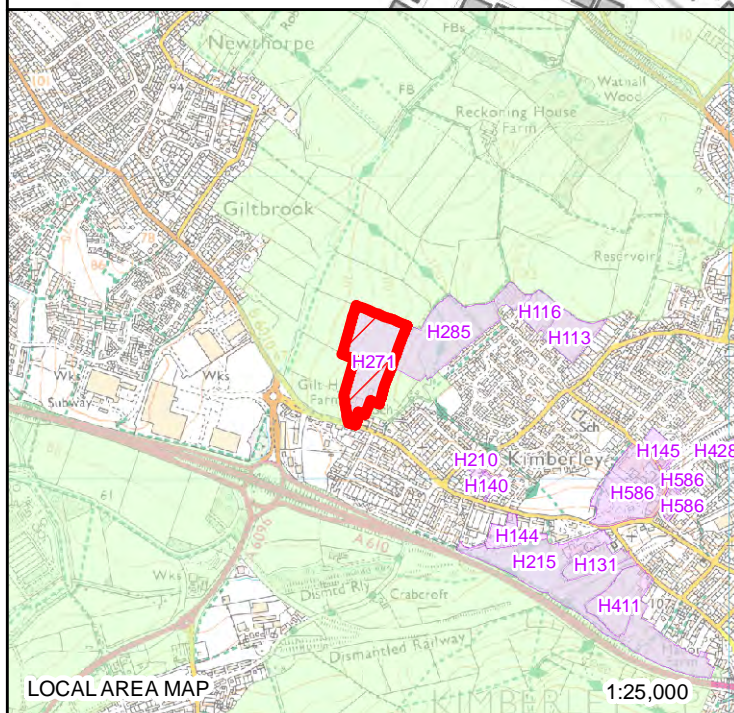
SITE MAP

**Final Reasoned Judgement:**

Green Belt site in a prominent location on the urban fringe of Kimberley. The Tribal Sustainable Locations for Growth Report considered that development in this area would be a coalescence risk in the narrow gap to Eastwood. Detailed landscape and visual assessment would be required to indicate whether the site could be developed in a visually acceptable manner.

Local Plan Review 2003 Inspector considered that developing this site would involve major encroachment into the countryside, would constitute urban sprawl and would increase very substantially the degree of coalescence between the towns of Kimberley and Eastwood. The Inspector also considered that developing the site would adversely impact upon Mature Landscape Areas, Site of Importance for Nature Conservation and on best and most versatile agricultural land.

*Could be suitable if policy changes*



LOCAL AREA MAP

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

Site area (ha): **4.8**

Potential dwellings: **200**

Site type: **Green Belt**

## **Published Site Constraints**

### ***Site Reference: 271***

**Site Area** 4.82

**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**

### **Gilt Hill Farm Gilt Hill Kimberley**

**Easting:** 448776

**Northing:** 345231

Non-allocated and No Planning Permission

Agricultural

Adjacent named settlement as listed

Site predominantly Greenfield (more than 70%)

Significant policy constraint which may be removed in the long term

Moderate

Mainly agricultural land

Minor topographical constraints

Visible from the A610 in the context of the existing built environment.

Highways assessment suggests major infrastructure works required, potentially impacting on viability and timescale for development

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 capacity constraints for given level of development

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

Village or local centre within 10-15 minute walk

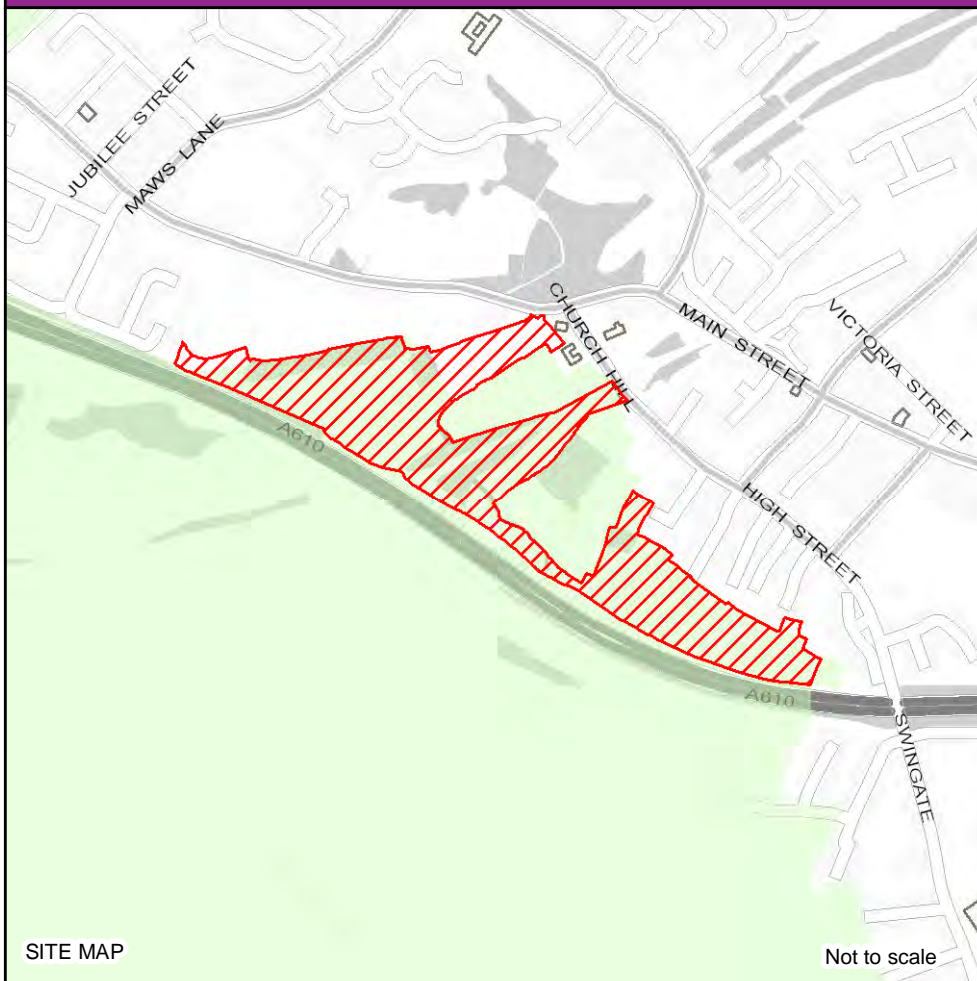
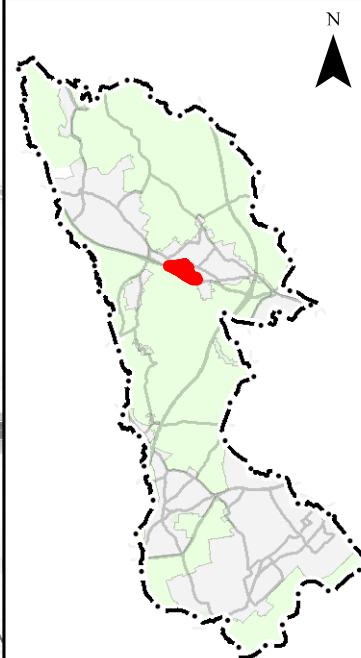
Moderate number of basic pedestrian / cycle routes linking site to centres of residence

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





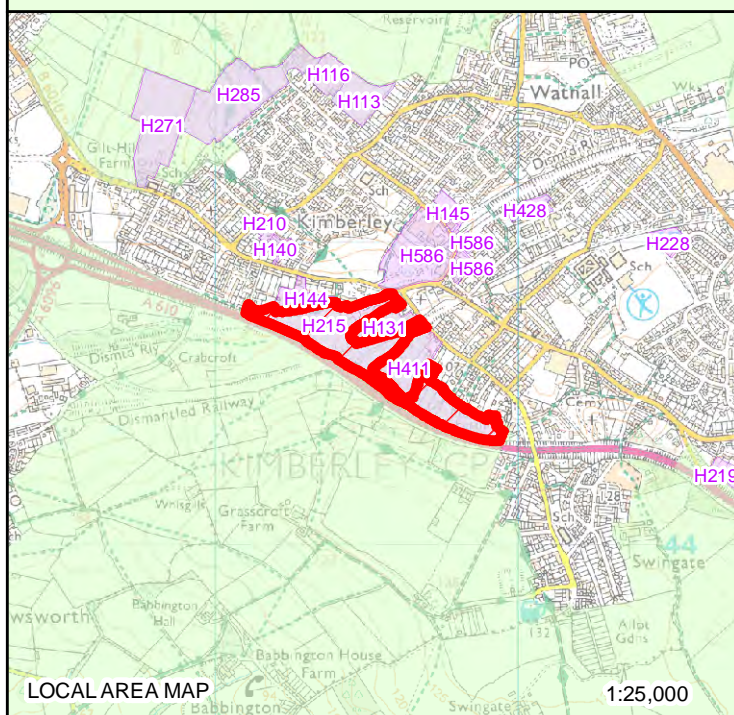
KIMBERLEY



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): 9.3

Potential dwellings: 280

Site type: Green Belt

**Final Reasoned Judgement:**

Could be suitable if Green Belt policy changes, subject to details of any proposals, including issues such as access and a Site of Importance for Nature Conservation. The Inspector who assessed the adjacent site (number 131) through the Broxtowe Local Plan Review in 2003 suggested that consideration be given to excluding the remainder of the Council Depot and the small triangular field to the west from the Green Belt, drawing the Green Belt boundary along the A610 and the western side of the disused railway cutting.

*Could be suitable if policy changes*



## **Published Site Constraints**

### ***Site Reference: 215***

**Site Area** 9.32

**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 Adjacent To Kimberley Depot Eastwood Ro**

**Easting:** 449431

**Northing:** 344760

Non-allocated and No Planning Permission

Within named settlement as listed

Site predominantly Greenfield (more than 70%)

Significant policy constraint which may be removed in the long term

N/A

N/A

No 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

SINC present on site

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

Moderate

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

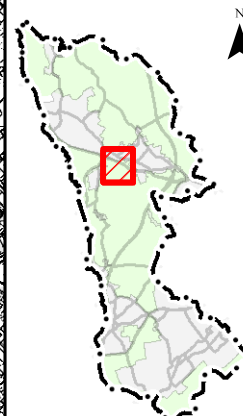


# Approach to the Green Belt

**K7.1.1** The following maps show the current extent of the Green Belt around Kimberley 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.

