



28 June 2017

Dear Sir/Madam

A meeting of the Jobs and Economy Committee will be held on Thursday, 6 July 2017 in the New Council Chamber, Foster Avenue, Beeston, commencing at 7.00pm.

Should you require advice on declaring an interest in any item on the agenda, please contact the Monitoring Officer at your earliest convenience.

Yours faithfully

Chief Executive

To Councillors:	B C Carr	M Handley
	E Cubley	A Harper (Chair)
	T A Cullen	P Lally
	M J Crow (Vice Chair)	W J Longdon
	J W Handley	R S Robinson

## AGENDA

1. APOLOGIES FOR ABSENCE

2. DECLARATIONS OF INTEREST

Members are requested to declare the existence and nature of any disclosable pecuniary interest and/or other interest in any item on the agenda.

3. MINUTES

PAGES 1 - 2

The Committee is asked to confirm as a correct record the minutes of the meeting held on 16 March 2017.

4. PART TWO LOCAL PLAN PAGES 3 - 40

To consider the draft part 2 Local Plan, and to seek authority to publish this plan for a six week period of formal representations. A copy of the Part Two Local Plan is circulated separately with this agenda.

5. KIMBERLEY JOBS FAIRS PAGE 41

To update members of the Committee on the Kimberley Jobs Fair.

6. TOUR OF BRITAIN – NOTTINGHAMSHIRE LEG: PAGE 42

To seek approval to contribute to the costs associated with bringing the Nottinghamshire leg of the 2017 Tour of Britain to Broxtowe.

7. TOWN CENTRES UPDATE PAGE 43

To update members on town centres.

8. ECONOMIC DEVELOPMENT UPDATE PAGES 44 - 48

To update members of the Committee on the progress made within Economic Development.

9. UPDATE ON KEY SITES PAGES 49 - 54

To update members of the Committee on the progress of housing sites across the Borough.

10. CONSENT STREETS IN BEESTON PAGES 55 - 63

To recommend that the Council resolves to introduce consent streets in Beeston and to approve the associated charges and policies.

11. STAPLEFORD WI-FI UPDATE PAGE 64

To provide members with an update on the Stapleford Wi-Fi project

12. WORK PROGRAMME PAGE 65

To consider items for inclusion in the Work Programme for future meetings.

## JOBS AND ECONOMY COMMITTEE

16 MARCH 2017

Present: Councillor A Harper, Chair

Councillors: M J Crow  
T A Cullen  
J Handley  
M Handley  
R I Jackson  
E Kerry (sub)  
P Lally  
W J Longdon

Apologies for absence were received from Councillors B C Carr and H G Khaled.

41. DECLARATIONS OF INTEREST

There were no declarations of interest.

42. MINUTES

The minutes of the meeting held on 23 February 2017 were confirmed and signed.

43. WI-FI FOR STAPLEFORD TOWN CENTRE

The Committee was updated on the progress of the installation of public Wi-Fi in Stapleford Town Centre. The project was on time, though there had been some issues with BT installing the required infrastructure. It was recommended that the Committee monitor the progress of the project through a quarterly report.

**RESOLVED that the Town Centre Manager prepare a quarterly report to be brought to the next meeting.**

44. FUNDING UPDATE NOTTINGHAMSHIRE PRE-DEVELOPMENT FUND – ECONOMIC DEVELOPMENT

The Committee noted that the Council had received funding from Nottinghamshire County Council for pre-development work on sites that could be suitable for housing, but were difficult to develop.

There was concern that the tone of the report predetermined that land at Chewton Street, Eastwood would be suitable for housing. The Committee was assured that the funding was to conduct the early stages of a scoping report, contamination survey and remediation strategy. If it were found that the site could not be remediated, the Council would not build housing on it.

45. JOB FAIRS

The meeting noted that there had been a successful jobs fair in Stapleford on 8 March 2017, with another planned in Kimberley on 24 April 2017.

A report on the Stapleford jobs fair from Councillor Richard Macrae was read out by the Chair. There was concern over the type of jobs on offer, with particular reference to a lack of jobs in engineering and industry. It was noted that another jobs fair was to take place in Stapleford in September 2017. The Committee was informed that areas with high unemployment were to be targeted with jobs fairs.

46. PART TWO LOCAL PLAN POLICIES

The Committee considered policies that were to be included in the Part Two Local Plan.

There was a discussion about what constituted quality employment land. It was noted that regular inspections of employment land were undertaken to ensure that the buildings, size, parking, communications and environment were such that they would be attractive to employers and employees. Poor sites had previously been protected by a blanket policy on employment land. The importance of retaining quality employment sites was emphasised and it was considered that the policy on employment land would allow the Council to repurpose sites that were no longer useful as employment land and increase flexibility with the land resource.

There followed a discussion about Mushroom Farm. It was clarified that the site was considered of a high quality for employment and that the developer was starting to take orders from the business that were to occupy the site for bespoke buildings.

**RESOLVED that the policies listed in the appendix be approved for inclusion in the Part Two Local Plan.**

47. WORK PROGRAMME

A report containing more detail about HS2 development and one on the outcome of the Gedling Local Plan Examination were added to the 11 May 2017 Committee.

**RESOLVED that the Work Programme be approved.**

## Report of the Director of Legal and Planning Services

**PART TWO LOCAL PLAN**1. Purpose of report

To consider the draft part 2 Local Plan, and to seek authority to publish this plan for a six week period of formal representations.

2. Background

The Jobs and Economy Committee considered a number of allocations and policies its meetings on 26 January 2017, 23 February 2017 and 16 March 2017. The first of these three meetings considered the issue of housing allocations and resolved that further consultation work be undertaken in relation to the final choice of site in Brinsley. This has been done and the outcome to this is reported in appendix 1. The other main issues of substance relate to the allocations at the HS2 strategic location for growth and at Beeston town centre, and the policies in relation to Affordable Housing, housing mix, Gypsy and travellers and retail policy including amendments to town centre boundaries. All of these policies and allocation are included in the draft plan (to be finalised in the week commencing 18 April) and are summarised in appendix 3. An equalities impact assessment in relation to the draft plan is being prepared and will be available for the 6 July 2017 Committee. A copy of the Part Two Local Plan is circulated separately with this agenda.

3. Details

The draft plan strikes the appropriate balance between taking the decisive steps including site allocations needed to achieve a significant upturn in housing completions, whilst protecting the environment. The recommended allocation at Brinsley remains the originally proposed option 1 (land off Church Lane) for reasons more fully explained in appendix 1. The details of the consultation responses are in appendix 2. In summary option 1 performs better on Green Belt policy grounds as it does not lead to the coalescence of settlements and option 2 leads to a significant reduction in the gap between Brinsley and Underwood in Ashfield District. The issue of coalescence between one parish and another is not relevant.

4. Financial implications

The Local Plan examination is likely to cost up to £80,000. This is included in the budget for the 2017-18 financial year.

