



Broxtowe
Borough
COUNCIL

Other Rural



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 the Other Rural area. 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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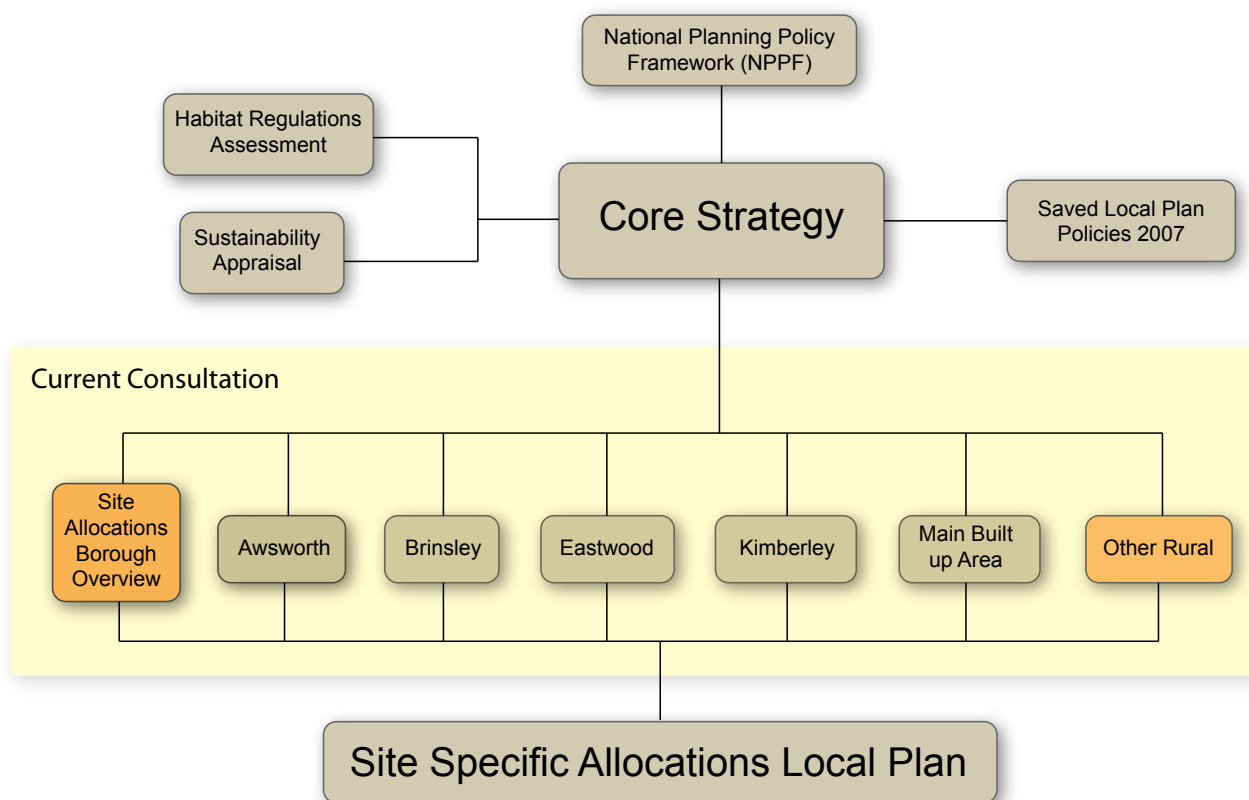
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Introduction

o1.1.1 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 Other Rural areas and land Adjacent to Hucknall in Broxtowe, which consists of sites within 'Cossall and Kimberley', 'Greasley (Giltbrook and Newthorpe)', 'Nuthall East and Strelley', 'Nuthall West and Greasley' and 'Trowell' wards. It is a discussion document which invites your views on the most appropriate development sites to meet Broxtowe's development needs up to 2028.

o1.1.2 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 Other Rural Site Allocations document fits in with other Local Plan documents in Broxtowe.




o1.1.3 The schedule and plans that follow are taken from the Broxtowe Core Strategy which was published in June 2012 and is subject to an ongoing public examination this year.

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

o2.1.1 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 Other Rural is shown below.

Settlement	Overall suitability for growth	Potential scale of growth	Potential directions of growth
Rest of Broxtowe North	Low	Low	N/A

Rest of Broxtowe North	
<p>E Environment</p> <p>T Transport and Accessibility</p> <p>G Geo-environmental</p> <p>I Infrastructure Capacity & 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	N / A
Benefits of growth	<ul style="list-style-type: none"> Significant potential for regeneration-linked development Some infrastructure capacity to support growth
Constraints to growth	<ul style="list-style-type: none"> River Erewash floodplain Grade 2 agricultural land Unsustainable on transport grounds Low levels of local employment outside major settlements
Summary	<p>Overall low suitability for growth. Development outside existing settlements would be unsustainable. However housing growth could support regeneration in deprived area. Potential large development site east of Awsworth / south of Kimberley. No overwhelming environmental constraints away from the River Erewash floodplain.</p> <p>Scale: The assessment has shown that there is little potential for growth. The constraints to growth, particularly the River Erewash floodplain, and Grade 2 agricultural land would need to be taken into consideration. Any growth would need to be proportionate, given its location remote from built-up areas. This assessment and any specific proposals for growth would need to be rigorously tested through the preparation of Local Development Frameworks.</p>

Characteristics of Other Rural

o3.1 History of rural Broxtowe

o3.1.1 People have lived in the area since early times for three prime reasons - rich agricultural land, the proximity of the Rivers Trent and Erewash and the availability of natural building materials. The extensive and easily-mined coal deposits also had an important effect on the development of industry in the North of the borough.

o3.1.2 In the Middle Ages, tenant farming was prevalent and common pasture land was used for cattle. The system changed little until the early 17th century and the Enclosure Act of the 19th century.

o3.1.3 During the reigns of Henry VIII and Edward VI the Crown took over numerous small properties and by the end of the 16th century most of the lands had changed hands. The Enclosure Act, where the ownership of agricultural land became more rigorously defined, did not come into effect in Nottingham until the early 19th century. One important consequence was that newly-evolving factories were built around, rather than in, Nottingham as land became available for development, making the main built up area in Broxtowe and therefore less rural area. The early trades were mainly rural but, following the invention of the stocking frame, a new cottage industry arose.

o3.1.4 In the north, the rich coal deposits were worked as early as 1485 and were beginning to be exploited by the end of the 18th century as factories demanded steam power. As the mines expanded transport systems developed and urbanised Broxtowe.

o3.2 Current Statistical Profile (as taken from 2011 Census)