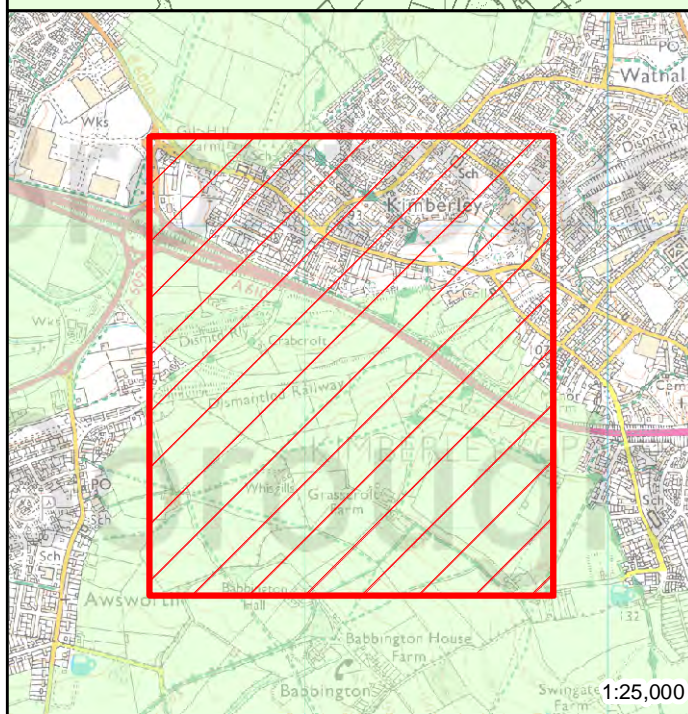




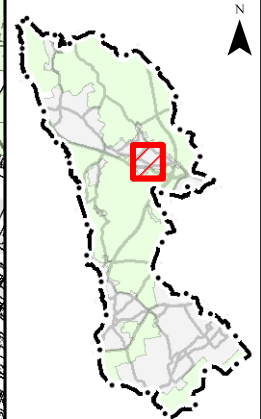


LEGEND




- Green Belt Extent
- Main Map Extent
- Broxtowe Boundary

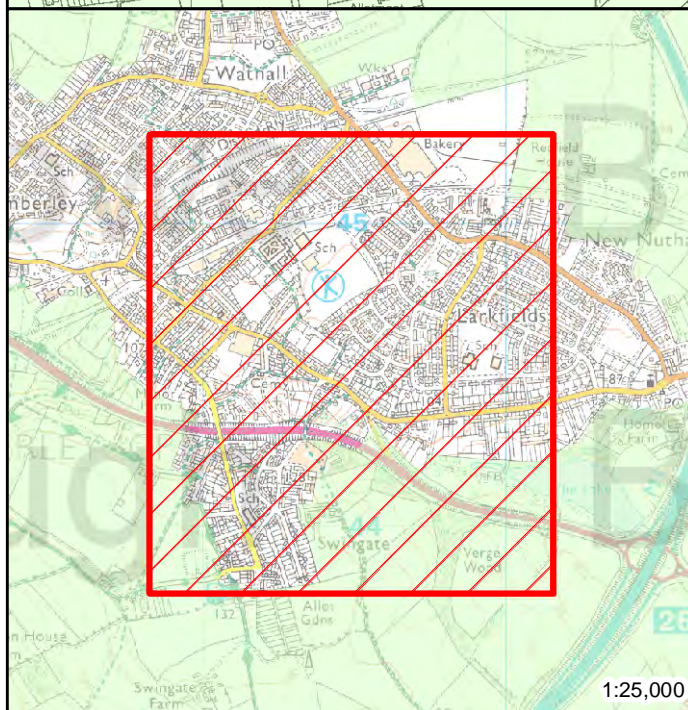




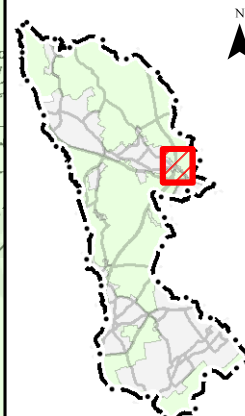


## LEGEND

-  Green Belt Extent
-  Main Map Extent
-  Broxtowe Boundary

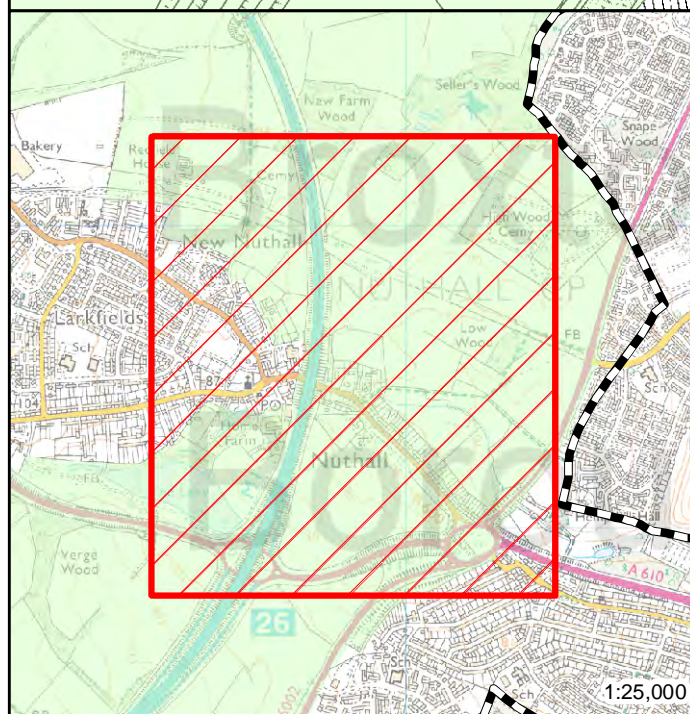




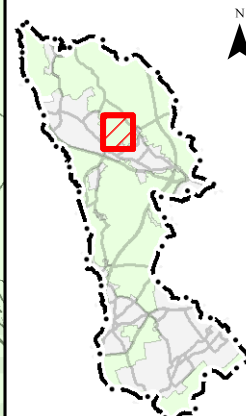


LEGEND

- Green Belt Extent
- Main Map Extent
- Broxtowe Boundary






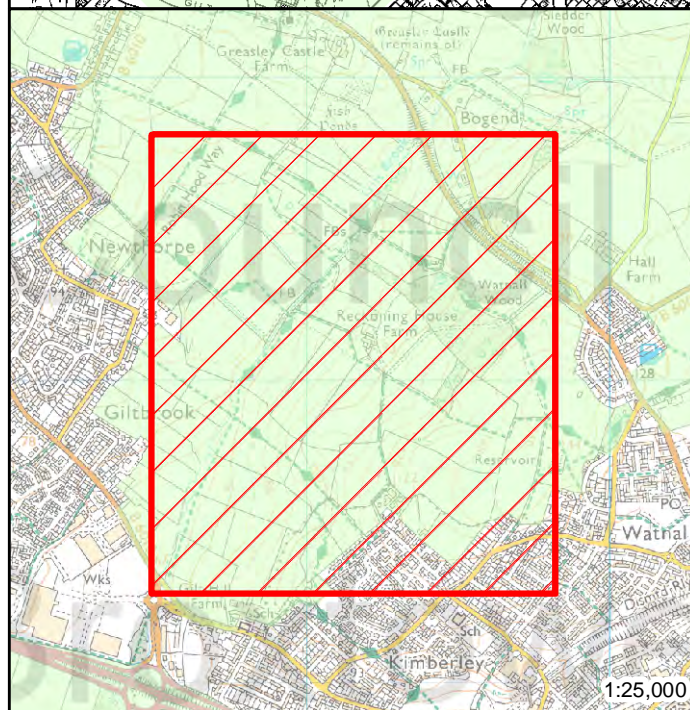


## LEGEND

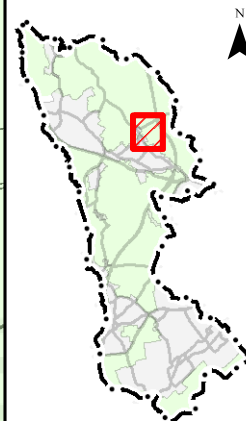
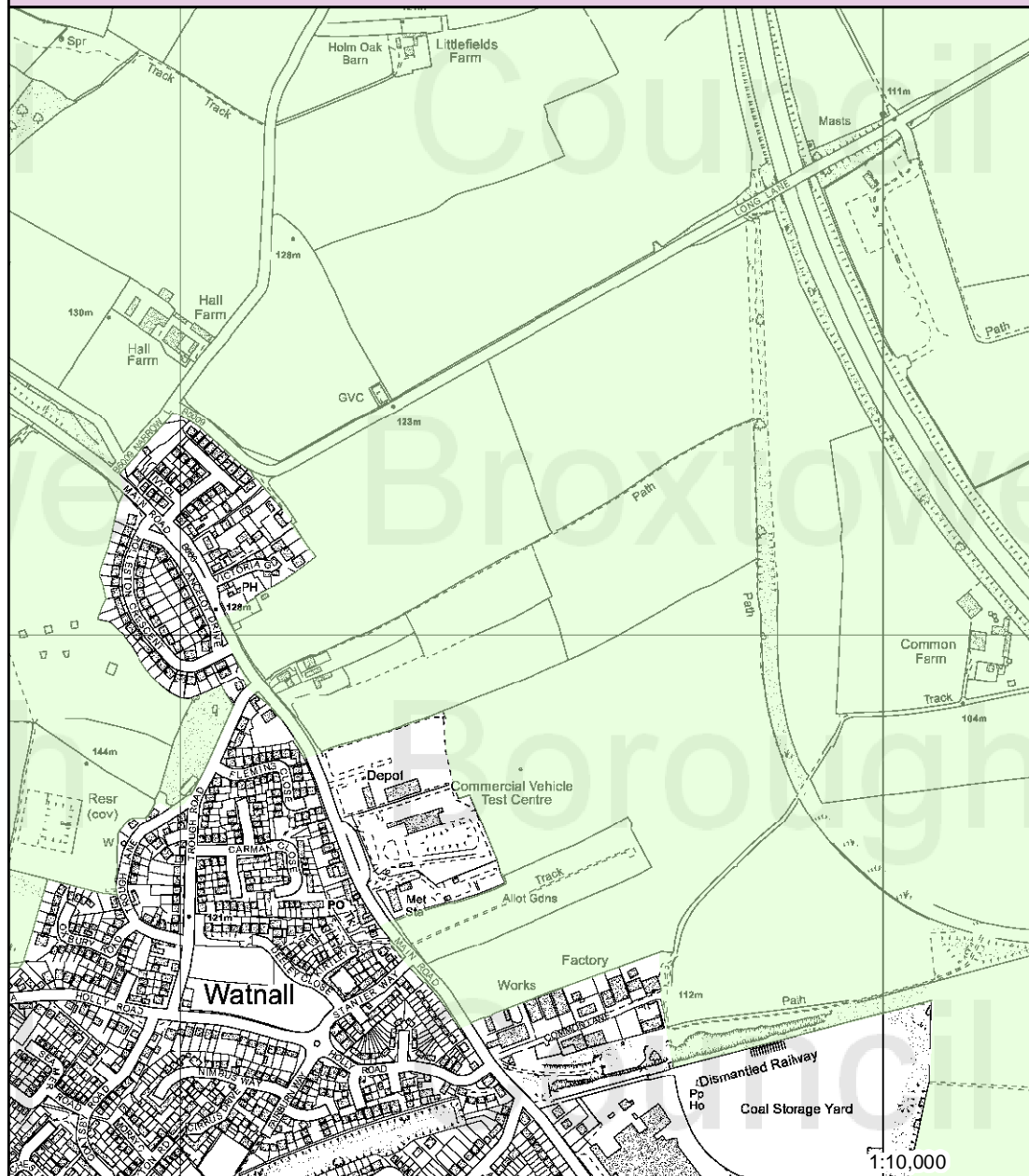
 Green Belt Extent