**Recommendation**

**The Committee is asked to RESOLVE that:**

- 1. The policies and allocations listed in the appendices be approved for inclusion in the Broxtowe Part 2 Local Plan.**
- 2. The draft Part 2 Local Plan be approved to be published for a six week period of formal representations with delegated authority to the Head of Neighbourhoods and Prosperity in consultation with the Chair of the Jobs and Economy to undertake editing changes to the plan and to publish the necessary background supporting evidence.**

Background papers: Nil

**APPENDIX 1****Brinsley Site**

The site off Church Lane (option 1) is recommended for inclusion in the Part 2 Plan.

**Relevant factors for allocation**

The criteria used for site allocations were reported to members on page 36 of the 26 January 2017 report to Jobs and Economy committee and these factors remain relevant now. These comprise the 14 criteria in the Sustainability Appraisal and the five purposes of including land in the Green Belt. The merits of each of these two locations was considered at various stages with a summary given below.

**2003 Broxtowe Local Plan Inspector's Report**

There is nothing to choose between them. Both were rejected in the previous Local Plan in line with the Inspector's recommendation.

**2010 Tribal Report**

Areas to the east of Brinsley (option 1 was included as a potential growth direction). Areas to the north east (option 2 was not due to coalescence risk with Underwood).

**2013 Issues and Options publication**

The published material repeated the findings of the Tribal report above and no strong preference for either area regarding consultation responses. At the time (November 2013 to January 2014) there was no final position in relation to the Core Strategy and the majority of objections related to any Green Belt development around the village.

**2014 Core Strategy**

Policy 2 did not stipulate where development was to occur in relation to directions for growth in Brinsley. A figure of up to 150 homes was accepted for the village and a process for Green Belt review was established in Policy 3. No directional steer in relation to Brinsley was given in the ACS or Inspectors report.

**2015 Preferred approach to site allocations Green Belt Review**

There was a clear preference for Option 1 in the published material, due mainly to a significant difference between the two in terms of merging. Duty to cooperate issues were relevant as Ashfield District Council were involved in joint assessment which clearly pointed away from locations leading to the merging of Underwood with Brinsley. There were significant objections to this approach in the consultation responses.

## 2017 Sustainability Appraisal

Nothing to choose between the two sites.

### Consultation Responses

In terms of the overall numbers these are reported below. There appears to be a slight preference in numerical terms for option 1 albeit a number of these respondents live outside of Brinsley.

There are three responses that are of particular significance due to being concerns expressed by a duty to cooperate partner or by being a neighbourhood plan group. These are from Ashfield District Council, Brinsley Parish Council and the Jacksdale/ Underwood/ Selston (JUSt) Neighbourhood Plan group.

Ashfield and the JUSt group have a preference for Option 1 for the same reason, which is concern relating to the reduction of the gap between Brinsley and Underwood. Brinsley Parish Council prefer option 2 having undertaken their own consultation over a number of months and referring to a reduction in the gap between Parish Boundaries in relation to option 1.

Each of the respective site promoters refers to points in favour of their own site while questioning the delivery of their competitor site. None of the statutory consultees have concerns in principle regarding the ability to deliver homes on either site. It is the case that more work has been done in relation to option 1 which has been under positive consideration for allocation since the publication of the Green Belt review in February 2015. This does mean that there is a greater likelihood of early housing delivery on option 1. These points are summarised in Table 1 below.

**Table 1**

Issue	Option 1	Option 2	Comments and preference if any
2003 Inspector's Report			None
2010 Tribal Report	*		Option 1 performs better regarding coalescence issues.
2013 Issues and Options	*		Option 1 but for exactly the same reasons as the 2010 Tribal report.
2014 Core Strategy			None
2015 Preferred Options	*		Option 1. The joint work with Ashfield (and outcome of it) is highly relevant as Ashfield are a Duty to Cooperate partner.
2017 SA			None regarding 'significant effects' although on both Heritage and landscape grounds option 2 is in a marginally less sensitive area. The reason the sites score the same is that as a result of

			additional work on Option 1 these potentially adverse impacts have been addressed by restricting the development parcel to a small parcel of the previously envisaged larger site.
Consultation responses	*		Option 1 but marginal. The response of Brinsley is significant but this is counter balanced by the views of Ashfield and JUST.
Delivery	*		Option 1 but marginal due to greater certainty that the site can be developed for the numbers of homes without needing additional land.

### Conclusion

There is no planning policy which seeks to maintain gaps between the edge of parish boundaries. On Green Belt policy terms the issue of reducing the size of the gap between the villages of Brinsley and Underwood for option 2 means that option 1 remains the recommended allocation. On other grounds the differences between the two sites are marginal and the views of Brinsley Parish Council as the neighbourhood planning body for the area concerned should be afforded significant weight. However, even allowing for this, the Green Belt issues as also expressed by Ashfield and the JUST Neighbourhood Plan group mean that option 1 remains the option that has the greatest likelihood of being found sound at Examination.

For this reason it remains the recommended option.

## APPENDIX 2

## Detailed Brinsley consultation response summary

## Summary

<b>Allocate Option 1</b>	
Number from Brinsley	128
Aldercar	2
Alfreton	2
Allenton	1
Alvaston	2
Arnold	2
Awsorth	2
Bramcote	1
Branston	2
Breadsall Village	1
Breaston	2
Burlsem	2
Calke	1
Castle Donington	1
Chaddesden	2
Clay Cross	1
Codnor	1
Cossall	1
Eastwood	19
Giltbrook	8
Heage	1
Hilton	1
Ilkeston	10
Jacksdale	1
Kimberley	4
Langley Mill	3
Littleover	1
Mapperley	3
Newthorpe	7
Nuthall	1
Papplewick	1
Rainworth	1
Ripley	17
Sandiacre	2
Selston	3
Shepshed	1
Somercotes	1
Stapleford	1
Stenson Fields	1
Sudbury	1
Sutton-in-Ashfield	2
Swadlincote	2
Swanwick	4
Underwood	19
Watnall	4

Woodthorpe	7
<b>Total</b>	<b>281**</b>
<b>Allocate Option 2</b>	
Number from Brinsley	160
Annersley Woodhouse	1
Awsorth	1
Derby	2
Eastwood	2
Giltbrook	1
Mapperley	1
<b>Total</b>	<b>168*</b>

\*\*6 duplicate responses

\*3 duplicate responses

Neither site or No Preference	13
<b>Statutory Consultee and Duty to Co-operate</b>	
No preference	7
Option 1	3
Option 2	6
<b>Land Owner Developers</b>	
Option 1	1
Option 1 + additional land	1
Option 2	1
Different site to the North of the village	1
<b>Total</b>	
Option 1 (without duplicate responses)	280
Option 2 (without duplicate responses)	172
Different site	1
Neither site or No preference	13