o3.2.1 Cossall and Kimberley

Chart 1: Total Population 6659

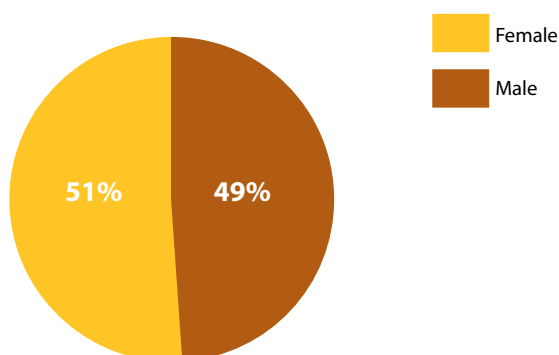


Chart 2: Population Density

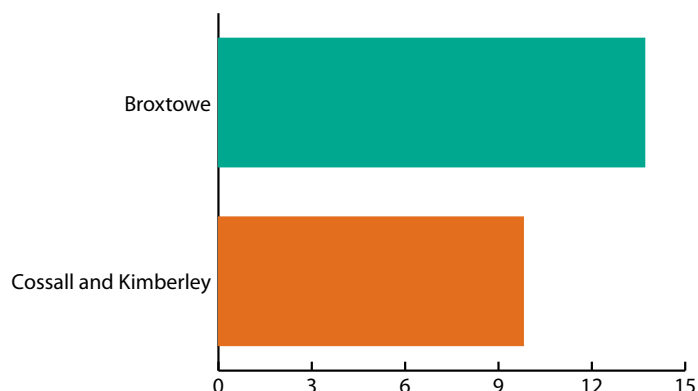
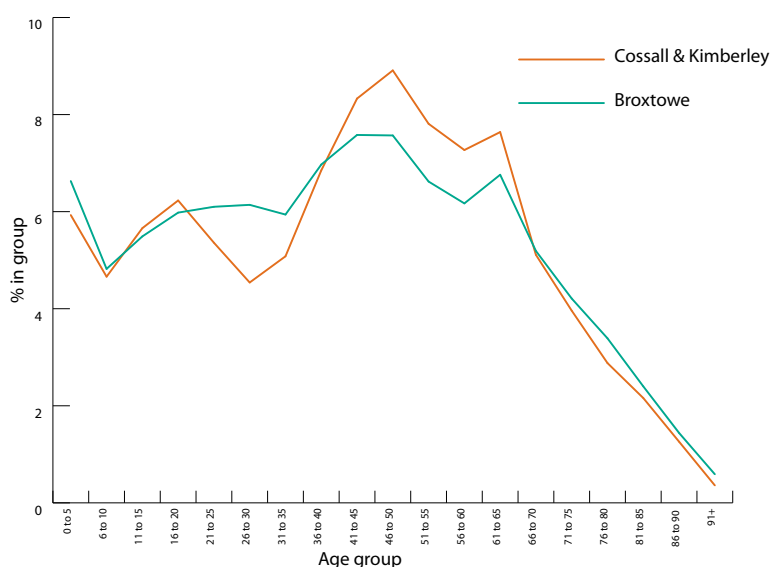


Chart 3: Percentage age profile, by age group, of Cossall and Kimberley compared to the Borough



- 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.

o3.2.2 Greasley (Giltbrook and Newthorpe)

Chart 4: Total Population 6233

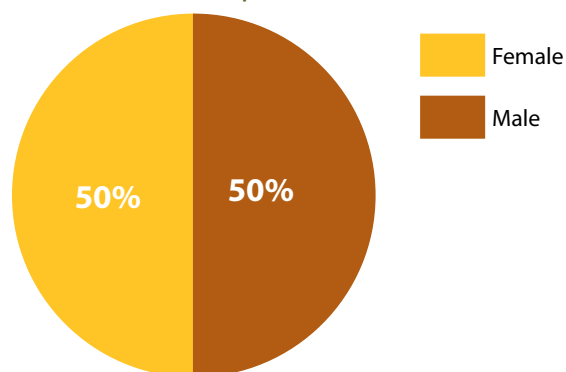


Chart 5: Population Density

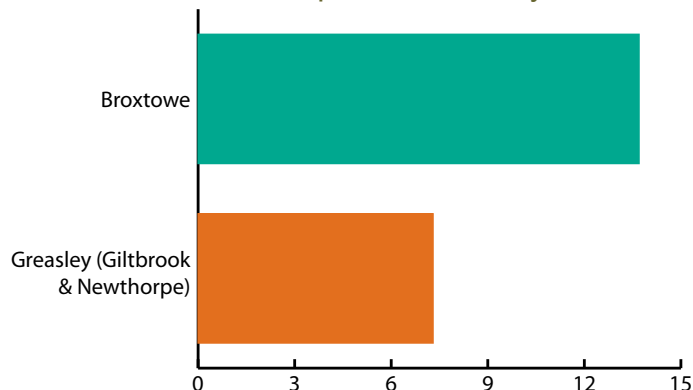
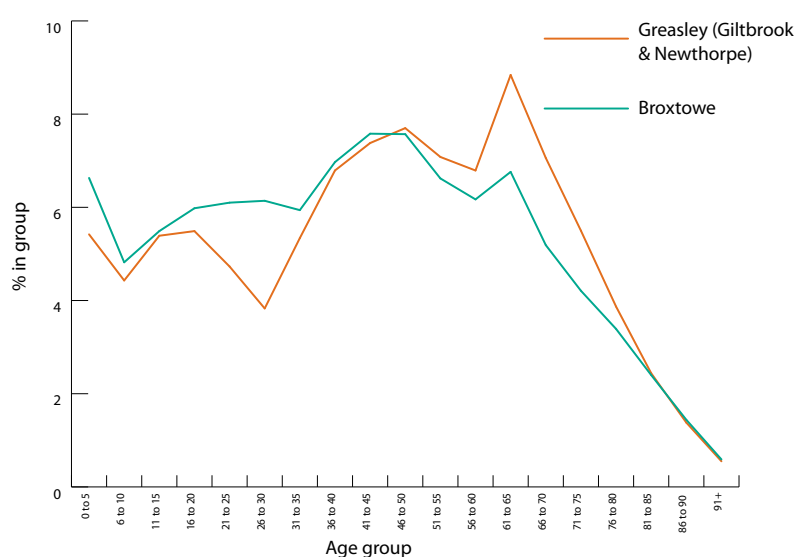


Chart 6: Percentage age profile, by age group, of Greasley (Giltbrook and Newthorpe) compared to the Borough



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

o3.2.3 Nuthall East and Strelley

Chart 7: Total Population 5238

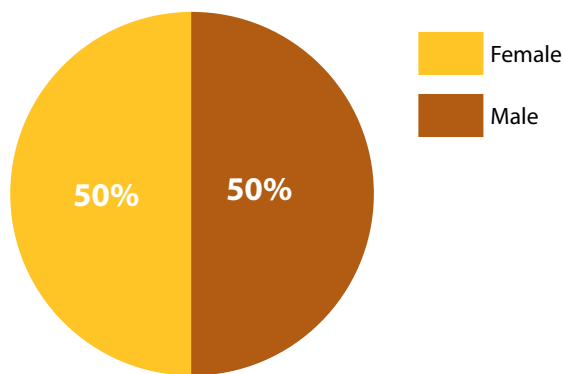
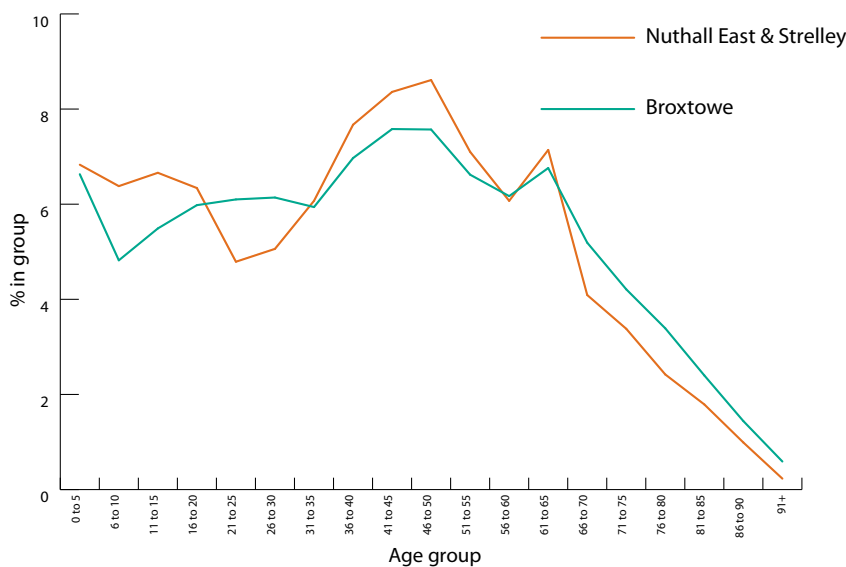


Chart 8: Percentage age profile, by age group, of Nuthall East and Strelley compared to the Borough



- Nuthall East and Strelley has a moderate population and a relatively low population density when compared to other Broxtowe wards.
- The average age is 39.3 which is lower than the average age for Broxtowe as a whole.
- Nuthall East and Strelley has 2022 households of which 88% are owner occupied.
- 68% of the economically active population are employed. 14% of the economically inactive population are retired compared to 16.5% for Broxtowe as a whole which is reflective of the relatively young population.
- As a measure of deprivation 19 households are without central heating. 8% of households do not have a car or van which is significantly lower than the average for Broxtowe as a whole (21.6%).
- 78% of the residents describe their ethnic origin as White British which is significantly lower than other wards in Broxtowe suggesting that Nuthall East and Strelley has a multi-cultural population. In particular British Indian Asians have a relatively high representation.

o3.2.4 Nuthall West and Greasley (Watnall)