 Main Map Extent

 Broxtowe Boundary

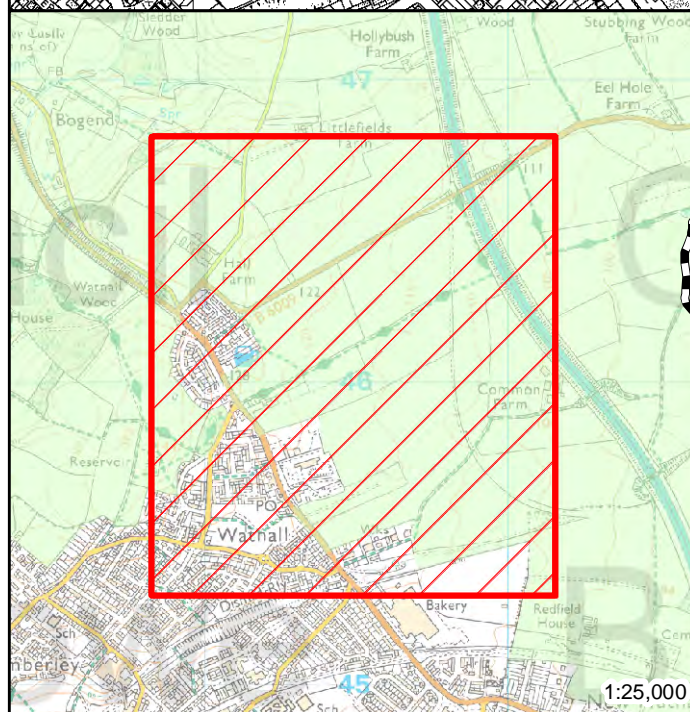






## LEGEND

- Green Belt Extent
- Main Map Extent
- Broxtowe Boundary

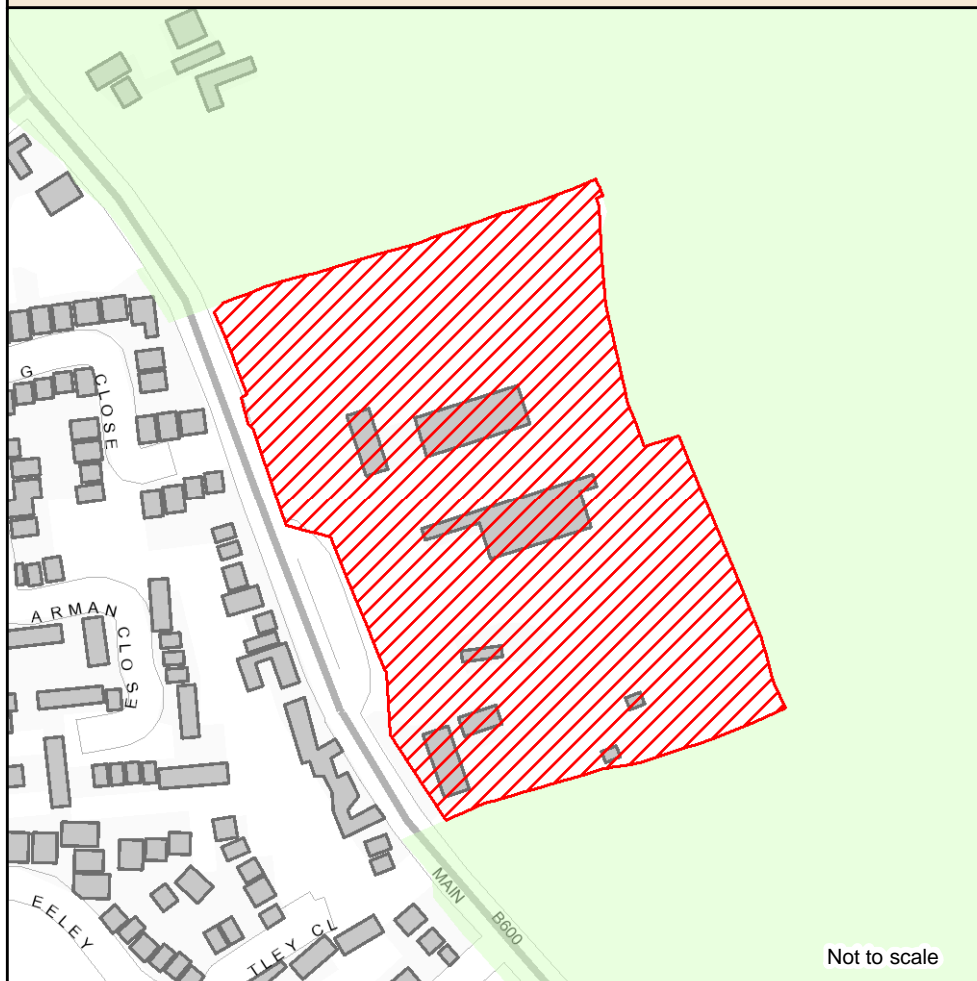
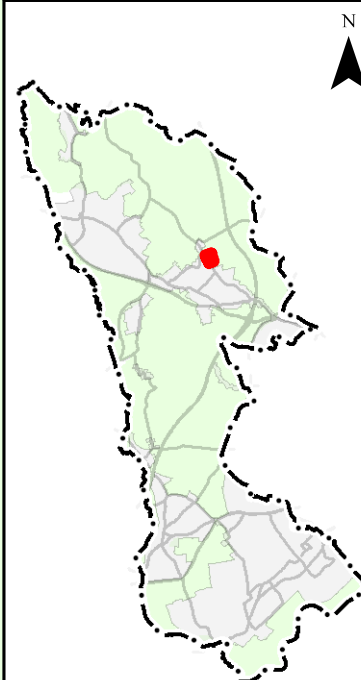


# Economic Issues/Job Creation

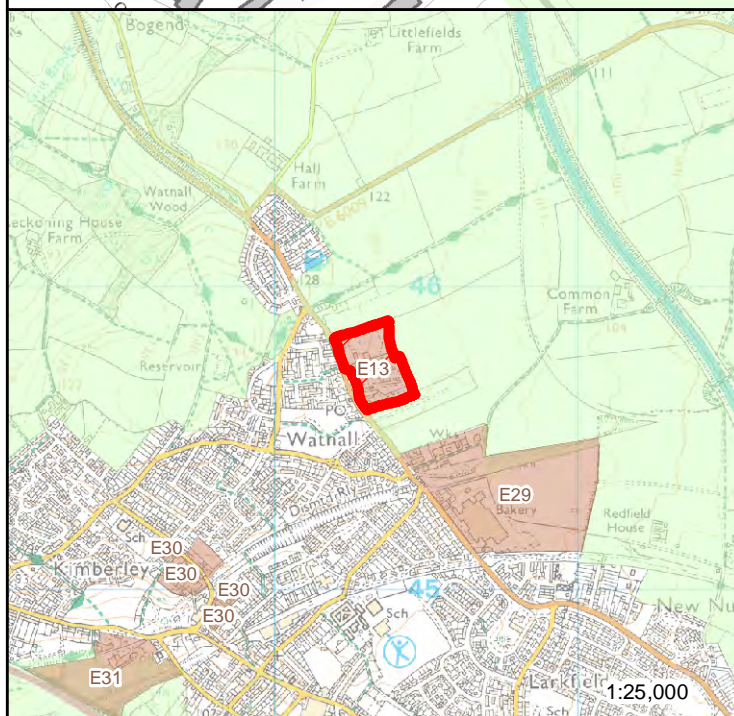
K8.1.1 The following maps show Kimberley extracts from the Employment Land Availability Assessment in order for you to review and consider economic land uses in the area.







**Final Reasoned Judgement:**  
Existing well used employment site with significant contamination issues which would make development for alternative uses difficult.