**Brinsley Alternative site consultation**

Commentator Name (Commentator ID)	Summary of Comments	
Statutory Consultees and Interest Groups		
Environment Agency	<p>No preference on which site is developed – no difference in terms of environmental constraints.</p> <p>As set out in the SA secondary aquifer is present below the entire settlement and mitigation measures may be required.</p> <p>Environment Agency comfortable that any potential issues can be addressed by way of future discussions.</p>	<p>Noted. EA have expertise in Flood Risk and their contention that there is no material difference regarding environmental constraints is a significant material consideration.</p>
Natural England	<p>Since Natural England duties relate to the protection and enhancement of the natural environment, Natural England's concerns relate primarily to safeguarding protected sites, species and landscapes and ensuring adequate green infrastructure provision. It follows that we have no particular comment to make except to advise that development sites should be located so as to avoid any adverse impacts on nationally and internationally designated nature conservation sites.</p> <p>Natural England considers that there are a number of environmental designations and issues which may affect the size, scale, form and delivery of development sites and should be taken into account.</p> <p>Although the list below is not exhaustive, key</p>	<p>Noted. NE is the expert group in relation to wildlife and the provision of Green Infrastructure. As with the EA above, their comments should be afforded significant weight.</p>

	<p>environmental considerations include:</p> <ul style="list-style-type: none"> <li>• International and national nature conservation sites, including Special Protection Areas (SPA), Special Areas of Conservation (SAC), Ramsar sites, SSSIs, National Nature Reserves;</li> <li>• Locally and regionally designated sites for geodiversity and biodiversity;</li> <li>• UK BAP habitats and significant proportions of BAP or protected species;</li> <li>• Ancient woodland;</li> <li>• Landscape character.</li> </ul>	
Highways England	<p>Given the relatively small scale of development being proposed, and the distance of the site from M1 junctions in the area, that there will be no significant impacts on the operations of the Strategic Road Network.</p>	Noted
Sport England	<p>No specific issues. Either option should promote the use of the recreation ground rather than provide formal open space. Playing Pitch strategy suggests that £80,000 would be required to improve the facilities. The boundary between Option 1 and the recreation ground would need to be carefully designed so as to ensure no impact on the use of the recreation ground or on the amenity of future occupiers. Does not appear that cricket is played on the</p>	Noted

	<p>site however if it is then impact of cricket would need to be checked specifically.</p>	
Nottinghamshire County Council	<p>As raised at previous stages of consultation, the adopted (and emerging) Minerals and Waste Local Plans form part of the development plan for the area and as such need to be considered as part of the development of the Part 2 Local Plan. The County Council will not reiterate the points already made at previous stage, instead would highlight the following points relating specifically to the Option 2 site:</p> <ul style="list-style-type: none"> <li>- The site lies within a Minerals Safeguarding and Consultation Area for Coal (as per Policy DM13 of the emerging Minerals Local Plan). The reference to the presence of coal under 'other' in the consultation document is welcomed. The County Council would refer to the views of The Coal Authority in terms of assessment the impact of the development against Policy DM13.</li> <li>- There are no existing waste facilities in the vicinity of the site which would raise an issues in terms of safeguarding in line with Policy WCS10 of the adopted Waste Core Strategy.</li> </ul> <p><u>Nature conservation</u> - Option 2 is not covered by any nature conservation designations. However, the Winter Close Grassland, New Brinsley LWS (5/2328) abuts part of the north-western boundary of the proposed allocation and</p>	Noted