Chart 9: Total Population 5013

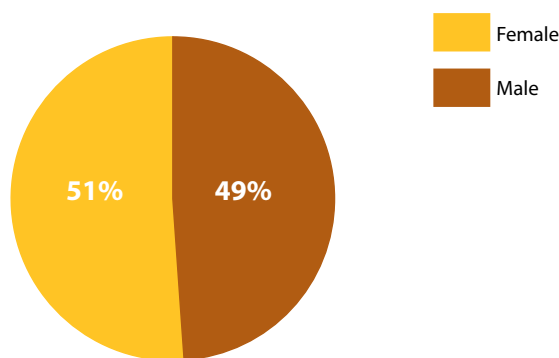


Chart 10: Population Density

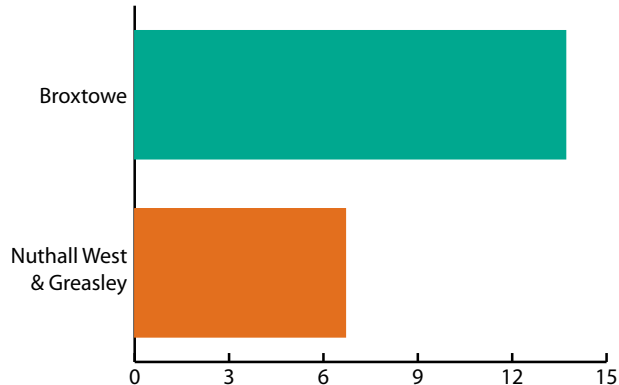
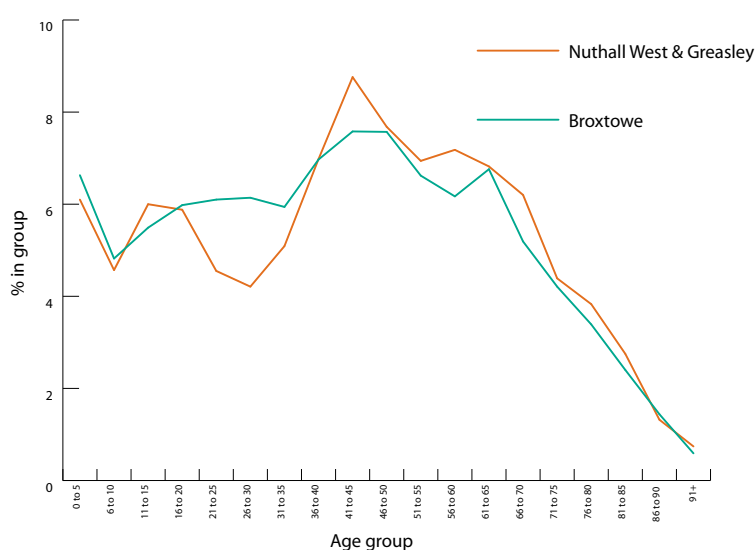


Chart 11: Percentage age profile, by age group, of Nuthall West and Greasley (Watnall) compared to the Borough



- 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.

o3.2.5 Trowell

Chart 12: Total Population 2378

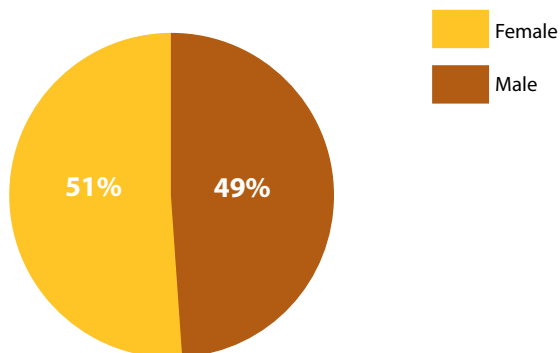


Chart 13: Population Density

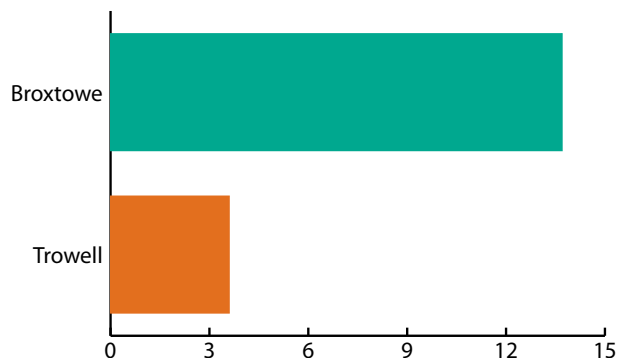


Chart 14: Percentage age profile, by age group, of Trowell compared to the Borough

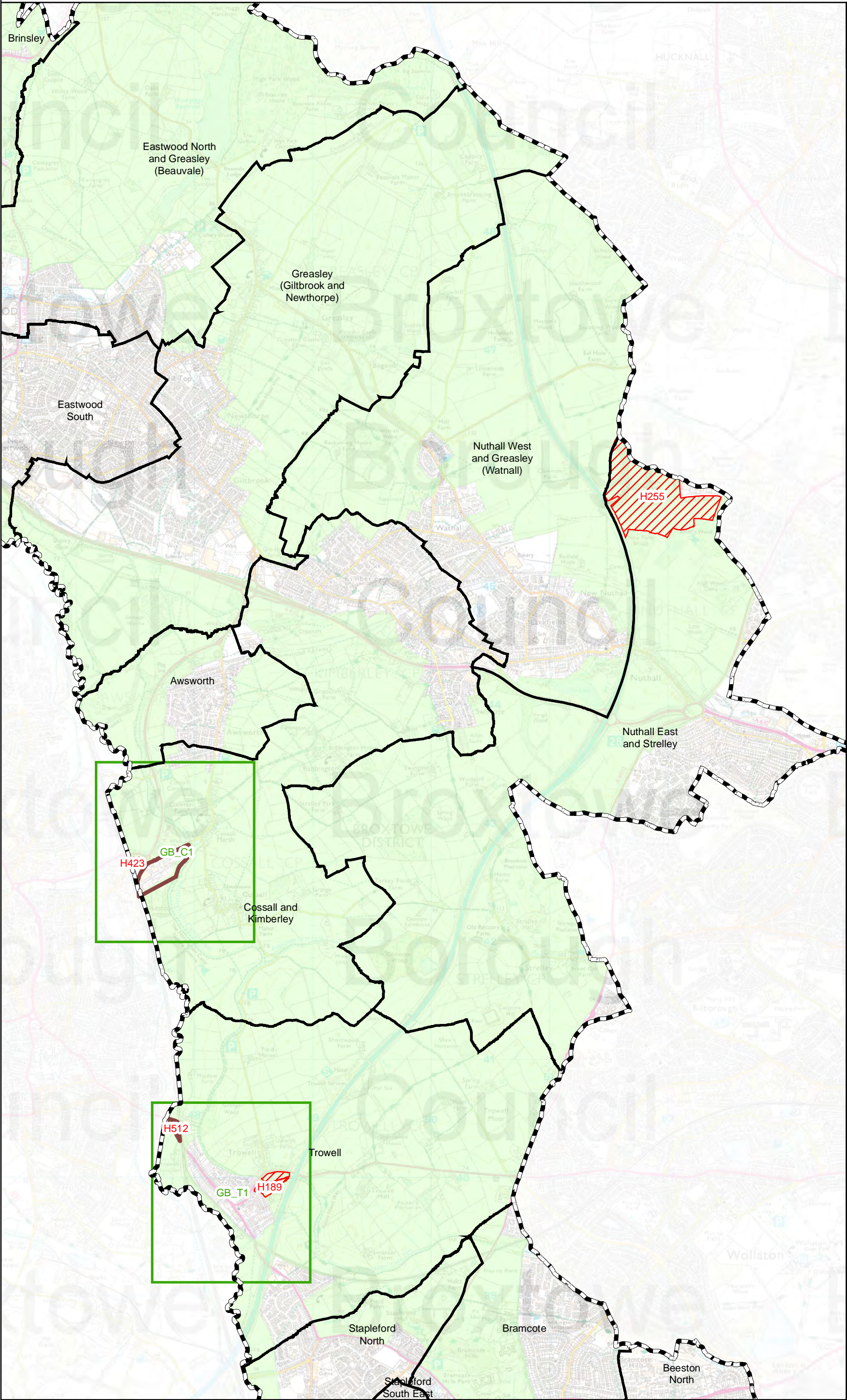


- Trowell has a relatively low population and population density when compared to other Broxtowe wards.
- The average age is 44.9 which are the highest in Broxtowe indicating an ageing population.
- Trowell has 1007 households of which 90% are owner occupied. The average household size is 2.36.
- 64 % of the economically active population are employed. 21% of the economically inactive population are retired compared to 16.5% for Broxtowe as a whole, which is reflective of the older than average population.
- As a measure of deprivation, 12 households have reported they are without central heating and 11.7% do not own a car or van both of which are low for the borough.
- A large proportion (95%) defines their ethnic origin as White British with other ethnic groups relatively underrepresented

o3.2.6 The map on the following page shows the potential development sites in and around the other rural area.