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

Site area (ha):  
(Approximate) **4.46**

Site type: **Urban**

*Retain for Employment*

## **ELAA Sites**

**Site Reference: 13**

**Fernwood Drive Main Road Watnall**

**Site Area** 4.46

**Allocated Site** No

**Existing B1 Use** No

**Existing B2 Use** No

**Existing B8 Use** Yes

**Vacant** No

**Vacant Comment**

**Topographical Constraints** No topographical constraints

**Trees/Landscaping** Limited

**Overhead powerlines/other constraints** None

**Age (Approx.)**

**Quality of Buildings** Good

**Unit Size**

**Noise** No

**Noise Comments**

**State of External Areas**

**Parking**

**Adjacent Uses**

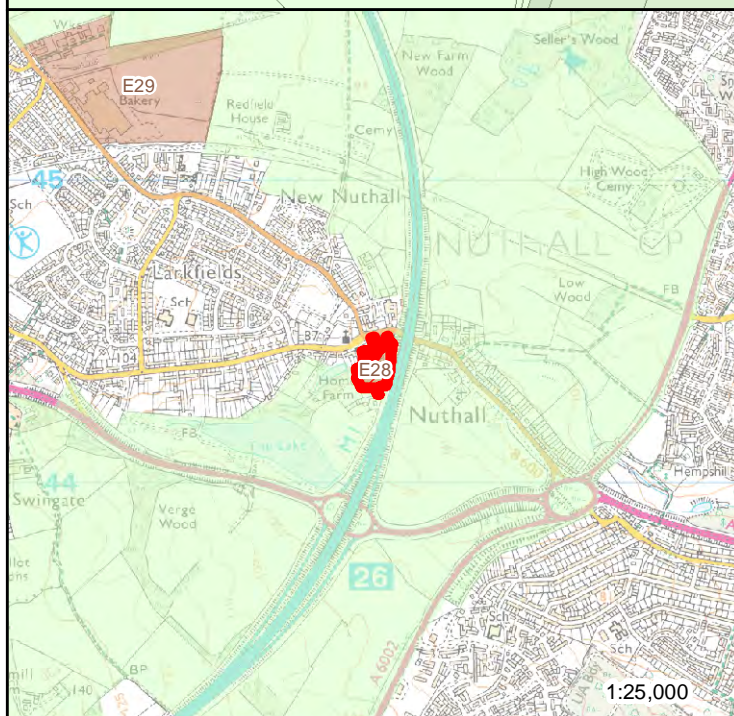
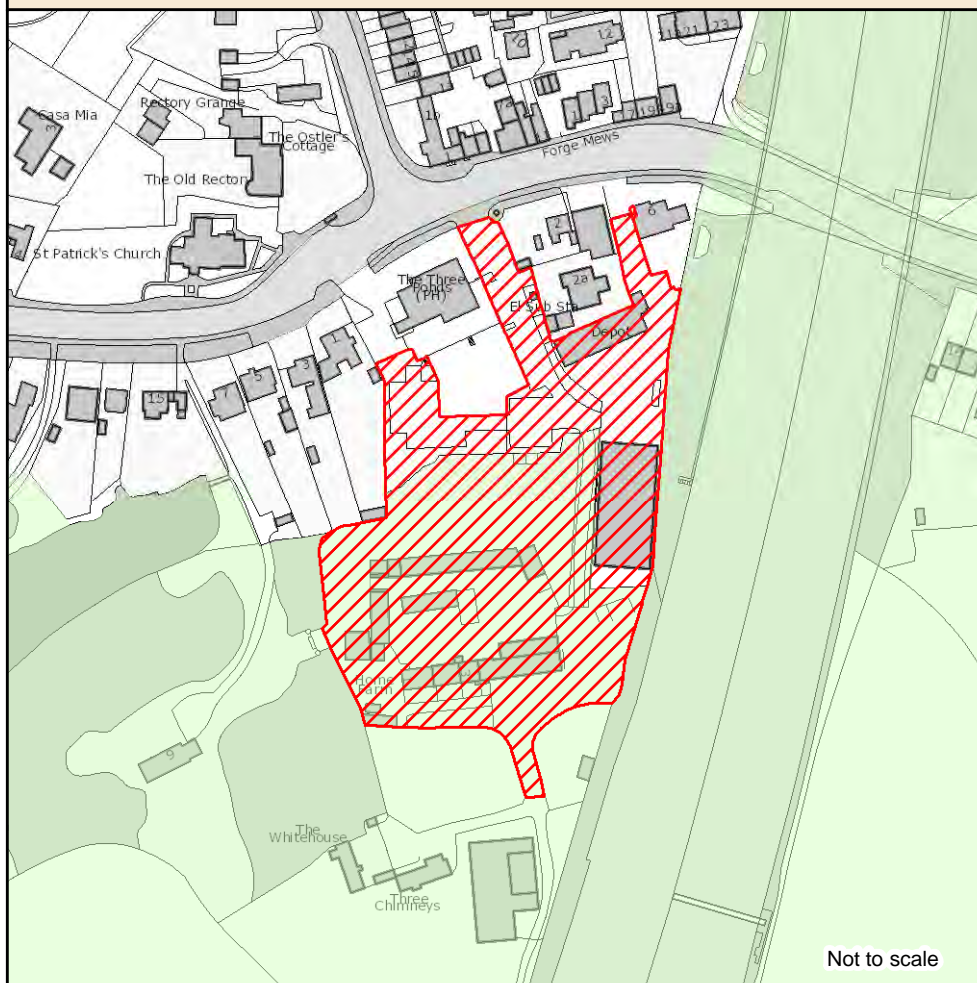
**Wider Environmental Quality**

**Access to Local Facilities for Workforce** Average

**Access to Strategic Road Network** Average

**Public Transport Provision** Average

**Workforce Catchment** Yes



**Final Reasoned Judgement:**  
 Significant cost in bringing these buildings into employment use is likely to prohibit such a use in the foreseeable future.

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

Site area (ha):  
 (Approximate) **1.29**

Site type: **Green Belt**

*Release in whole*



## **ELAA Sites**

**Site Reference:** 28

**Home Farm Nottingham Road Nuthall**

**Site Area** 1.29

**Allocated Site** No

**Existing B1 Use** No

**Existing B2 Use** No

**Existing B8 Use** No

**Vacant** Yes

**Vacant Comment**

**Topographical Constraints**

**Trees/Landscaping**

**Overhead powerlines/other constraints**

**Age (Approx.)**

**Quality of Buildings**

**Unit Size**

**Noise** No

**Noise Comments**

**State of External Areas**

**Parking**

**Adjacent Uses**

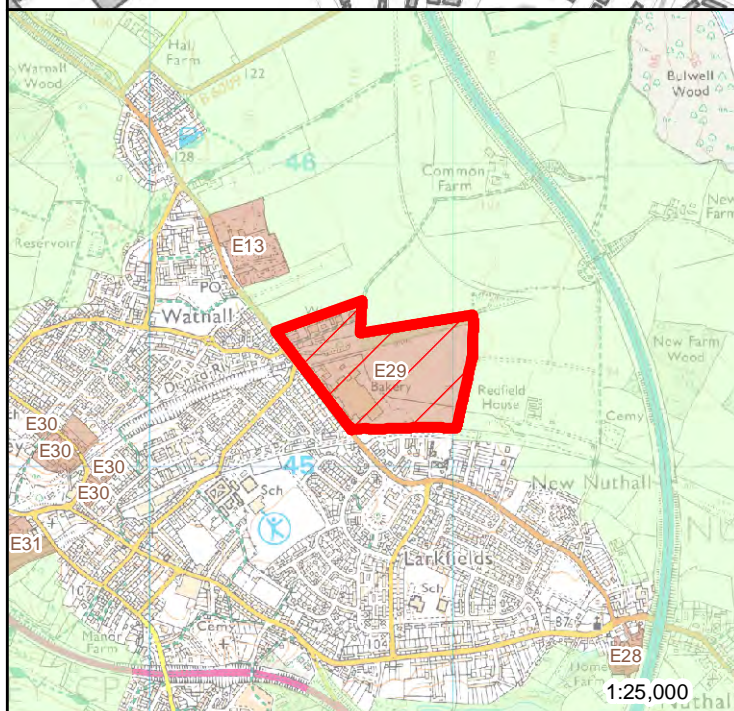
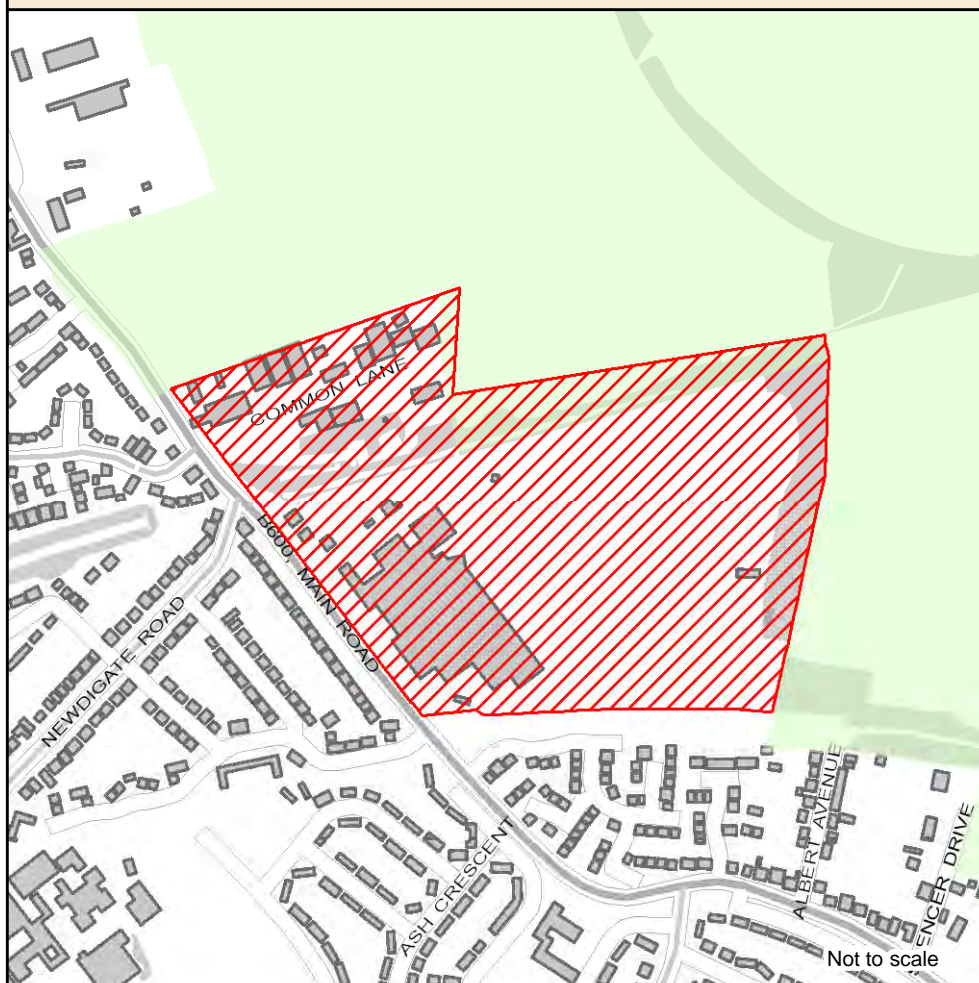
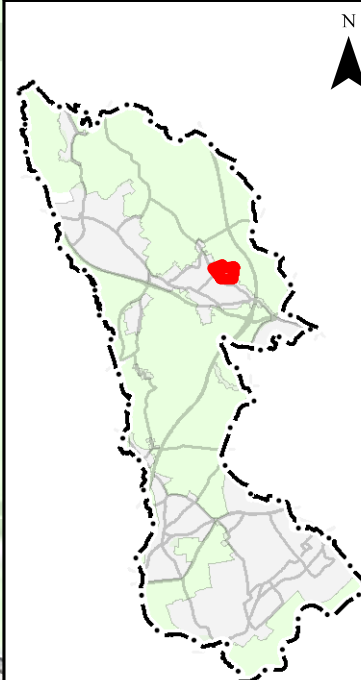
**Wider Environmental Quality** Green Belt site & Motorway to East

**Access to Local Facilities for Workforce** Reasonable

**Access to Strategic Road Network** Good

**Public Transport Provision** Good

**Workforce Catchment** Yes



#### Final Reasoned Judgement:

Re-locating the Bakery would be too costly and therefore it is unlikely that the site would become available for re-development in the foreseeable future.