	<p>would need to be protected during development. The site appears to be dominated by improved (or possibly semi-improved) grassland, bounded by hedgerows and has some potential to support protected species; as such, a Preliminary Ecological Appraisal of the site should support any planning application. The site layout should be designed to retain existing features such as trees and hedgerows.</p> <p><u>Right of Way</u> - There are no recorded public rights of way over Option 2. The County Council would take this opportunity to inform the District Council that Brinsley Footpath No 31 crosses Option 1. The route on the ground is understood to deviate from the route shown on the Definitive Map. Should this option be taken forward, this discrepancy should be noted and any future developer advised of such.</p> <p><u>Landscape and visual impact</u> (comments provided by Via East Midlands on behalf of the County Council) - As with Option 1, Option 2 lies within Policy Zone NC03 (Selston and Eastwood Urban Fringe Farmland) within the Nottinghamshire Coalfield Character Area. The overall landscape strategy is to enhance. Any development of this site should following the recommended Landscape Actions where possible. Winter Close BioSINC/LWS lies to the north of the site (neutral grassland). Ecological</p>	
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	<p>surveys should be carried out, including recommended mitigations measures. Visual impact on existing residents along Cordy Lane and Broad Lane should be considered.</p> <p>Option 2 provides a more integrated extension to the village than Option 1, which was to the east of the A608.</p> <p><u>Public Health</u> -Detailed comments on the links between planning and health were provided as part of the County Council's response to the previous Additional Sites Consultation. Further to these general comments, in terms of the Option 2 site, the relevant local health report can be found attached. This sets out the health profile of the local area and shows that many of the indicators for the area local to the site are 'not better than the England average'.</p> <p>As with all sites being considered for allocation, it is recommended that the relevant Local Estate Forum and Clinical Commissioning Group be consulted on the proposals in terms of the likely additional healthcare requirements that will be generated as a result of the development of the site(s). Further details on the impact of proposals at this site on public health will be provided when more details are available at the planning application stage.</p> <p><u>Strategic Highways</u> - The County Council has no comments to make on the alternative site in relation to strategic transport planning.</p>	
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<p>Ashfield District Council (ADC)</p>	<p>ADC have concerns regarding the impact of Option 2 on the Green Belt between Brinsley and Underwood.</p> <p>Policy 3 of the Greater Nottingham Aligned Core Strategy (ACS) indicates that the principle of the Nottingham Derby Green Belt will be retained. Section 3 of Policy 3 indicates that, in reviewing Green Belt boundaries, consideration will be given to:</p> <ul style="list-style-type: none"> <li>a) The statutory purposes of the Green Belt , in particular the need to maintain the openness and prevent coalescence between Nottingham, Derby and other surrounding settlements;</li> <li>b) Establishing a permanent boundary which allows for development in line with the settlement hierarchy and/or to meet local needs;</li> <li>c) The appropriateness of defining safeguarded land to allow for longer term development needs; and</li> <li>d) Retaining or creating defensible boundaries.</li> </ul> <p>ADC is of the opinion that the proposed Brinsley Option 2 consultation site would have an adverse effect on the coalescence of Brinsley and Underwood. Policy 3 of the ACS identified the prevention of</p>	<p>ADC is a duty to co-operate partner. Any Local Plan inspector will attach significant weight to the views of ADC for this reason. If the Inspector concludes that the <u>process</u> of duty to cooperate had not been adequately met, then he/she may find the plan not legally compliant. Flaws in the legal compliance of the plan cannot be rectified by main modifications. This finding is unlikely as Broxtowe has undertaken the necessary process steps to adequately consider the views of all duty to cooperate partners including ADC.</p> <p>What is more likely is that an Inspector may find that the <u>outcome</u> of duty to cooperate is flawed if BBC go against the wishes of our immediate local authority neighbour with inadequate planning grounds for doing so, and this has implications for soundness. Flaws in soundness of a Local Plan can be rectified by modifications to the plan (significant changes) although this still remains a serious matter with time and cost implications. Elsewhere in this report there is information relating to the officer view of a clear difference on Green Belt policy grounds with Option 1 (as endorsed by ADC) amounting to a significantly better option to release from the Green Belt than Option 2.</p>
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	<p>coalescence as an important consideration in reviewing Green Belt boundaries. The 2015 Green Belt Review undertaken by Broxtowe indicates that the area scores very high in Green Belt terms with regard to the merging of settlements. Development would directly adjoin Ashfield's boundary and would go beyond the built up area in Brinsley towards Underwood's settlement boundary. ADC was proposing to allocate land at Winter Closes in Underwood in the 2013 withdrawn Ashfield Local Plan. The Council has now determined that the site is not suitable because it scores very high in relation to merging of settlements (Underwood and Brinsley) in the 2015 Ashfield Green Belt Review. It should be noted that, in the interests of good planning practice and the Duty to Cooperate, a requirement in the 2011 Localism Act, Ashfield has worked closely with Broxtowe to ensure a consistent approach to reviewing Green Belt boundaries. The site assessments undertaken should play a crucial role in determining which sites are the most appropriate in Green Belt terms. As part of their response (letter dated 14<sup>th</sup> October 2013) to the public consultation on the 2013 withdrawn Ashfield Local Plan, Brinsley Parish Council objected to the proposals to allocate Winter Closes. One of their reasons related to</p>	
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	<p>the effect it would have on the coalescence between Brinsley and Underwood. The Parish indicated that: <i>“This initial development, therefore, could lead to significant further development which will give the risk of coalescence between the two villages of Underwood and Brinsley which would be completely unacceptable as we would then lose the separation between the two villages and Brinsley is one of the last true villages in Broxtowe surrounded by Green Belt on all sides”</i>. Brinsley Parish Council’s response to Selston Neighbourhood Area Consultation in 2013 in relation to Winter Closes proposed allocation stated that their proposal, to remove Winter Closes, would ensure that the narrow Green Belt gap between the two villages is removed from consideration for development purposes, which is to the benefit of both communities and in line with National Planning Practice Guidance concerning the prevention of coalescence of settlements. The allocation of the Option 2 site would clearly go against Brinsley Parish Councils Commitment to protect the narrow Green Belt gap between Brinsley and Underwood. In conclusion, ADC has concerns that the allocation of Option 2 would significantly reduce the gap between Underwood and</p>	
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	Brinsley. Both Ashfield's and Broxtowe's Green Belt Assessments for the area between Underwood and Brinsley have scored very high with regard to merging of settlements. The prevention of coalescence is a key priority in terms of Green Belt Policy.	
Broxtowe Borough Council - Environment	Odd shape in the way that it extends into the countryside with no logical boundary other than field boundaries which mark land ownership.	
Health and Safety Executive (HSE)	No representations to make.	
HS2	No comments to make.	
JUS-t (Jacksdale, Underwood, Selston tomorrow) Neighbourhood Planning Group	<p>With regard to the Greater Nottinghamshire and Ashfield Green Belt Assessment Framework of February 2015 we have concerns on 3 out of 5 of the assessment criteria for development in the green belt.</p> <p>1) To check the unrestricted sprawl of large built up areas</p> <p>We do not find that the site is contained by physical features on its border with Ashfield. The site encroaches into the green belt 'corridor' between Underwood and Brinsley in an unchecked manner and therefore does not round off the settlement of Brinsley, but rather encroaches towards Underwood.</p> <p>2) To prevent neighbouring towns/settlements merging into one another</p> <p>Under this criteria it is</p>	

	<p>necessary to assess the extent to which the development would reduce the size of the gap between settlements. The site would reduce this gap by half, which we do not find acceptable. Additionally the perception of the gap would be decreased to nothing, as at some points from Cordy Lane there would be no physical gap to be seen and Brinsley and Underwood would appear to merge. This would be a new development built completely up to the border line between Underwood and Brinsley.</p> <p>3) To assist in safeguarding the countryside from encroachment</p> <p>Whilst the site may be 'urban fringe' along its length with Cordy Lane, as mentioned above it extends into the green belt 'corridor' between Underwood and Brinsley and thus Brinsley encroaches on Underwood.</p> <p>Furthermore, during the Selston Neighbourhood Area Designation Consultation Period, Wednesday 16 October to Friday 29 November 2013, Brinsley Parish Council objected to the inclusion of the green belt land adjacent to Winter Closes, Underwood and requested that the Selston Neighbourhood Plan Designated Area be redrawn to exclude this land. Although the Selston Neighbourhood Plan Designated Area does still include this land, it was</p>	
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	<p>agreed to remove this land from the areas to be considered for development in consideration of Brinsley's objection.</p> <p>Throughout Ashfield District Council's Local Planning process and also throughout the JUST Neighbourhood Planning process it was determined to continue to leave this narrow green belt gap between Underwood and Brinsley undeveloped to avoid the coalescence of the two settlements. As a result of the JUST consultations in Underwood the green belt area encompassed by Winter Closes, Underwood was left untouched, even as far north as the former pit site in Underwood. Having worked hard to maintain the green belt in this area from Ashfield's side we would consider this site's encroachment into the green belt to be significant and would not be in support of it as an alternative site in its current proposed form.</p>	
Seven Trent Water	<p>Provided surface water is managed sustainably and is not connected to the foul sewerage system then no sewer capacity issues are envisage with either option. It is assumed that surface water from both developments would be discharged to the nearby watercourse but consultation with Nottinghamshire County Council in their role as Lead Local Flood Authority is recommended to ensure the development does not increase surface water flood risk.</p>	

	<p>The existing public foul sewers cross both of the development sites.</p> <ul style="list-style-type: none"> <li>•Option 1 has a foul sewer passing through a small part of the site to the north-east and so is unlikely to be affected by development proposals.</li> <li>•Option 2 has a 300mm diameter foul sewer passing directly through the central spine of the site and so to accommodate new development is likely to require diverting.</li> </ul> <p>Should any of the public sewers require a diversion the developer would be liable to fund the cost of the work.</p>	
Nottinghamshire Building Preservation Trust	<p>Option 2: Support Parish Council – Option 2 is more continuous with existing centre to the North of Cordy Lane. Physical Links will more easily be established.</p>	
Friends of Brinsley Headstocks	<p>Support Option 2 – would not have negative impact on wildlife.</p> <p>Option 1 would have unfavourable impact on ecology of the Headstocks nature reserve. SINC site adjacent to option 1 – potential impact on Willow tit –on red list for conservation). Development would cause drainage problems for the brook which regularly floods and would have negative impact on pond (which has received confirmation of funding to be constructed).</p>	
Nottinghamshire Wildlife Trust	<p>Support Option 2 as least damaging allocation in terms of biodiversity.</p> <p>Option 1 is located</p>	