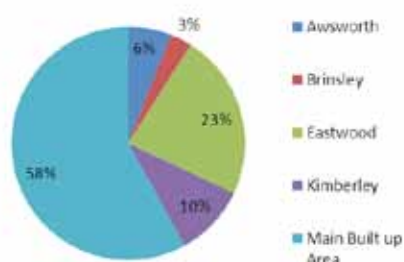


- Broxtowe Boundary
- Ward Boundary
- Employment Sites
- Settlement Zone
- Potential Housing Sites
- Green Belt Extent



New Housing

Chart 15: Proportion of development required by Settlement Area to meet the need set out in the Core Strategy



o4.1 Housing Delivery Assessment:

o4.1.1 Table 1 below shows a summary of the total number of dwellings left to be found in the Other Rural areas over the next 15 years. The Core Strategy sets no requirements for dwellings to be built in Other Rural or Adjacent Hucknall areas of the borough. Since 2011 no dwellings have been built, however space for 2 dwellings have been found on sites within the existing urban area. As there is no dwelling requirement for this area every dwelling built will reduce the overall number of dwellings required within the borough.

Table 1:

	Number of Dwellings
Core Strategy Other Rural Requirement	0
Less total number of dwellings complete 2011-2013	0
Less existing known urban sites (already counted towards the total found)	-2
Total left to find in the rest of the borough	-2

o4.1.2 Table 2 shows in more detail the 2 dwellings from known sites found within the existing urban area of Other Rural area. For a full list of all of the sites please see the Strategic Housing Land Availability Assessment (SHLAA) 2013.

Table 2: Urban Sites

Existing known Sites (Already Counted towards the total found)	
Site Status	Total Number of Dwellings
Sum of sites with planning permission and/or under construction	2
Sub Total	2

o4.1.3 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 0 dwellings none of these Green Belt sites are required, however their development would reduce overall number of dwellings required in other Key Settlements in the borough.** 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 3: Green Belt Sites

				Three Criteria		
SHLAA Site Ref	Site Name	Ward	Total	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'						
189	Land At Smithfield Avenue Trowell	Trowell	70	No	No	Yes in part – M1 to East, school to South
513	Land Belonging To Stubbing Wood Farm Watnall Road Watnall	Nuthall West and Greasley	66	Yes - High suitability, high scale	No	Yes in part - Starth Wood to south-west
Site Deemed Unsuitable (Non Deliverable or Developable)						
214	North and West of Asworth Lane Cossall	Cossall and Kimberley	-	-	-	-
216	Lee Sisson And Co Ltd Newtons Lane Cossall	Cossall and Kimberley	-	-	-	-
121	Shortwood Farm Trowell	Cossall and Kimberley	-	-	-	-
122	Robbinetts Awworth	Nuthall East and Strelley	-	-	-	-
223	Adjacent To The Forge Trowell	Trowell	-	-	-	-
224	East of Cossall Road Trowell	Trowell	-	-	-	-
233	Land To The West of Cossall Road Trowell	Trowell	-	-	-	-
235	Land East of M1 Watnall	Nuthall West and Greasley	-	-	-	-
255	New Farm Lane, Nuthall	Nuthall West and Greasley	-	-	-	-
334	Land West of Cossall Road Trowell	Trowell	-	-	-	-
362	North of Coronation Road Cossall	Cossall and Kimberley	-	-	-	-
370	East of Motorway / North of Long Lane Watnall	Nuthall West and Greasley	-	-	-	-
423	Land Adjacent To Allotments Coronation Road Cossall	Cossall and Kimberley	-	-	-	-
425	East Of Motorway/South Of Long Lane Watnall	Nuthall East and Strelley	-	-	-	-

				Three Criteria		
SHLAA Site Ref	Site Name	Ward	Total	Settlement Recommended in Tribal	Direction for Growth Recommended in Tribal	Defensible Physical Boundary assessed by Broxtowe Borough Council
472	Cossall Industrial Estate Soloman Road Cossall	Cossall and Kimberley	-	-	-	-
512	Eagle Mill Ilkeston Road Trowell	Trowell	-	-	-	-
251	Near The Common, Hucknall (field 9758)	Greasley (Giltbrook and Newthorpe)	-	-	-	-

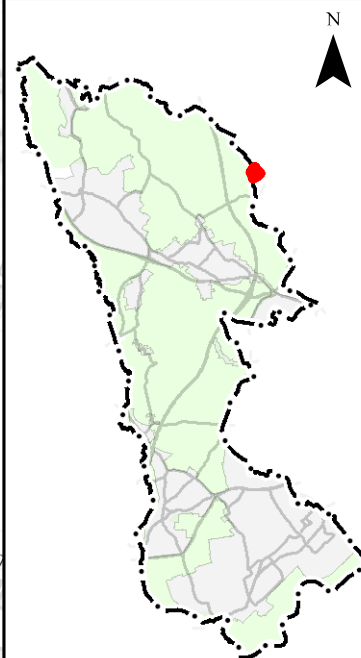
o4.1.4 The following are extracts for Other Rural are from the Strategic Housing Land Availability Assessment (<http://www.broxtowe.gov.uk/index.aspx?articleid=12582>) for you to consider in selecting sites for allocation in the local plan. Please consider the potential numbers of houses from the sites in order to meet the strategic need in Other rural 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
513	Land Belonging To Stubbing Wood Farm Watnall Road Watnall	Could be suitable if policy changes	66	16-17
189	Land At Smithfield Avenue Trowell	Could be suitable if policy changes	70	18-19