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

Site area (ha): **18.64**  
(Approximate)

Site type: **Majority Urban**

**Retain for Employment**

## **ELAA Sites**

**Site Reference: 29**

**British Bakeries (Northern) Ltd Main Road**

**Site Area** 18.64

**Allocated Site** No

**Existing B1 Use** No

**Existing B2 Use** Yes

**Existing B8 Use** No

**Vacant** No

**Vacant Comment**

**Topographical Constraints**

**Trees/Landscaping**

**Overhead powerlines/other constraints**

**Age (Approx.)**

**Quality of Buildings**

**Unit Size**

**Noise** Yes

**Noise Comments**

**State of External Areas**

**Parking**

**Adjacent Uses**

**Wider Environmental Quality**

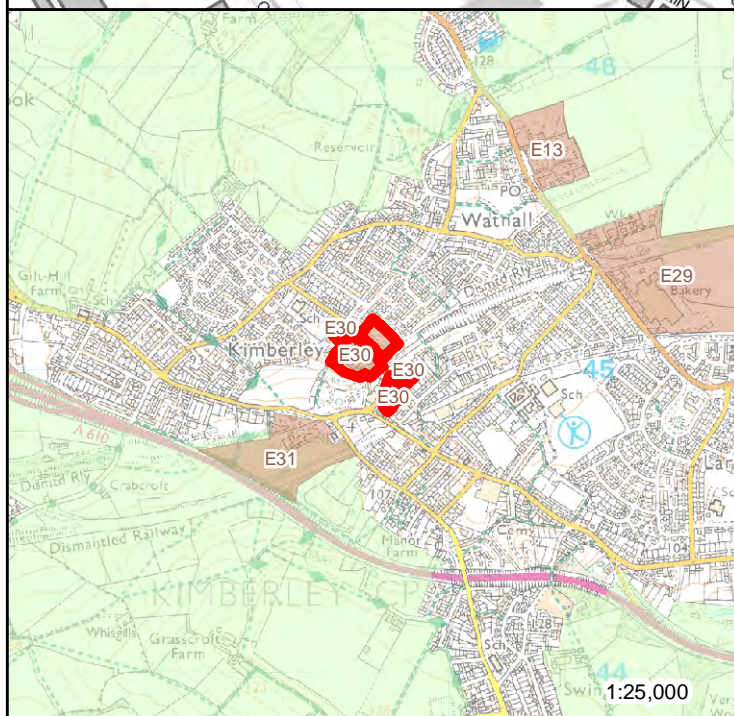
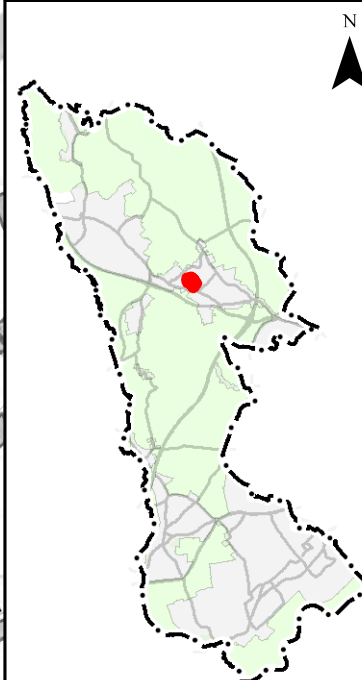
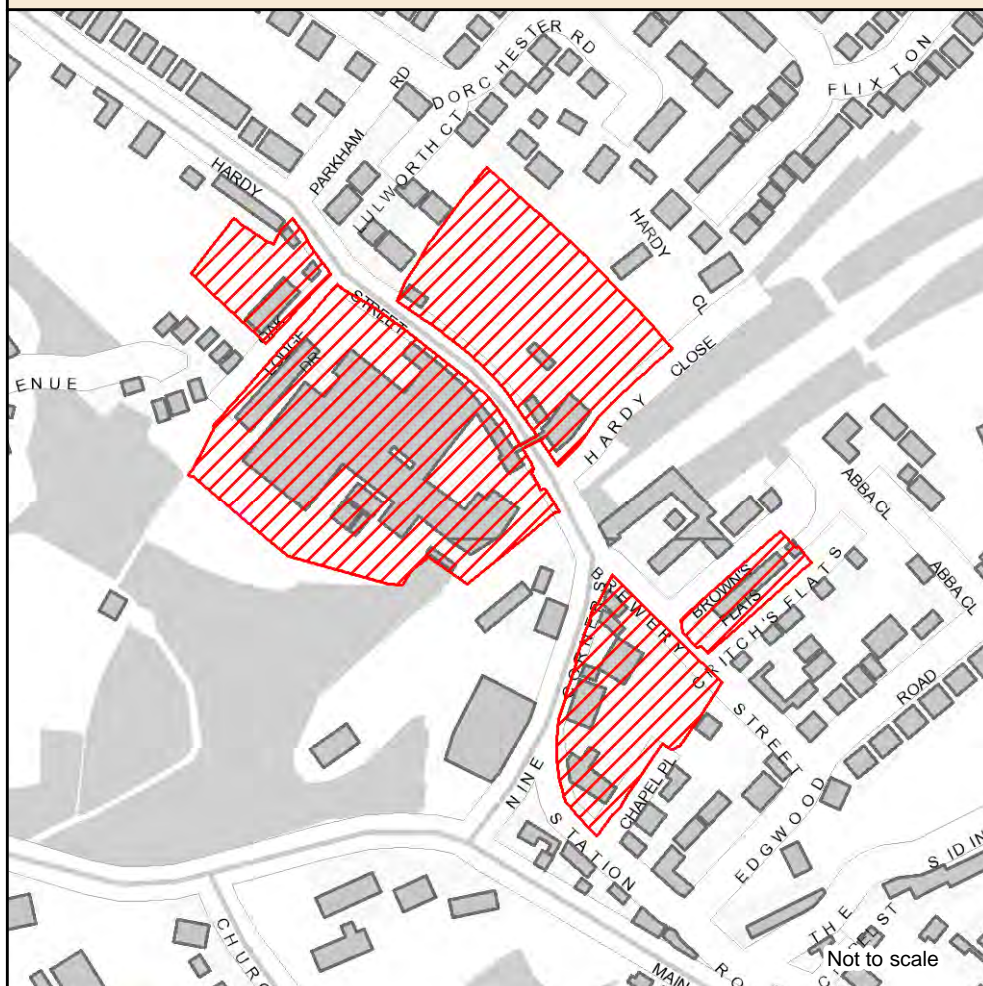
**Access to Local Facilities for Workforce**

**Access to Strategic Road Network**

**Public Transport Provision**

**Workforce Catchment** Yes





#### Final Reasoned Judgement:

Existing development brief on this former employment site demonstrates potential for suitable mixed-use re-development including residential.