	<p>immediately adjacent to Brinsley Headstocks LNR and associated Local Wildlife Sites, Brinsley Brook Grassland LWS (5/2302) and Brinsley Headstocks LWS (5/3405), which are identified for their botanical interest. The wildlife value of Brinsley Headstocks, which has been well recorded, may be harmed by any substantial increases in recreational use, which would be inevitable if Option 1 is taken forward.</p> <p>The LNR and adjacent land is considered locally by members of the Friends Group and others who carry out regular birdwatching locally, as being more valuable for birds. This is certainly likely because the LNR itself supports more structural diversity in its habitats, with areas of woodland, plantation, hedges alongside meadows and the Brinsley Brook. These features are largely lacking from land within Option 2, which is predominantly arable. The LNR currently has good, strong habitat connectivity along the brook and to Saints Coppice to the north, which could be adversely affected by built development if Option 1 is taken forward.</p> <p>Option 1 contains areas of permanent grassland whereas the majority of land within option 2 is mainly arable, which contains no known botanical interest is less valuable in wildlife terms,</p>	
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	<p>apart from hedges which we would like to see sensitively retained within any development.</p>	
<p>Greasley Parish Council</p>	<p>Option 1 constitutes an incursion into shared Green Belt area between the two Parishes and eastern boundary of site immediately abuts common boundary. If Option 1 is carried forward then the eastern edge should be established as a defensible boundary to prevent detrimental impact on adjacent Green Belt land. The design of the resulting development should also preclude future access being achievable across the common boundary. Option 2 is preferred by Brinsley Parish and Greasley offer their support. Other matters arising are for the determination of Brinsley on behalf of their community.</p>	<p>The purpose of Green Belt is to prevent neighbouring settlements from merging; preventing development in a Parish from touching a neighbouring Parish boundary is not a purpose of the Green Belt.</p>
<p>Brinsley Parish Council</p>	<p>Option 2 is the preferred site for the Parish Council. It can easily accommodate 110 dwellings. The developer has stated their intention to proceed immediately once approval is gained from Broxtowe BC. Site has access onto Cordy Lane with robust traffic calming currently under review by developer. Walking and cycling routes would integrate the site into the community. Natural play area to blend with adjacent countryside is also proposed. Site is unaffected by any significant environmental or wildlife issues and no flooding issues present. Small area of site used as a sewer pit was removed.</p>	

	<p>from use and would present no contamination risk although it would be subject to testing.</p> <p>Option 1 would narrow the gap between two settlements and would ignore the purpose of the greenbelt by allowing encroachment into the countryside. This was opposed by Historic England in the Green Belt Review. Proximity to the headstocks heritage site which relies on open aspect within the protected landscape of the village.</p> <p>Borders a heritage nature reserve and wildlife corridor and development would cause catastrophic disturbance to this location with no suitable re-location site for wildlife.</p> <p>Access requirements to the site needs clarification.</p>	<p>Option 1 does not narrow the gap between two settlements to any significant degree.</p> <p>Natural England have no objection</p>
Cllr John Handley	<p>Site chosen by the people of Brinsley</p> <p>Meets the needs of the council to provide houses and the requirements of Brinsley through provision of larger family homes and smaller retirement style properties.</p> <p>Does not visibly encroach onto the Green Belt and does not form coalescence with Greasley.</p>	
Site Promoter (s) (Owner / Agent / Developer)		
<b>Other Developers / Landowners</b>		
P Routeledge	<p>Object to Option 2</p> <p>Lack of defensible boundary will result in the</p>	

	<p>coalescence of Brinsley and Underwood Major road safety concerns regarding access to the highway Site was found unsuitable through the Core Strategy Rejected in Tribal Previously rejected by the Parish Council Potential site contamination issues from previous use</p> <p>Whole of zone 4 (as shown in Green Belt review) should be allocated or safeguarded for future housing/employment development</p> <p>Site 376 abuts existing residential housing, sewers are already on site and a willing developer is in place. There are existing safe accesses onto Church Lane.</p>	
Public		
<b>Support Option 1</b>		
<p><u>Core Strategy:</u></p> <ul style="list-style-type: none"> <li>Core Strategy Inspector endorsed Option 1.</li> </ul> <p><u>The Green Belt:</u></p> <ul style="list-style-type: none"> <li>Has a defensible boundary that would not cause coalescence issues with Greasley Parish. Although the two Parishes share a boarder there is no development in Greasley near the site.</li> <li>Site is contained</li> </ul> <p><u>Roads and Traffic Issues:</u></p> <ul style="list-style-type: none"> <li>Road safety needs to be considered to stop speeding cars and signage for children crossing should be installed.</li> <li>Traffic Lights should be used whichever option is chosen</li> <li>Traffic Survey required</li> <li>All surrounding roads are busy (particularly A608) – concern about any</li> </ul>		<p>The Core Strategy Inspector did not endorse any specific site development in Brinsley.</p> <p>The purpose of Green Belt is to prevent neighbouring settlements from merging; preventing development in a Parish from touching a neighbouring Parish boundary is not a purpose of the Green Belt.</p>

<p>housing in the village</p> <p><u>Schools and access to facilities:</u></p> <ul style="list-style-type: none"> <li>• Issue with schools in Brinsley and Eastwood.</li> <li>• Need more facilities for children and teenagers</li> <li>• Doctors needed</li> <li>• Children will have safe access to the recreation ground and picnic area without having to cross the main road.</li> <li>• Option 1 closer to amenities and playing fields</li> </ul> <p><u>Wildlife:</u></p> <ul style="list-style-type: none"> <li>• Would not interfere with the views of open countryside or of the Headstocks Heritage and Wildlife site.</li> </ul> <p><u>Impact on the village:</u></p> <ul style="list-style-type: none"> <li>• Option 1 will keep village balanced and breathe life into the heart of the village</li> <li>• Preferred site for people in Brinsley and Broxtowe BC</li> <li>• Least disruptive option and can be screened by trees</li> <li>• Doesn't affect as many properties as option 2 (including impact on property values)</li> <li>• Previously used for coal industry</li> <li>• Would feel like an integral part of the village, would be close to local amenities and would provide opportunity for children to integrate with existing children using the recreation ground and Headstocks – children should be encouraged to use the green spaces within the village.</li> <li>• The village does not have a centre, however the recreations ground, Parish Hall and convergence of routes in and out of the village would suggest that option 1 is nearest to the centre.</li> <li>• Pedestrian routes made directly from Church Lane onto the recreation ground would encourage shared use community green space – will promote cohesion and reduce isolation.</li> <li>• Nearest to the existing bus stop.</li> <li>• Church Lane site part of existing village layout and fits within the natural curve of the A608.</li> </ul> <p><b>Object to option 2:</b></p>	<p>Impact on property value is not a planning consideration.</p>
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The Green Belt:

- Coalescence issues between Brinsley and Underwood, Winters Close in Underwood is very close to option 2 site.
- Ashfield proposed to build at Winters Close and Brinsley Parish Council strongly objected to that as did several local residents. Cannot understand why Brinsley Parish Council are now advocating a suite which will do the same thing they were objecting to.
- Tribal 2010 stated that this area should be avoided due to coalescence risk with underwood and lack of defensible boundary.
- Will lose the 'green break' between the two settlements of Brinsley and Underwood.
- Last Inspector said there should be no building on Option 2 due to coalescence between Brinsley and Underwood, if this happens both villages will lose their identity.
- Green Belt across the border in Ashfield is being maintained- this is inconsistent with their approach.
- Building option 2 would blur the boundary between Brinsley and Underwood.
- Option 2 will lead to urban spread
- Not suitable due to proximity with Ashfield boundary
- No defensible boundary
- Encroachment into the countryside
- Development would reduce the gap between Brinsley and Underwood and proximity of site to boundary line would create coalescence.
- Reduction in the gap would be significant when travelling towards Underwood as there would be no gaps in the main road frontage.
- Important part of the Green Belt giving feel of open countryside to the village and provides a 'soft edge' to the existing line of development.
- Losing the Green Belt here would result in a continuous urban sprawl between settlements and would defeat the object of safeguarding the countryside

<p>from encroachment.</p> <p><u>Roads and Traffic Issues:</u></p> <ul style="list-style-type: none"><li>• A608 extremely busy and to add traffic close to a corner is unacceptable.</li><li>• Concern about other business that have entrances in close proximity to the new access (including a nursing home)</li><li>• Speeding and overtaking on Cordy Lane is a serious existing problem.</li><li>• Impact of extra traffic on congestion at Nuthall Island</li><li>• Concern about congestion generally in Brinsley and the additional pollution this will create</li><li>• Very bad bend in the road for access – would be dangerous</li><li>• Access to the site would be from a dangerous blind bend – to guard against the existing high volume of traffic and the excessive speed of some vehicles then serious traffic calming measures would be required to avoid serious risk. The cost of these measures is likely to be prohibitive.</li></ul> <p><u>Schools and access to facilities:</u></p> <ul style="list-style-type: none"><li>• Would not be close to amenities and would be out on a limb at the furthest end of the village.</li><li>• Site would not integrate with the rest of the village.</li></ul> <p><u>Landscape:</u></p> <ul style="list-style-type: none"><li>• Result in loss of green space visible from Cordy Lane.</li></ul> <p><u>Impact on the village:</u></p> <ul style="list-style-type: none"><li>• Development of Option 2 will take away rural feel of the village and habitat for wildlife.</li><li>• Option 2 is nearly out of the village</li><li>• Will have an impact on a larger number of existing properties in the village.</li></ul> <p><u>Contamination and land stability:</u></p> <ul style="list-style-type: none"><li>• Serious contamination due to the site being a pit head with ground instability including pit shafts (shown on historical map).</li><li>• Site has significant former mine workings which will cause issues for large number of properties on the site and ‘sink hole’ can be seen in car park of Yew Tree pub which is one of many mine shafts in immediate area.</li></ul>	
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<ul style="list-style-type: none"> <li>• Sited on contaminated land from earlier sewage and mining activities.</li> <li>• Subsidence in the car park of the Yew Tree Pub</li> </ul> <p><u>Flooding:</u></p> <ul style="list-style-type: none"> <li>• Badly floods (overland)</li> <li>• Stream to the southwest already floods and badly affects bordering residents – natural soak away affect will be removed and is likely to lead to further significant flooding.</li> <li>• 3 streams which channel water from the fields under the main road</li> <li>• Parts of the site are wet and boggy and therefore drainage/flood risk should be considered.</li> </ul> <p><u>Footpaths:</u></p> <ul style="list-style-type: none"> <li>• Would have an impact on footpaths</li> </ul> <p><u>Electricity:</u></p> <ul style="list-style-type: none"> <li>• There is a 33KV overhead power line crossing the site – this represents serious health and safety concerns unless under-grounded or re-routed (which would have significant cost implications).</li> </ul> <p><u>Parish Council:</u></p> <ul style="list-style-type: none"> <li>• Option 2 has been chosen by the Parish Council based on inadequate consultation and following recommendations of the Neighbourhood Plan steering group, some of who have a vested interest in the choice of the site. The response of the consultation between the two sites was very close however it is being reported as an overwhelming majority.</li> <li>• Lack of transparency within the Parish Council and some people were refused a response form.</li> <li>• Developer of site 2 was given opportunity to present to residents which was not given to developer of Option 1.</li> <li>• Plans in the consultation do not match those being displayed at Brinsley Parish Hall which shows significantly larger area of land.</li> </ul>	<p>Broxtowe Borough Council is the Local Authority undertaking the consultation and the information relating to the two sites on the BBC website was clear. Access to the response forms was available on the BBC website and paper copies at various locations. Allegations about poor consultation on the part of Brinsley PC or the narrow margin of support should not detract from the clearly stated position of the Parish Council that they are in support of Option 2. This is a position both as the Parish Council and Neighbourhood Planning group that they are entitled to come to.</p>
Public	
<b>Support Option 2:</b>	
The Green Belt:	

- Closer to Underwood but far enough away to prevent coalescence.
- Has less effect on the Green Belt
- Too close to Ashfield's boundary and not enough room for all of the houses proposed.
- Considerable distance from Underwood and should not be a problem with Ashfield.
- Separate from Ashfield boundary by a working farm

#### Roads and Traffic Issues:

- Can be better accessed via a mini-roundabout / large traffic island from Cordy Lane which would also act as a traffic calming measure.
- Can access onto Cordy Lane without turning onto blind corner
- Could access from Winters Close – to alleviate traffic issues in Brinsley
- Could second road be used to access site from Broad Lane? Or upgrade footpath to be a road
- Traffic in the village already busy.
- Yew Tree Pub site could be used to make access to site better
- Right at end of village where people are likely to exit for the motorway – ideal location for Junction 27 commuters
- Would welcome speed cameras
- Poor bus service to village
- More stringent speed restrictions and weight limit restriction for heavy goods vehicles should be considered.