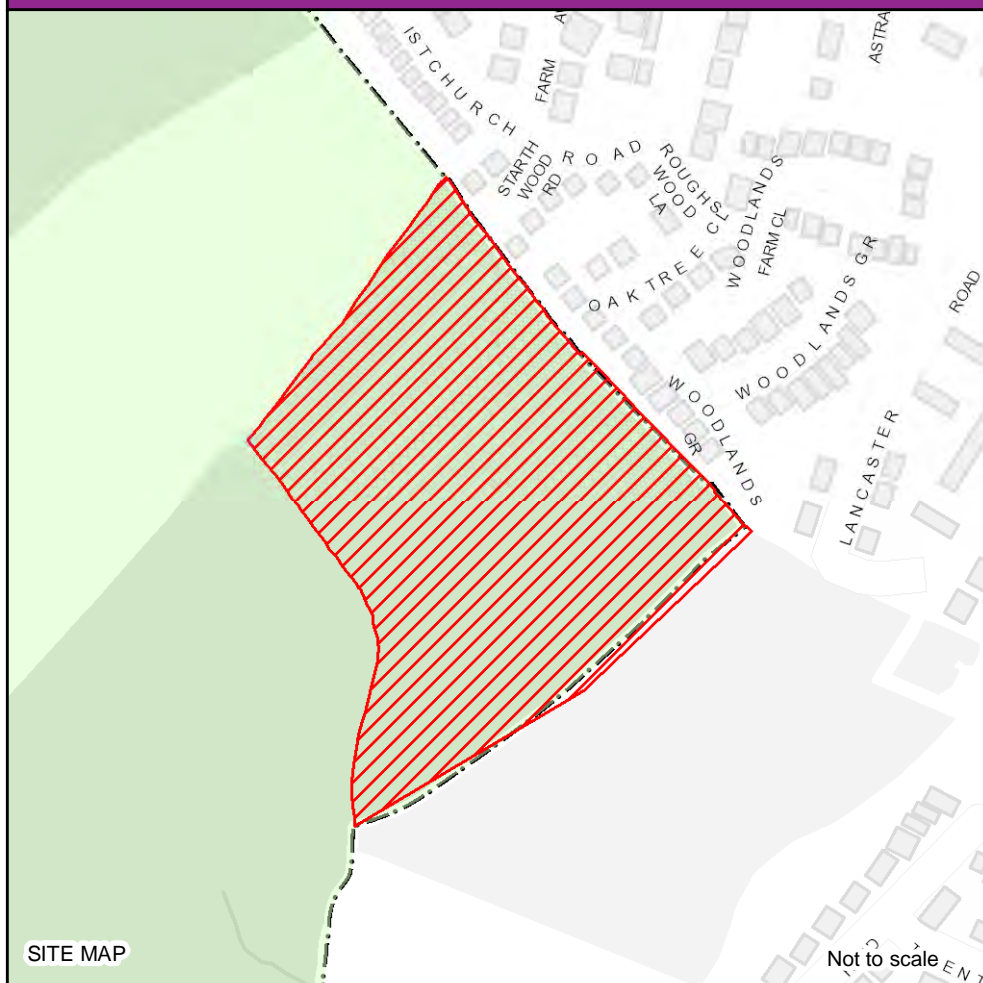


**Broxtowe
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ADJACENT HUCKNALL

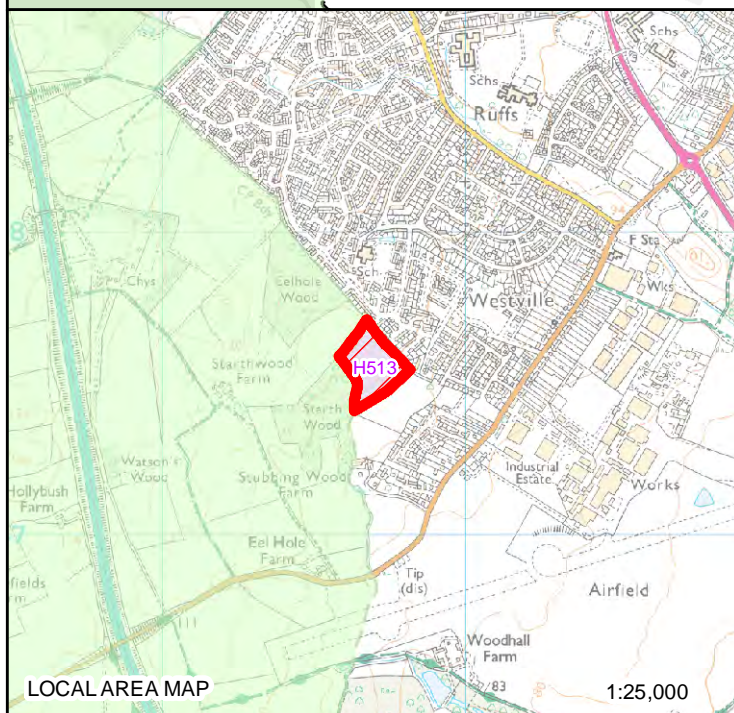


BOROUGH MAP



SITE MAP

Not to scale



LOCAL AREA MAP

1:25,000

Final Reasoned Judgement:

This site is available. However suitability is constrained by the site's Green Belt status and the extensive works required to access the site. Access would likely be taken through the adjacent site in Ashfield District Council's area and they have assessed their portion of the site as unlikely to come forward before 2026. Consequently this site is considered currently unsuitable with any future suitability dependent on the outcome of any Green Belt review.



SHLAA Site



Other SHLAA sites



Green Belt Extent



Broxtowe Boundary

Site area (ha): **3.3**

Potential dwellings: **66**

Site type: **Green Belt**

Could be suitable if policy changes

Published Site Constraints

Site Reference: 513

Site Area 3.32

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 Belonging To Stubbing Wood Farm Watnall

Easting: 0

Northing: 0

Non-allocated and No Planning Permission

Agriculture

Adjacent to Hucknall

100% Greenfield Site

Significant policy constraint which may be removed in the long term

N/A

Minor topographical constraints

N/A

Unknown

Unknown

Unknown

N/A

Setting with no adverse effects

EA Maps suggest area at no risk from flooding

Ancient Woodland

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

No bus stops within 20 minute walk

No tram stops within 20 minute walk

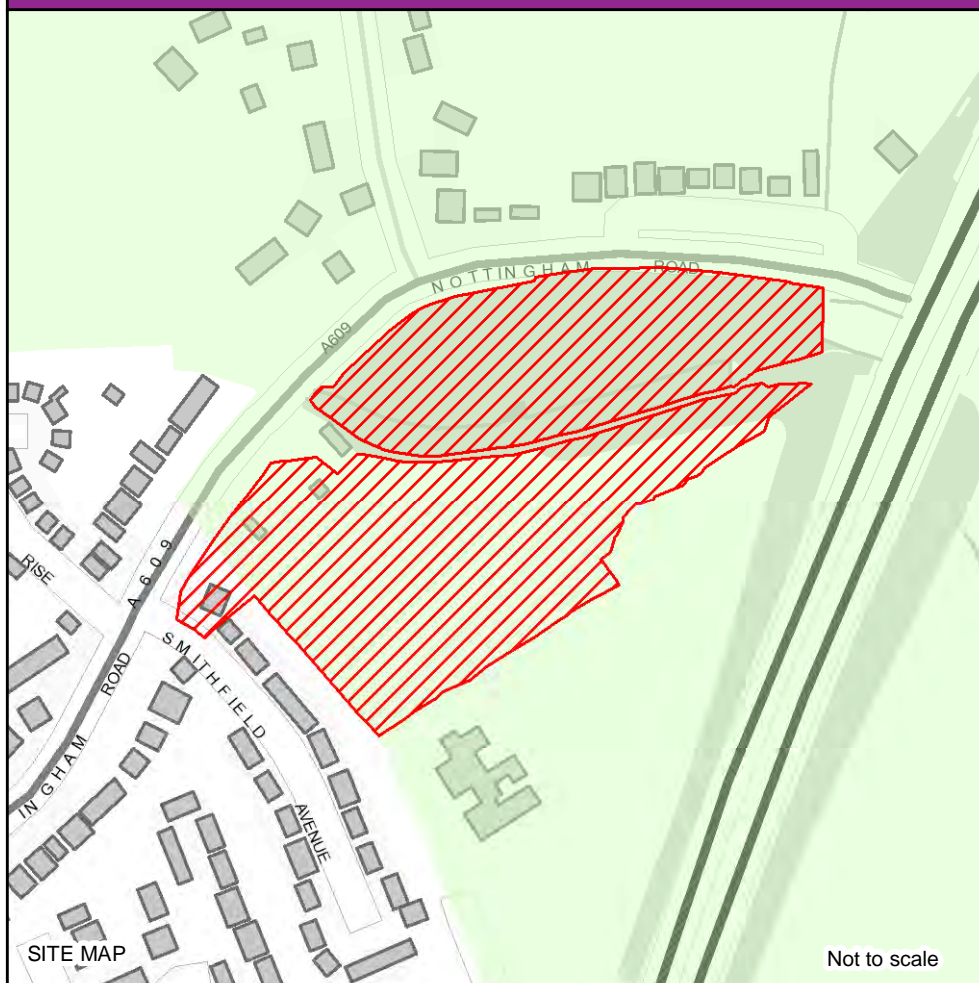
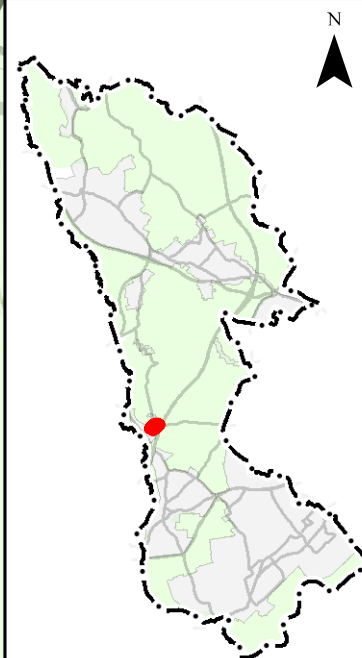
No facilities within 10-15 minute walk