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

Site area (ha):  
(Approximate) **3.07**

Site type: **Urban**

*Release in part*

## **ELAA Sites**

**Site Reference:** 30

**Hardy And Hansons Plc Kimberley Brewery**

**Site Area** 3.07

**Allocated Site** No

**Existing B1 Use** No

**Existing B2 Use** No

**Existing B8 Use** No

**Vacant** Yes

**Vacant Comment**

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

**Trees/Landscaping** None

**Overhead powerlines/other constraints** No

**Age (Approx.)** Mix - Victorian and after

**Quality of Buildings** Poor for industrial purposes

**Unit Size** Medium

**Noise** Yes

**Noise Comments** Average

**State of External Areas**

**Parking** Good

**Adjacent Uses** Residential/woodland

**Wider Environmental Quality** Good

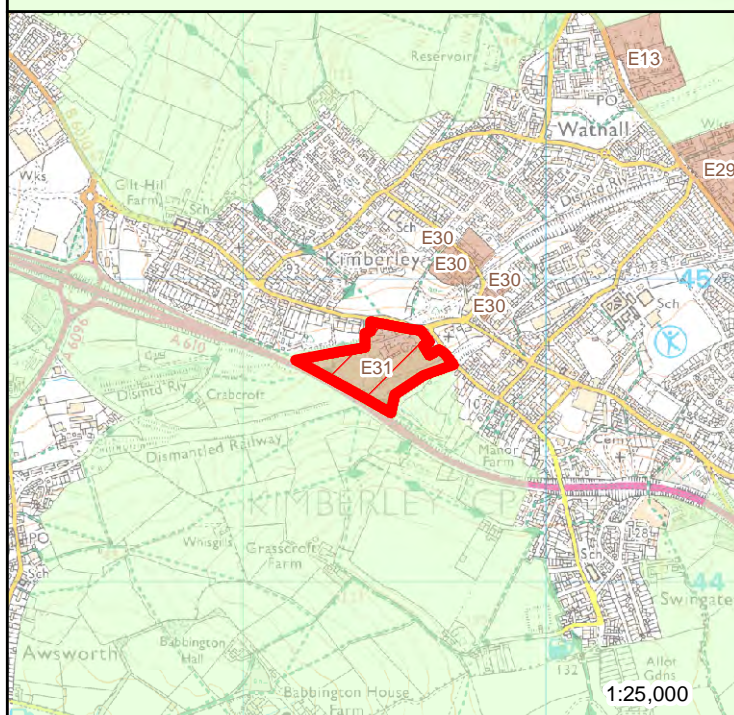
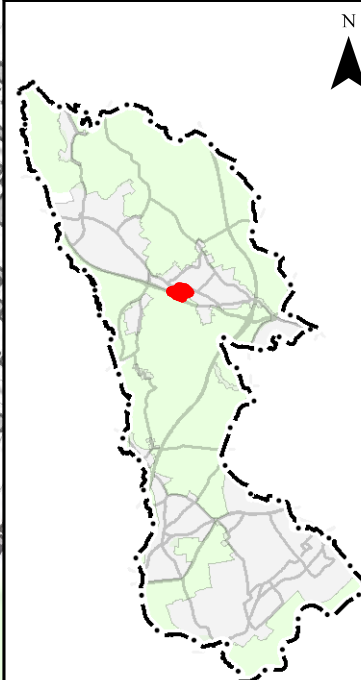
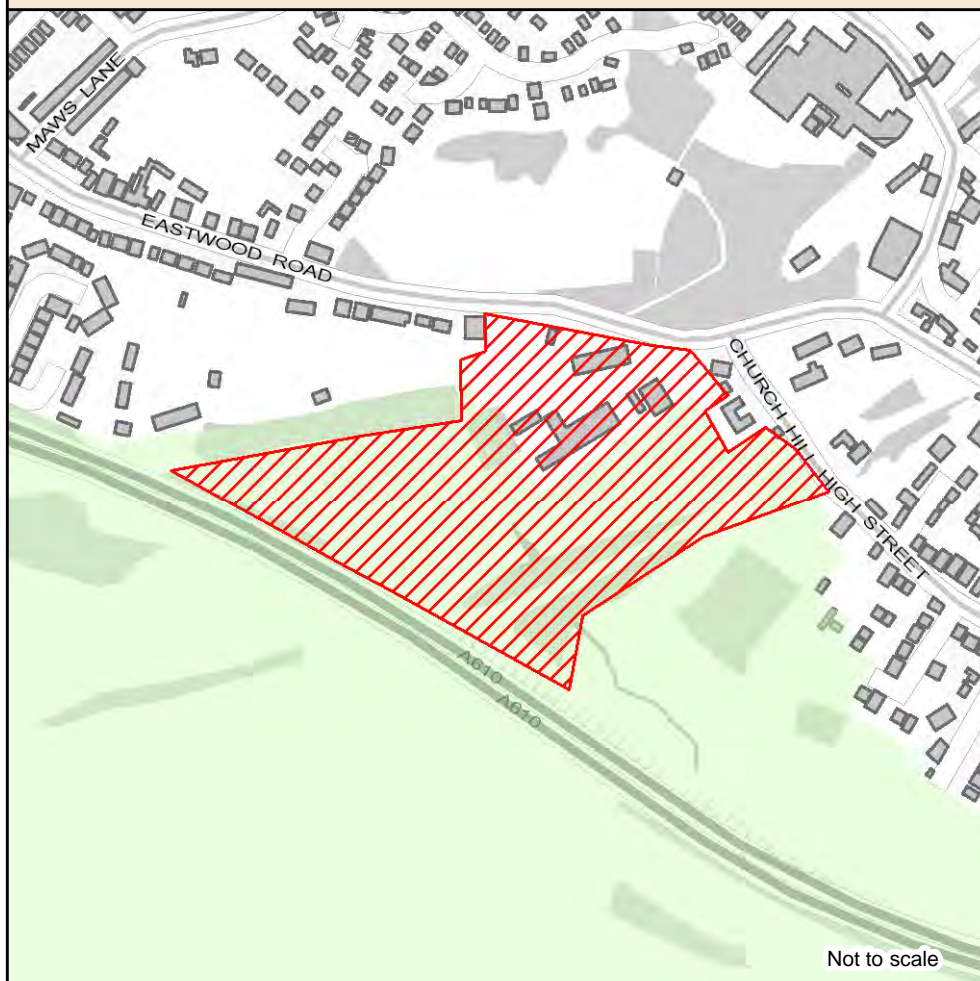
**Access to Local Facilities for Workforce** Good

**Access to Strategic Road Network** Good Access to A610.

**Public Transport Provision** Good bus links.

**Workforce Catchment** Yes





### Final Reasoned Judgement:

Depot may no longer be required and therefore the site could be considered for re-development as part of the allocations process. Land at the rear is in the Green Belt.

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

Site area (ha):  
(Approximate) **6.85**

Site type: **Green Belt**

*Release in whole*



## **ELAA Sites**

**Site Reference: 31**

**Broxtowe Borough Council Depot Eastwood**

**Site Area** 6.85

**Allocated Site** No

**Existing B1 Use** No

**Existing B2 Use** No

**Existing B8 Use** No

**Vacant** Yes

**Vacant Comment** Sui generis Council depot

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

**Trees/Landscaping** Trees around boundaries

**Overhead powerlines/other constraints** Nothing obvious

**Age (Approx.)** 60s?-80s?

**Quality of Buildings** Average

**Unit Size** Mix

**Noise** Yes

**Noise Comments** Not a lot.

**State of External Areas** Good. (Good enough for the purpose, mainly tarmac)

**Parking** Adequate.

**Adjacent Uses** Caravan sales, residential, function rooms.

**Wider Environmental Quality** Average.

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

**Access to Strategic Road Network** Not far to A610, but residential nearby and streets are fairly narrow, some problems with on-street parking.

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

**Workforce Catchment** Yes

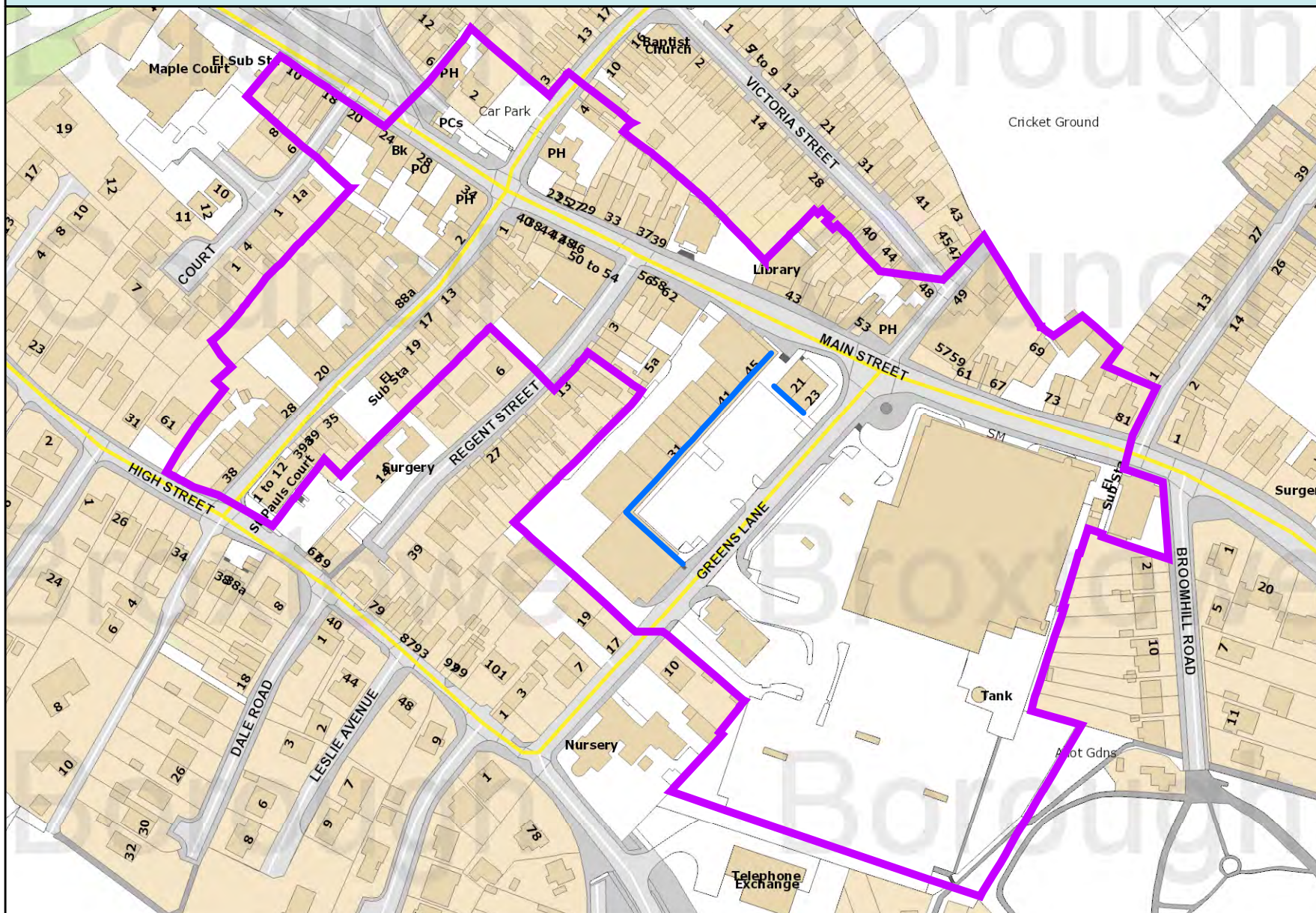


# Improving our Town Centres

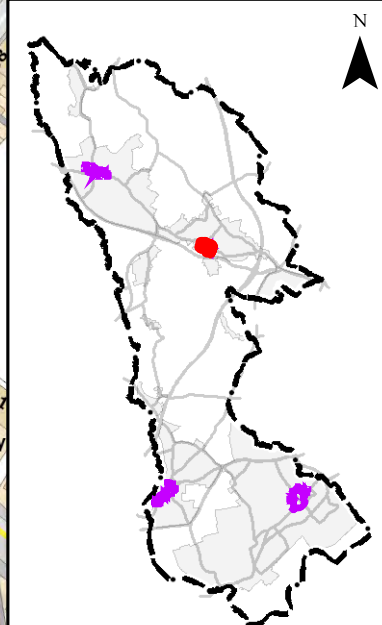
**K9.1.1** The following maps show the existing town centre boundary and the Prime shopping frontages. These boundaries were set in the 2004 Broxtowe Local Plan which was adopted eight years before the NPPF was published. We welcome your comments on whether you think these boundaries should be altered and if so where.










**Broxtowe  
Borough  
COUNCIL**



-  Borough Boundary
-  Prime Shopping Frontages
-  Town Centre Boundary

## K9.2 Local Centre Assessment – Kimberley (Primary and Secondary) 2011

### Introduction

**K9.2.1** 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.

**K9.2.2** Kimberley is the smallest centre in Broxtowe, hence the retail offer is fairly limited. Kimberley is situated close to Giltbrook retail park. Nuthall is in close proximity. The retail units are largely centred around the large Sainsbury's supermarket which acts as a focal point for the centre and along Main Street which is a major route through the centre. To the north east of the centre is the Kimberley Brewery site which features in a planning brief by the Council and is earmarked as an area for future development. The centre is well positioned with good road links to the A610 and the M1.