#### Schools and access to facilities:

- A local shop should be included in the development to prevent more traffic at existing shop.
- Site has easy access to bus stops and shops especially for older generations and infirm particularly wheelchair users.
- School upgrade to be considered

#### Wildlife:

- Option 2 has low wildlife value
- Wildlife buffer zone needed
- Low value for wildlife – uninteresting botanically

#### Footpaths:

- Option 2 would have less impact on 'the lines' walking route

<ul style="list-style-type: none"> <li>• Physical Links can be more easily established</li> <li>• Footpaths to school and shops without crossing the road</li> </ul> <p><u>Flooding:</u></p> <ul style="list-style-type: none"> <li>• Less issue with flooding</li> <li>• Careful consideration of flood risk needed as ground is heavy clay with underground springs</li> </ul> <p><u>Heritage:</u></p> <ul style="list-style-type: none"> <li>• This site will not encroach on the Conservation Area.</li> </ul> <p><u>Future Development:</u></p> <ul style="list-style-type: none"> <li>• Option 2 could be extended when/if needed to build more houses in the same area.</li> </ul> <p><u>Impact on the village:</u></p> <ul style="list-style-type: none"> <li>• Option 2 consolidates the village.</li> <li>• Closer to existing residential development.</li> <li>• Keep village to one side of the road</li> <li>• Less impact on views enjoyed by tourists and villagers - Less visual impact on the village</li> <li>• Already part of the residential area.</li> </ul> <p><u>Design/ type of development:</u></p> <ul style="list-style-type: none"> <li>• In part it borders an industrial area which should be developed first.</li> <li>• Bungalows for the elderly should be considered</li> <li>• All dwellings should be built with solar panels as standard</li> </ul> <p><b>Object to Option 1:</b></p> <p><u>The Green Belt:</u></p> <ul style="list-style-type: none"> <li>• Option 1 would have a bigger impact on the Green Belt between Brinsley and Eastwood.</li> <li>• Would spoil beautiful views across the Green Belt.</li> <li>• Would encroach into the countryside.</li> <li>• Will cause coalescence with Greasley boundary narrowing the distance between settlements</li> <li>• Roundabout to access the site would be dangerous – accidents have already taken place on the corner.</li> <li>• Projects into attractive open countryside would create new settlement on previously undeveloped location</li> </ul>	
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Schools and access to facilities:

- Land next to playing fields should be made available for sports and leisure facilities.

Wildlife:

- Nearer to environmentally sensitive areas (i.e. Nature Reserve, Brinsley Brook and 'Long Meadow' and Brinsley Headstocks)
- Adjacent to a SINC
- Redwing and Fieldfare feed in fields and hedgerows
- Option 1 would have a negative impact on wildlife and the brook
- Children and cats would adversely affect the wildlife
- Will impact on people feeding the wildlife

Flooding:

- Option 1 more likely to flood

Heritage:

- View of Brinsley Village across to the Headstocks would be lost if Option 1 were developed.
- Should not be disturbing all the work that has taken place around the headstocks.
- Links to DH Lawrence important on Option 1
- View from Church Lane is unique and attracts tourists from around the world – impact on tourism

Future Development:

- If building is allowed near the Headstocks then more will follow.

Impact on the village:

- Option 1 would completely alter the character of the village by reducing the open views admired by villages and tourists.
- Option 1 would spoil the green fields feel of Brinsley Park and playing fields which are a well-used focal point of the village.
- Option 1 is separate to the existing village
- Highly visible
- Peace and tranquilly of the village would be affected
- Would cause light pollution at night in an area which enjoyed starlight previously

**Other General Issues:**

- Number of public toilets in Brinsley should be addressed if more residents are proposed.
- The village will require new services which don't exist i.e. GP practice, Police post and bus service
- Where will all the children be schooled?
- Additional parking problems around Brinsley school need to be considered
- Brinsley will become a through road with all the building in Eastwood – planning should prevent making Brinsley residents lives difficult
- If count one off houses being built then the 110 figure should come down. (Suggestion that 20 would be adequate).
- Building either option will mean that it will cease to be a 'village' - Only remaining village in Broxtowe
- Green Belt should be developed as a last resort – have all brownfield sites within the borough been considered?
- Concern that consultation will continue indefinitely and the cost implications
- Unethical to build on the Green Belt – single dwellings refused by 110 acceptable?
- Could consider developing a proportion of sites + other potentials rather than focusing on one area.

Other Sites	
<ul style="list-style-type: none"><li>• Brownfield Site behind the Durham Ox should be used for old folks home</li><li>• Halls Lane - no working farms and access would be safer from the main road and three possible access options.</li><li>• Brownfield site on Main Street for elderly accomodation</li><li>• Bottom of Whitehead Drive and Windsmoor Road (Gypsy Fields)</li><li>• The Old Yew Tree pub</li><li>• Green Belt from bottom of Broad Lane to Jacksdale</li><li>• Disused Barracks in Broxtowe that should be built on instead.</li><li>• Site of A610 behind Warburtons factory – cleared and whilst allocated for employment development it could provide housing.</li><li>• Empty plot on Cordy Lane two doors up from Bowl Pavillion.</li><li>• Chetwynd Barracks at Chilwell</li><li>• Birnhams site at Brookhill Lees</li><li>• Church Lane – near to Headstocks – much easier for accesssites close to school should be reconsidered</li><li>• Top end of Brinsley Hill – would affect less people and properties could overlook Erewash Valley</li><li>• Land Left of Main Street</li><li>• Top of Broad Lane towards Jacksdale</li><li>• Should consider not building at all</li><li>• Site opposite the Post Office (adjacent to the Headstocks)</li></ul>	

## APPENDIX 3

**Policies****Policy XX: Housing size, mix and choice**

1. Affordable housing should be provided at the newly-allocated sites at Awsworth, Bramcote, Brinsley, Stapleford and Toton or for any site within the Green Belt comprising 10 or more dwellings at a proportion of 30% or more.
2. Affordable housing should be provided at the newly-allocated site at Kimberley at a proportion of 20% or more.
3. For other proposals for development of more than 10 units within Use Classes C2 or C3, affordable housing should be provided at the following proportions:
  - 'Beeston' submarket: 30% or more;
  - 'Eastwood' submarket: 10% or more;
  - 'Kimberley' submarket: 20% or more;
  - 'Stapleford' submarket: 10% or more.
4. Any applications which propose less affordable housing than is indicated in parts 1, 2 and 3 of this policy must be accompanied by a viability assessment.
5. Affordable housing provision should be made on site, unless there are exceptional circumstances. Affordable properties should be integrated with market housing and should be of a similar size, type and external style as the market housing.
6. Developments of market and affordable housing should provide an appropriate mix of house size, type, tenure and density to ensure that the needs of the residents of all parts of the Borough are met.
7. For developments of more than 10 dwellings, at least 10% of dwellings should comply with optional requirement M4(2) of the Building Regulations regarding 'accessible and adaptable dwellings'.
8. For developments of more than 20 dwellings, at least 5% of provision should be in the form of serviced plots for self-build or custom-build, and/or custom-build homes by other delivery routes.