No Pedestrian / Cycle routes nearby

Public benefit through existing GI facility adjoining site



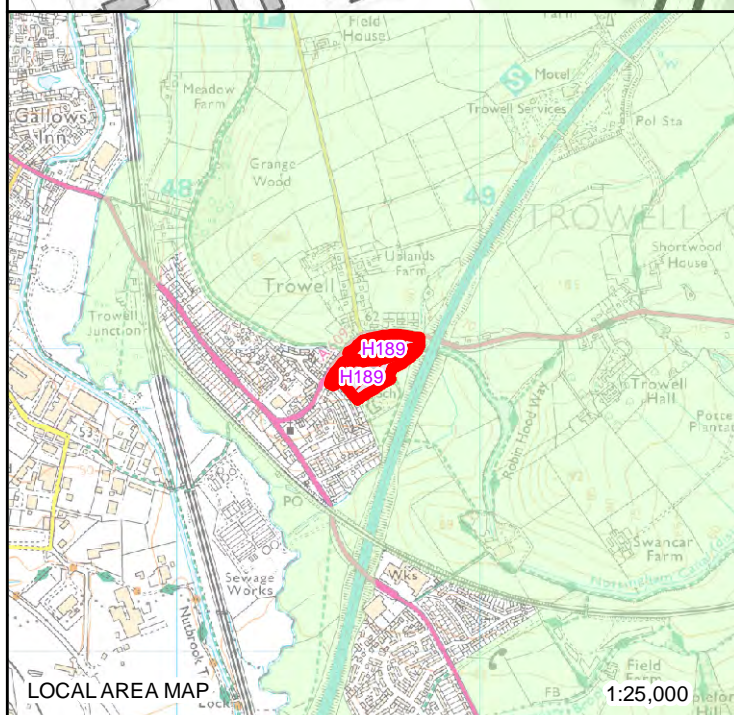
OTHER RURAL



SITE MAP

Not to scale

BOROUGH MAP



LOCAL AREA MAP

Final Reasoned Judgement:

Site is in the Green Belt and a site of Importance for Nature Conservation and a long distance trail (canal) cross the site and would need protecting. Access, flood risk issues and noise/air quality from the Motorway would need investigating.

The Inspector who assessed the site through the Broxtowe Local Plan Review in 2003 recommended that, the site be deleted from the Green Belt and designated as Safeguarded Land. The Inspector also recommended that consideration should be given to excluding from the Green Belt and designation as Safeguarded Land the adjoining small field to the south, the Primary School site and the small field to the south of that.

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

Site area (ha): 3.3

Potential dwellings: 70

Site type: Green Belt

Could be suitable if policy changes

Published Site Constraints

Site Reference: 189

Site Area 3.32

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 At Smithfield Avenue Trowell

Easting: 448521

Northing: 339897

Non-allocated and No Planning Permission

Agricultural and canal

Adjacent named settlement as listed

100% Greenfield Site

Significant policy constraint which may be removed in the long term

Not part of a Mature Landscape Area / Canal runs through the site

Ungraded

Minor topographical constraints

Visible from both the Canal and M1

Unknown

Not likely to be an issue

Not likely to be an issue

NA

Adjacent to the M1

EA Maps suggest area at no risk from flooding - but canal crosses the site

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

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

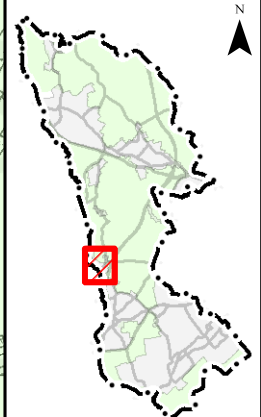
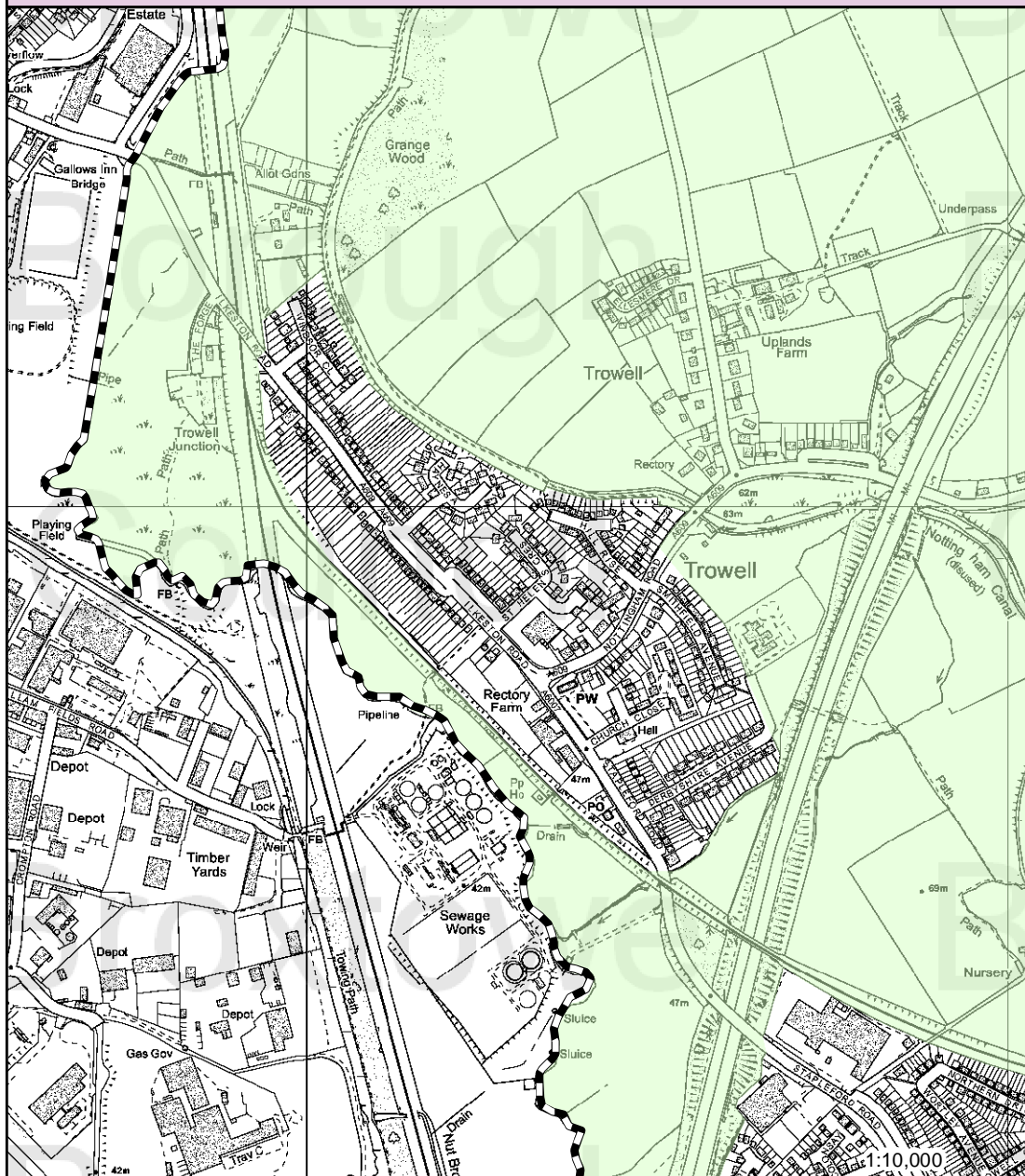
Moderate number of basic pedestrian / cycle routes linking site to centres of residence