Table 3: 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 Kimberley Town Centre

Type	Primary	Secondary
A1	14	31
A2	0	5
A3	0	5
A4	0	5
A5	0	5
B1	0	3
C3	0	21
D1	0	2
SG	0	5
Total	14	82

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 Kimberley Town Centre

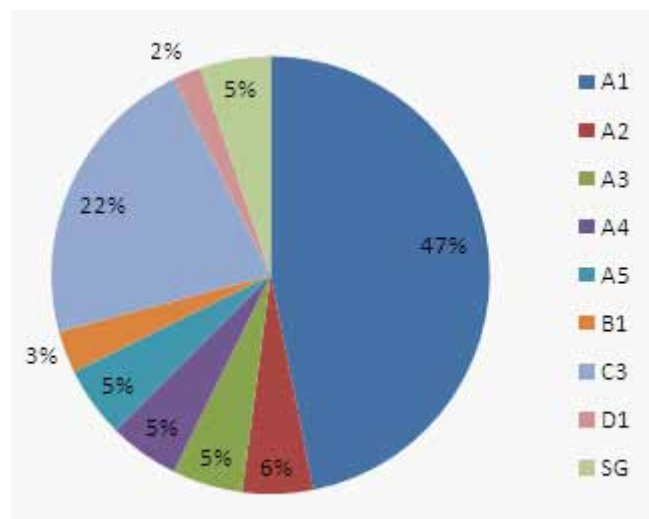
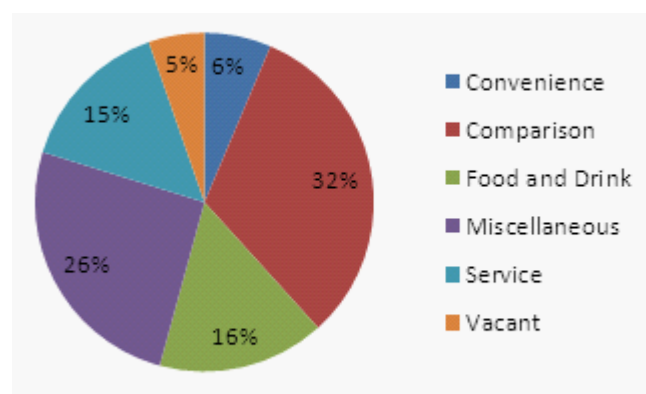


Table 4: Number of type of stores and services located within the Primary and Secondary areas of Kimberley Town Centre

Type	Primary Area	Secondary Area
Convenience	4	2
Comparison	8	22
Food and Drink	1	14
Miscellaneous	0	24
Service	1	13
Vacant	0	5
Total	14	82

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, newspapers and groceries.



**K9.2.3** Quite significantly all the units within the defined primary area are classified as A1 which is over and above what is specified in the Local Plan, however this does reflect the relatively small number of units in the primary area. The presence of Sainsbury's in Kimberley undoubtedly acts as a significant draw to the centre allowing the surrounding retail units in close proximity to offer complementary goods to customers to the supermarket. The secondary area also has a fairly high proportion of A1 units despite the fact it is inter-dispersed with dwellings.

**K9.2.4** Convenience goods shops represent a high proportion of the of the units in the centre as a whole which suggests that Kimberley is primarily used by shoppers purchasing essential goods and that they would perhaps need to travel into Eastwood or Giltbrook retail park for a wider selection and comparison goods, and to access services as these are not highly represented within Kimberley itself.

**K9.2.5** Convenience goods are less prominent in the secondary area than in the primary area with a heavy reliance on shops selling comparison goods which signifies that Kimberley does offer a fairly diverse range. A high proportion of the stores are independent specialist shops. Vacant units are relatively low in Kimberley but there is a stretch of mainly vacant units when entering Kimberley from the western end of Main Street reflecting how independent businesses are struggling in the current economic situation and possibly creates a negative image for people entering the centre from this direction.

### K9.3 Retailer representation

**K9.3.1** The primary shopping area covers Sainsbury's and the shops surrounding the adjacent car park and notably all the units fall within the A1 use class and comprise a mix of national chains such as Wilkinsons and Card Factory as well as a large proportion of independent businesses. There is noticeably a lack of banks and financial institutions in the centre making it necessary to travel out of Kimberley to access such services.

**K9.3.2** There is a fairly large proportion of food and drink establishments in Kimberley mainly consisting of takeaways, with some public houses and restaurants, which indicates that there is some vitality in the centre in the night time. A potential worry may be the high number of takeaways which may constitute an over intensification of use.

### K9.4 Accessibility

**K9.4.1** The bus service is fairly frequent linking Kimberley and the surrounding areas to the north west (Amber Valley) and to the south west (Giltbrook Retail Park, and Nottingham City Centre) and, the park and ride at Phoenix Park is also fairly accessible. However, as parking is free of charge for the supermarket and the surrounding units so there is little incentive to use alternative means of transport, and there is little in the way of provision for cyclists in the centre.

### K9.5 Pedestrian Flows

**K9.5.1** 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.

	Kimberley	East Midlands Small Towns
Busy	33	113
Quiet	26	75

**K9.5.2** When compared to other East Midlands small towns (figures from AMT Town Benchmarking report) this pedestrian flow raises concerns for Kimberley; however taking into account the size of the centre a small number would be expected.



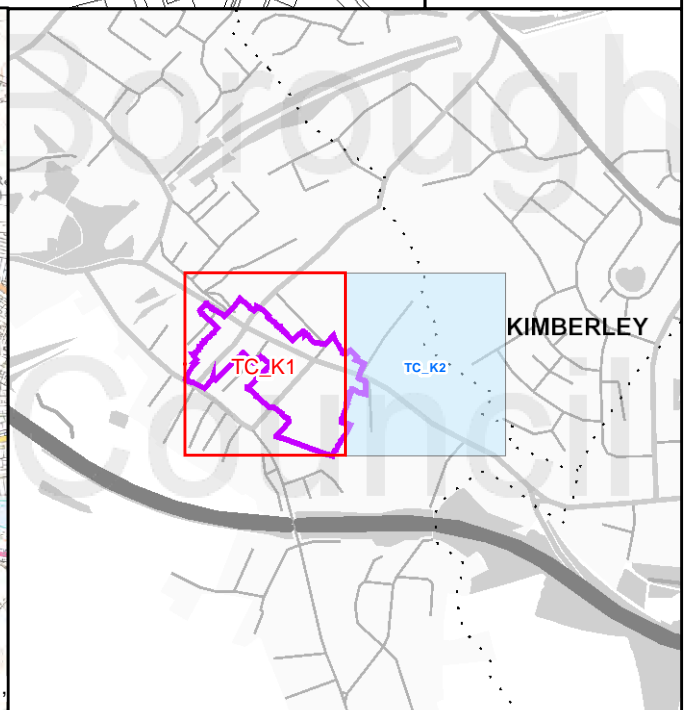
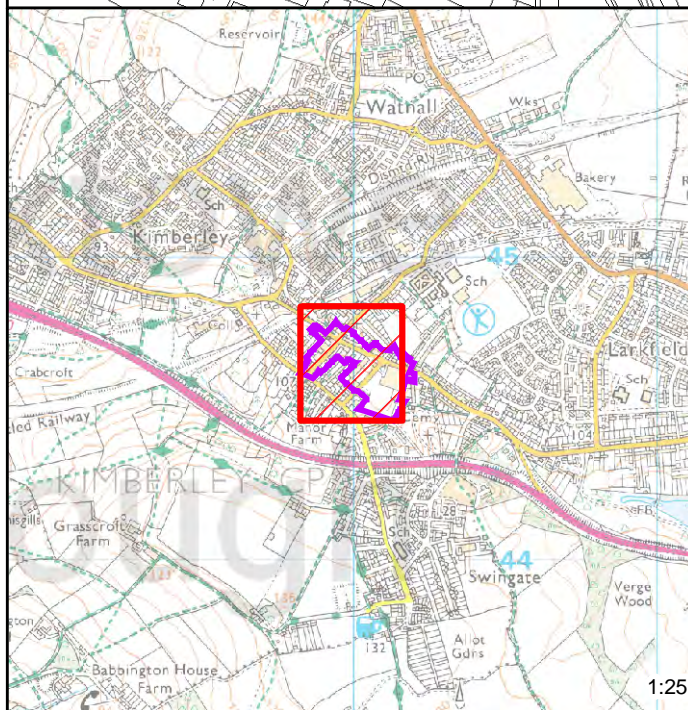
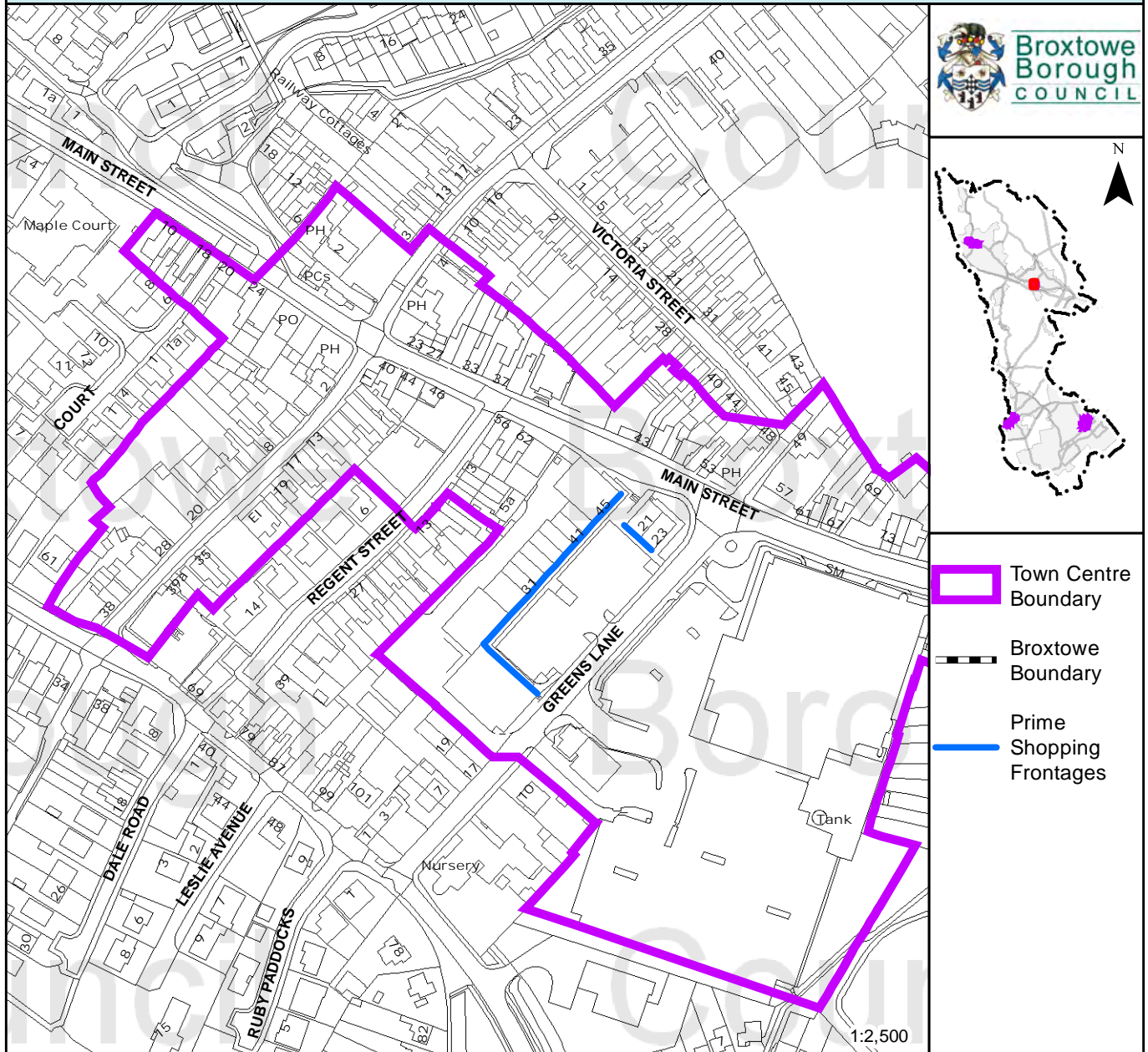
## K9.6 Environment of the Centre

