



Active
Travel
England

Active Travel England
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Your Ref: 25/00928/FUL
Our Ref: ATE/26/00152/HYB
Date: 09 February 2026

Active Travel England Planning Response Detailed Response to an Application for Planning Permission

From: Planning & Development Division, Active Travel England

To: Broxtowe Borough Council

Application Ref: 25/00928/FUL

Site Address: Land West Of Stapleford Lane Stapleford, Nottinghamshire

Description of development: Hybrid Planning Application: Full Planning permission for 69 dwellings, vehicular access from Stapleford Lane, the provision of landscape buffer to allow undergrounding of high voltage cables, and associated infrastructure.

Outline Planning Permission: For the Construction of up to 351 dwellings and relevant infrastructure. All matters reserved apart from the details of vehicular access from Stapleford Lane.

The proposed development is classified as EIA development under the Town and Country Planning (Environmental Impact Assessment) Regulations 2017.

Notice is hereby given that Active Travel England's formal recommendation is as follows:

- a. ~~**No Objection:** ATE has undertaken a detailed assessment of this application and is content with the submission.~~
- b. ~~**Conditional approval:** ATE recommends approval of the application, subject to the agreement and implementation of planning conditions and/or obligations as set out in this response.~~
- c. **Deferral:** ATE is not currently in a position to support this application and requests further assessment, evidence, revisions and/or dialogue as set out in this response.
- d. ~~**Refusal:** ATE recommends that the application be refused for the reasons set out in this response.~~

1.0 Background

Thank you for the opportunity to comment on this application. For this consultation response, we are seeking to rely on comments issued in relation to 25/00371/OUT, dated 02 February 2026, and appended to this response.