Public benefit through existing GI facility adjoining site

Approach to the Green Belt

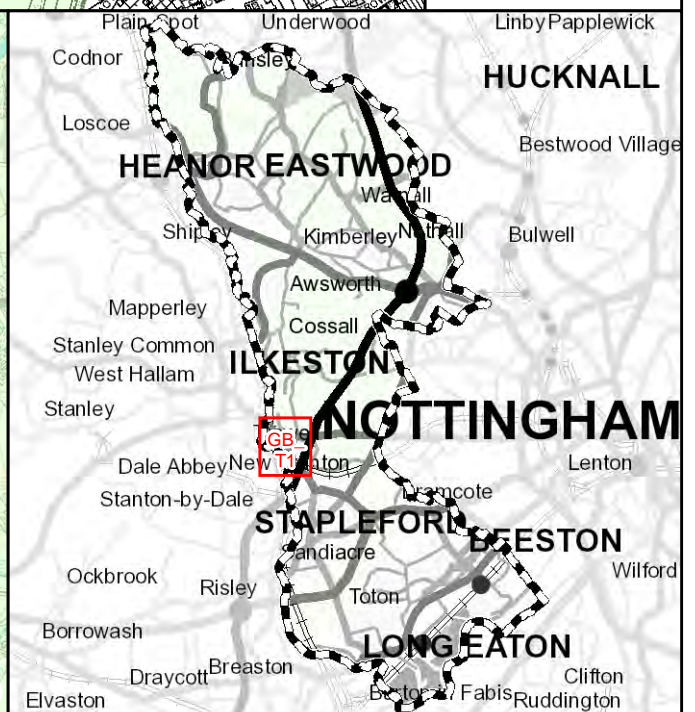
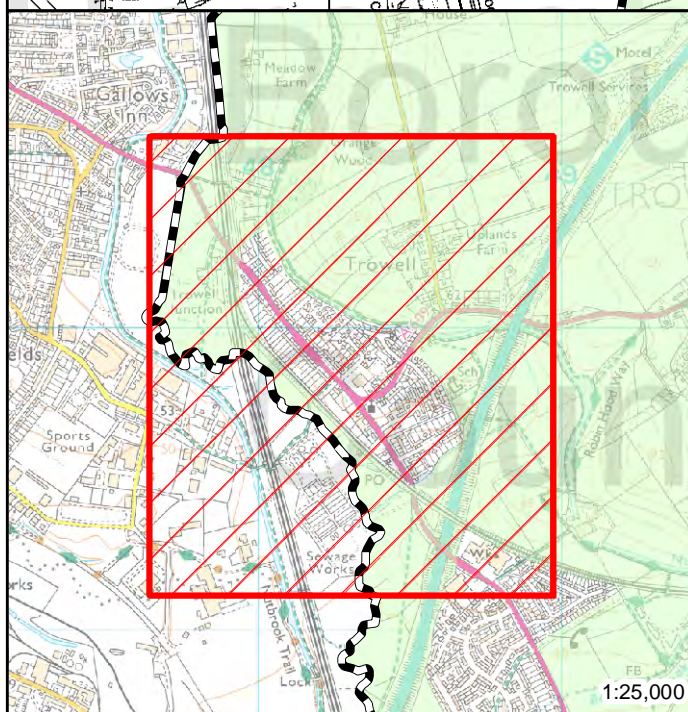
o5.1.1 The following maps show the current extent of the Green Belt around Other Rural to help you consider whether the boundary is appropriate in accordance with national planning policy and whether it could be altered in the exceptional circumstances for development being reviewed in this plan.





LEGEND

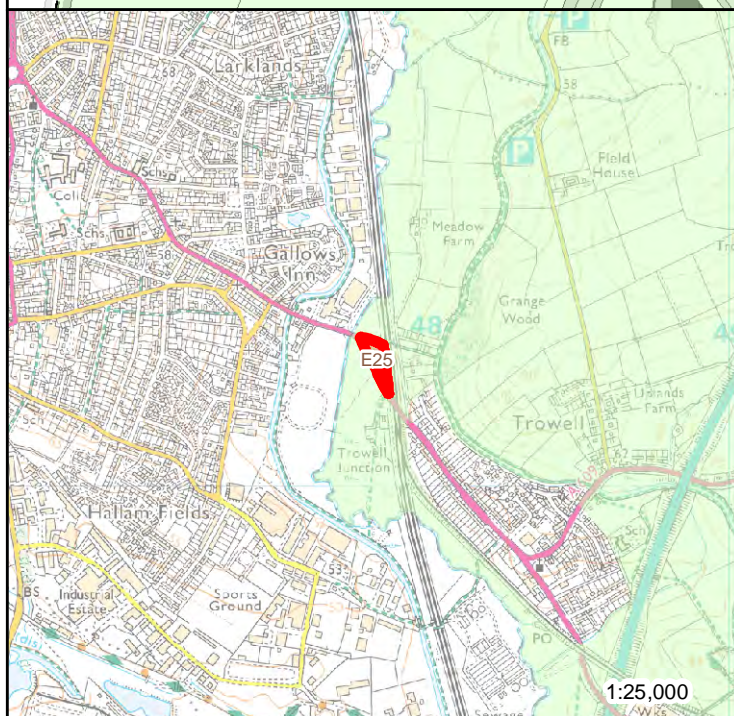
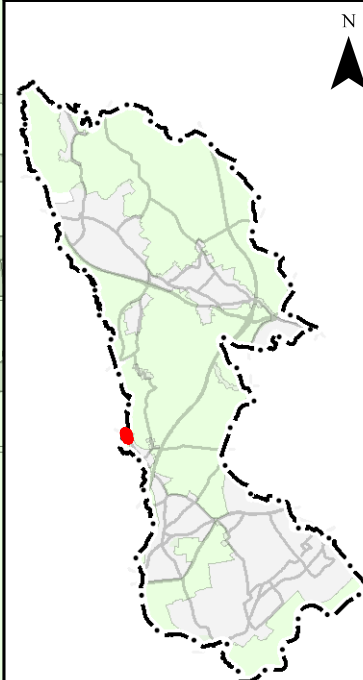
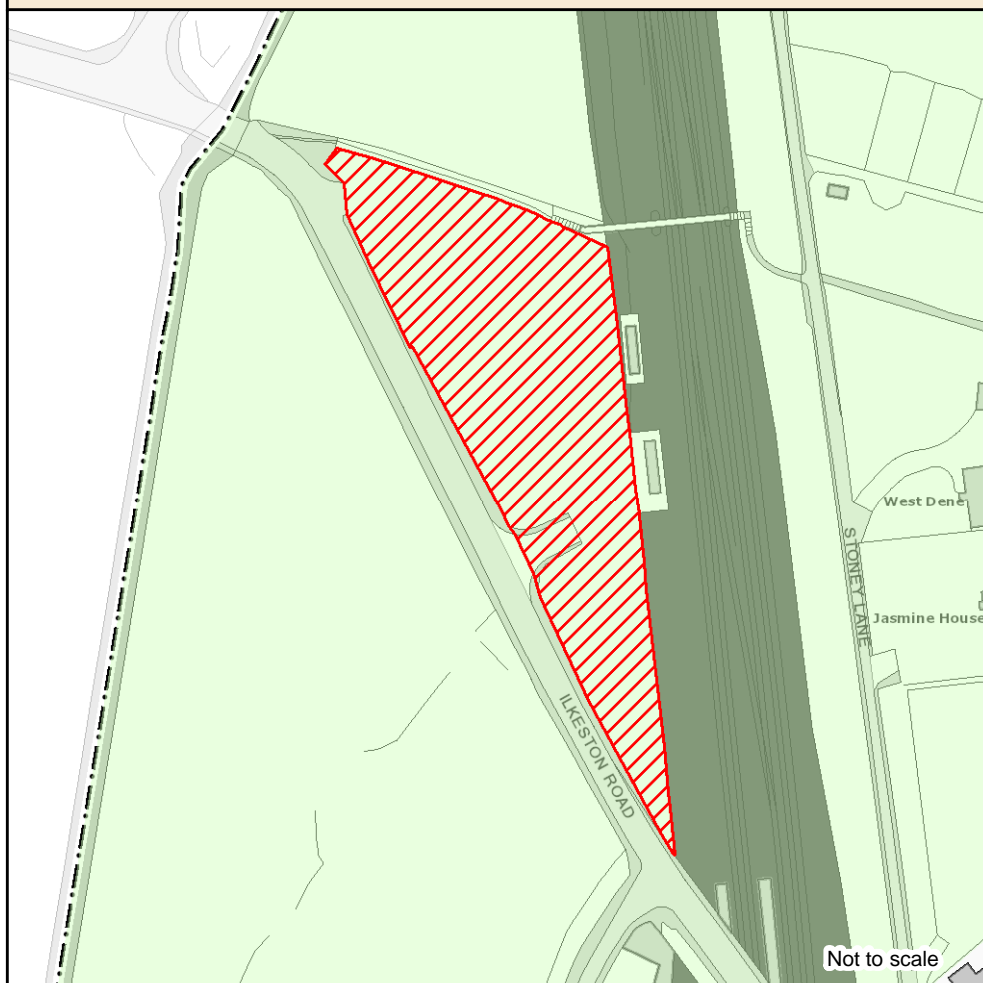
- Green Belt Extent
- Main Map Extent
- Broxtowe Boundary



Economic Issues/Job Creation

o6.1.1 The following maps show Eastwood extracts from the Employment Land Availability Assessment in order for you to review and consider economic land uses in the area.