K9.6.1 The environment of the centre is predominantly designed for the car and centred around Sainsbury's. There are some pedestrian facilities in the public realm of the primary area, such as benches and trees, but these are again centred around Sainsbury's and do not continue into the secondary area. The pedestrian facilities along the Main Road are fairly limited with only one or two pedestrian crossings, making it a challenge for shoppers to access shops on the other side of the road.

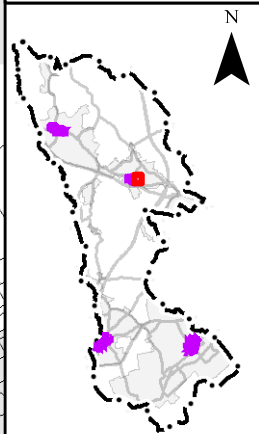
## K9.7 Conclusions

K9.7.1 Kimberley has a fairly strong retail mix offering most items necessary for weekly shopping as well as a diverse range of independent stores and a fairly large range of food establishments. On a negative note however, Kimberley has a lack of provision for greener transport choices and a lack of facilities. Furthermore there is a lack of services indicating that Kimberley is not self sufficient. The footfall statistics suggest that the number of shoppers is lower than would be hoped however, as the centre is relatively small this does not raise significant concerns.

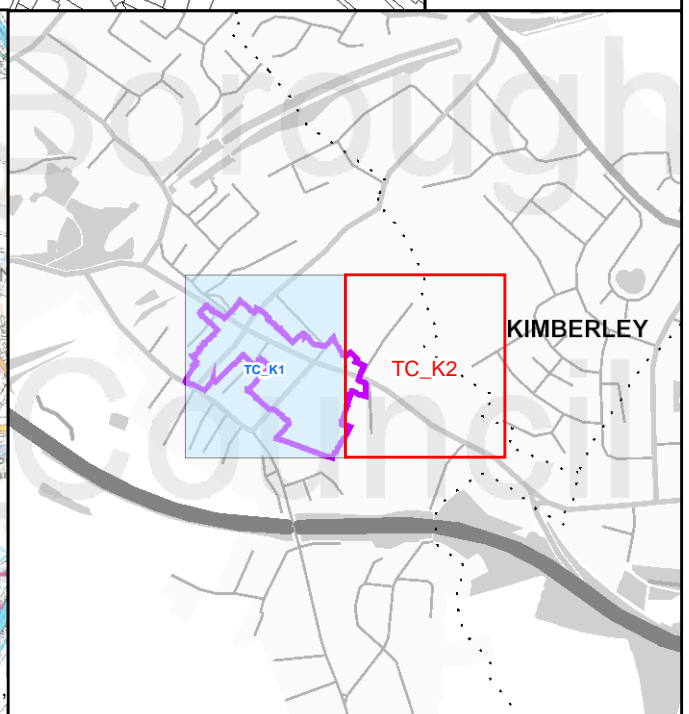
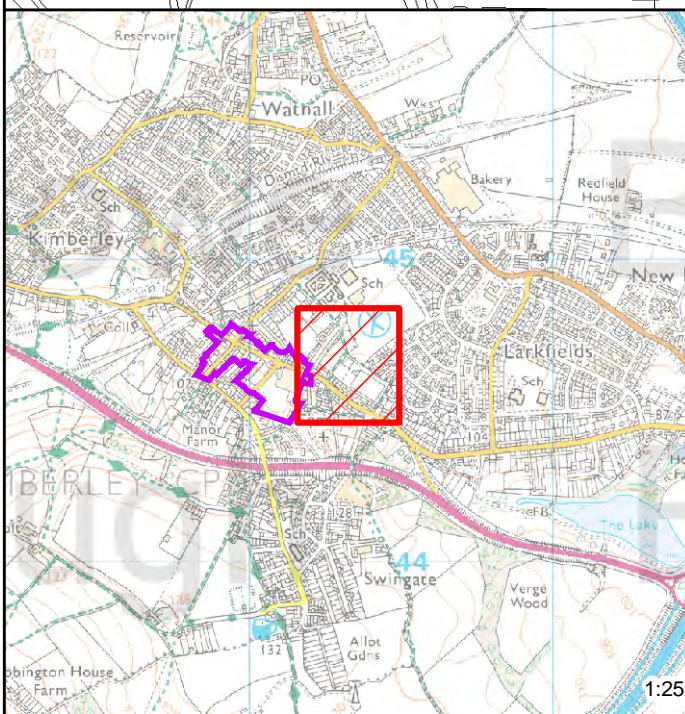
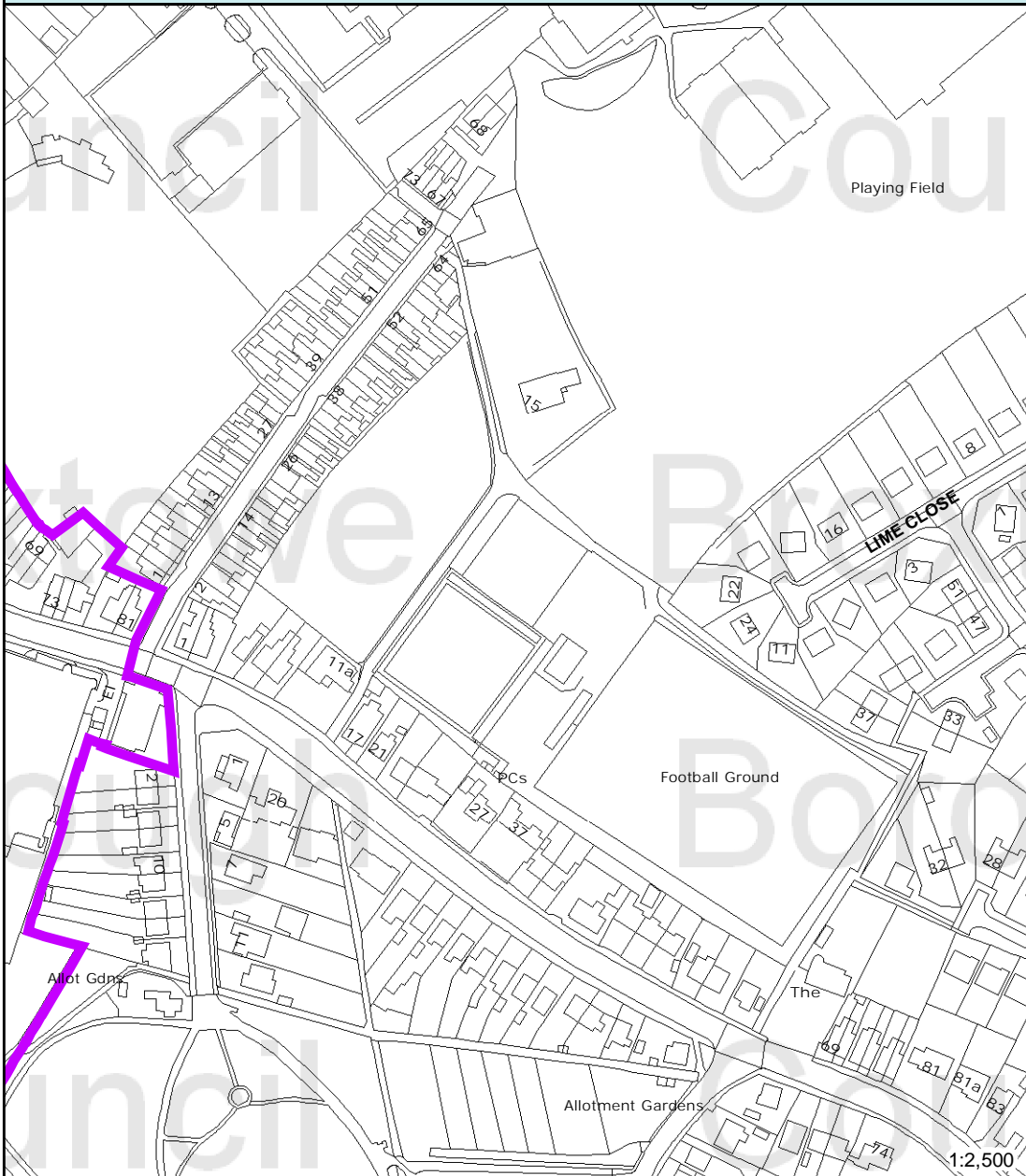
K9.7.2 There is the potential to revitalise the existing premises, also the potential development of Kimberley Brewery may bring investment to the area. There is however the threat of having an over-reliance on one retailer and the competition from other centres such as Eastwood and Giltbrook retail park.







-  Town Centre Boundary
-  Broxtowe Boundary
-  Prime Shopping Frontages







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**Broxtowe  
Borough  
COUNCIL**

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#### **Broxtowe Borough Council**

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Email: [planningpolicy@broxtowe.gov.uk](mailto:planningpolicy@broxtowe.gov.uk)

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