Final Reasoned Judgement:

Site is currently vacant (with no buildings at all) however does have a historic implement permission for employment use which is being pursued for re-development.

However access to the site is extremely poor and the site is located within the Green Belt and is constrained by the railway line to the East. Site is not considered to be suitable for housing re-development and the appeal for employment use may be limited.

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

Site area (ha): **0.63**
(Approximate)

Site type: **Green Belt**

Retain for Employment

ELAA Sites

Site Reference: 25

Eagle Mill Ilkeston Road Trowell

Site Area 0.63

Allocated Site No

Existing B1 Use No

Existing B2 Use No

Existing B8 Use No

Vacant Yes

Vacant Comment Derelict site - original factory/mill burned down

Topographical Constraints Minor topographical constraints - flat site

Trees/Landscaping

Overhead powerlines/other constraints

Age (Approx.)

Quality of Buildings

Unit Size

Noise No

Noise Comments

State of External Areas

Parking

Adjacent Uses Railway to East and Ilkeston Road running NW of the site.

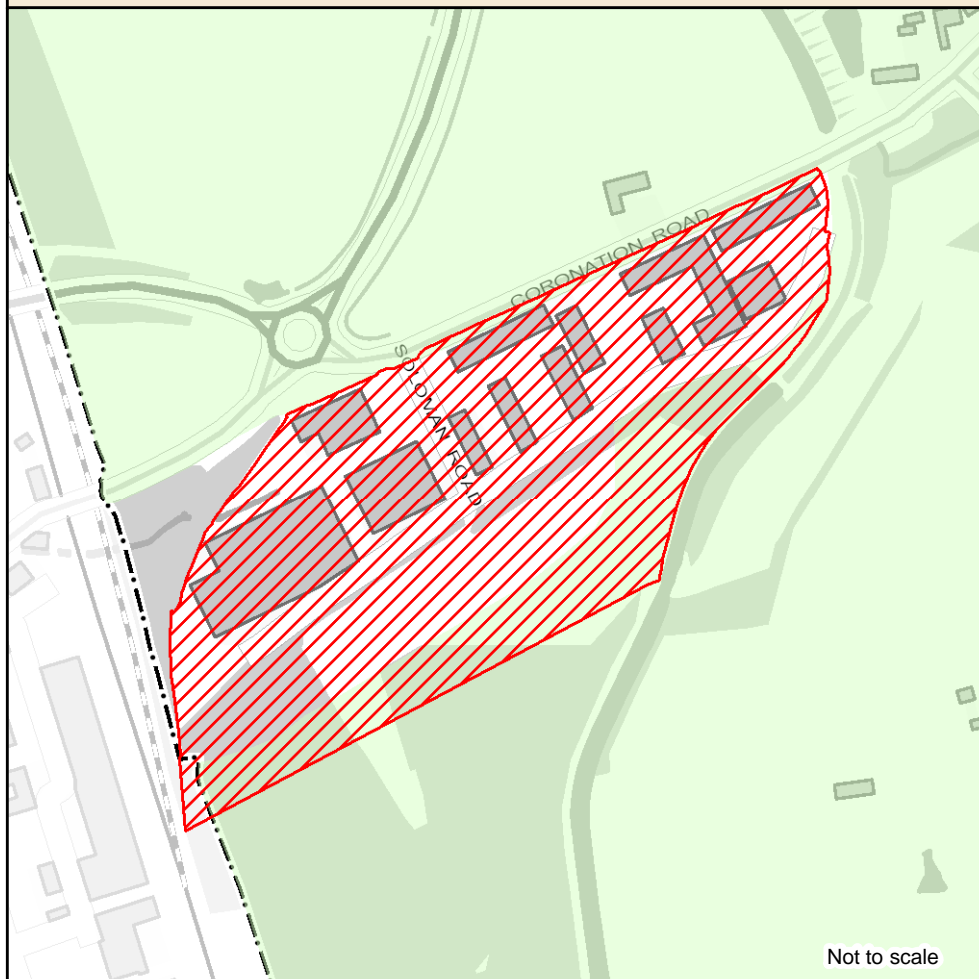
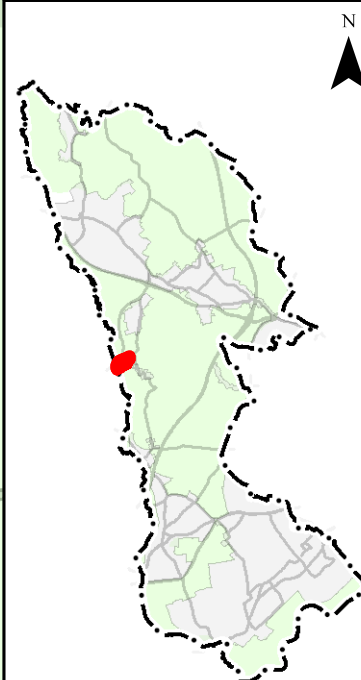
Wider Environmental Quality

Access to Local Facilities for Workforce

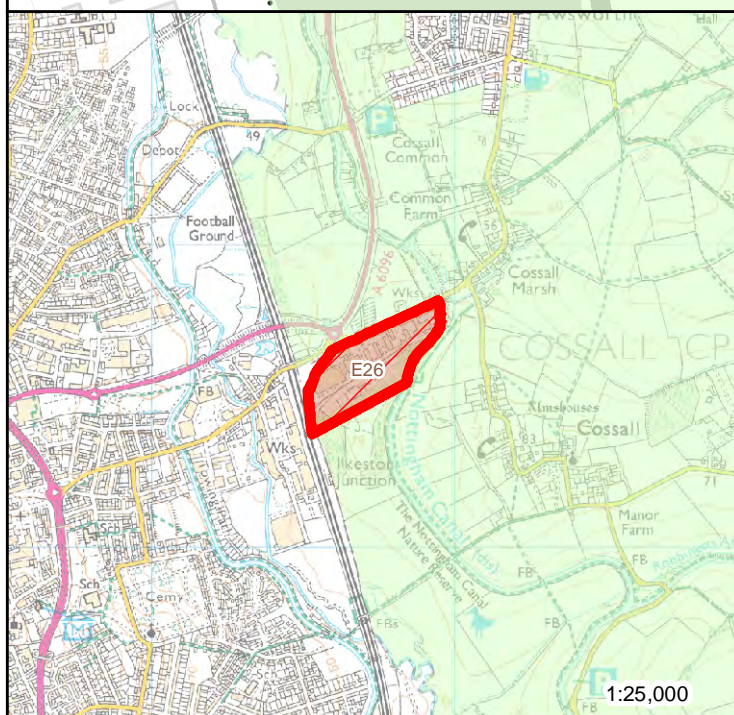
Access to Strategic Road Network Access to the site would be hard to achieve as on a blind bend that slopes down to site.

Public Transport Provision

Workforce Catchment Yes



Final Reasoned Judgement:
Well used employment site.



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

Site area (ha):
(Approximate) **8.73**

Site type: **Majority Urban**

Retain for Employment

ELAA Sites

Site Reference: 26

Cossall Industrial Estate Soloman Road Cossall

Site Area 8.73

Allocated Site No

Existing B1 Use Yes

Existing B2 Use Yes

Existing B8 Use Yes

Vacant Yes

Vacant Comment

Topographical Constraints

Trees/Landscaping No significant landscaping

Overhead powerlines/other constraints Yes

Age (Approx.) Various ages

Quality of Buildings Various quality

Unit Size Mix of medium and small

Noise No

Noise Comments

State of External Areas

Parking

Adjacent Uses

Wider Environmental Quality

Access to Local Facilities for Workforce Poor

Access to Strategic Road Network Reasonable

Public Transport Provision

Workforce Catchment No

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