**Justification**

As recognised in the Council's Corporate Plan and Housing Strategy, there is an urgent need to maximise the delivery of affordable housing in the Borough. It is however also essential that expectations of affordable housing provision should not harm delivery by making developments unviable. Parts 1, 2 and 3 of the policy therefore strike a balance between the two objectives. The electoral wards included in each submarket are given below and relate to the urban areas of each ward and not the Green Belt which is considered under the Green Belt part of the policy (part 1). The point that affordable housing will be expected to be provided on Green Belt sites should not be taken as support for development in such locations which is restricted in other policies in this Local Plan, the Core Strategy and the NPPF:

- The Beeston sub-market comprises wards of Attenborough and Chilwell East, Beeston Central, Beeston North, Beeston Rylands, Beeston West, Bramcote, Chilwell West, and Toton and Chilwell Meadows;
- The Eastwood sub-market comprises the wards of Eastwood Hall, Eastwood Hilltop, Eastwood St Marys, Brinsley and Greasley;
- The Kimberley submarket comprises the wards of Kimberley, Nuthall East and Strelley, Watnall and Nuthall West, and Awsworth , Cossall and Trowell;
- The Stapleford sub-market comprises the wards of Stapleford North, Stapleford South East and Stapleford South West.

The viability assessments referred to in part 4 of the policy must include a declaration, from a director or person of similar standing of the applicant company, that:

- The assessment is a true and fair reflection of the viability of the proposed development and that costs and values in the assessment are consistent with those within viability assessments that have been undertaken for internal or financial purposes; and
- The company undertaking the assessment has not been incentivised according to the outcome of the viability process or the level of planning obligations that the applicant is required to provide.

In the interests of transparency and public confidence in the planning process, viability assessments will be made publicly available alongside other application documents, unless there are exceptional circumstances. The Council does not consider it appropriate for an appraisal to apply a fixed land value as an input which is based on a price paid for land or an aspirational sum sought by a landowner. Any permission granted contrary to parts 1, 2 or 3 of the policy on the basis of a viability assessment will be subject to a clause requiring viability to be reviewed in the future.

With regard to part 6 of the policy, the appropriate mix of size, type, tenure and density will be assessed in liaison between the Council's housing and planning departments, in accordance with the Council's Housing Strategy.

Given the relatively high proportion of elderly people in the borough, it is important that a sufficient proportion of new housing makes appropriate provision for people with mobility issues. Part 7 of the policy addresses this matter.

Self-build and custom-build dwellings can help to meet the needs of local people who have expressed interest in this form of development via the Council's Register. They can also provide a boost to small-scale local housebuilders and add to the variety of housing provision. Part 8 of the policy is intended to help in these regards.

### **What the Aligned Core Strategy says**

Policy 8.5 sets a 30% affordable housing target for Broxtowe and policy 8.6 says that any local variation in affordable housing requirements, and the mix and threshold for affordable housing, will be set out in part 2 Local Plans.

Policy 8.2 says that part 2 Local Plans will define a proportion of homes that should be capable of being adapted to suit the lifetime of its occupants.



### What consultation responses say

In response to the 'Issues and Options' consultation there were representations in support of having a local policy. There were suggestions that Neighbourhood Plans could deal with the issues, that any policy should be flexible and that custom/self-build could form part of affordable provision. At the 'Topics Workshops' various opinions were expressed on several issues, including: whether or not affordable housing requirements should vary across the borough; the appropriateness of various size thresholds; the importance of 'flexibility'; the merits of on-site and off-site provision; the extent to which associated viability assessments should be made public; and the potential for a Supplementary Planning Document.

### What other relevant information says

The 'Nottingham Core Viability Update Study' (September 2013), which updates the 'Nottingham Core Affordable Housing Viability Assessment' (October 2009), indicates that the percentage figures used in the policy are likely to be appropriate.

The Aligned Core Strategy 'Housing Background Paper' (June 2012) and its 'Addendum' (May 2013) refer to potential levels of net affordable housing need per annum (taken from the 'Nottingham Core Strategic Housing Market Assessment Needs Updates' of 2009 and 2012) of 445 and 535 respectively. They also note that: "Evidence clearly indicates that achieving this level of provision through the planning system is unviable".

Broxtowe's 'Corporate Plan 2016-2020' defines one of the Council's five 'priorities' as being: "A good quality affordable home for all residents of Broxtowe".

Broxtowe's 'Housing Strategy 2015-2020' notes that the borough contains a higher proportion of older people than the national average. It also notes the importance of achieving "the highest possible delivery of new affordable homes".

### Strategic policy context

Aligned Core Strategy Policy 8: Housing Size, Mix and Choice

#### Monitoring

The following indicators will be monitored, in accordance with the monitoring arrangements in the Aligned Core Strategy:

- Completions by dwelling type, size and tenure;
- Affordable housing completions by type, size and tenure.

**Policy XX: Gypsies and Travellers**

The Borough Council has a need to find two pitches for Gypsies and Travellers and will work with its neighbouring planning authorities to identify a suitable site or sites within Greater Nottingham to ensure this need is met.

**Justification**

The Council will take a pro-active approach to ensure provision to meet identified need. Notwithstanding this, it may be that sites are promoted by the private sector. Any such proposals will be assessed against the criteria of policy 9.2 of the Aligned Core Strategy; suitable locations within the urban area are more likely to be appropriate.

This policy does not deal with Travelling Showpeople, who are not of a defined ethnicity but rather follow a particular economic occupation. As noted in the Gypsy & Traveller Accommodation Assessment (referred to below), the most appropriate planning approach is therefore considered to be to respond to demand as it emerges, should sites be proposed for Travelling Showpeople use.

**What the Aligned Core Strategy says**

Policy 9 says that part 2 Local Plans will allocate sites in accordance with the evidence base.

**What consultation responses say**

There were no representations on this issue in response to the 'Issues and Options' consultation. At the 'Topics Workshops' there were comments that: a criteria-based policy might be more appropriate than site allocations; Council-owned land might be considered; and previously-developed sites might be allocated on an interim basis prior to development for other purposes.

**What other relevant information says**

The 'South Nottinghamshire Gypsy & Traveller Accommodation Assessment 2014-2029' was published in January 2016. It covers Broxtowe, Gedling, Nottingham City and Rushcliffe. It identifies a need of 2 pitches for Broxtowe for the period 2014-2019. It also suggests that the majority of this need relates to the period 2014-2019.

**Strategic policy context**

Aligned Core Strategy Policy 9: Gypsies, Travellers and Travelling Showpeople

**Monitoring**

In accordance with the monitoring arrangements in the Aligned Core Strategy, the number of pitches will be monitored which are allocated, granted permission and implemented.

Beeston Town Centre will follow the design work progressing and will include an evening economy emphasis with cinema, public realm, eating and drinking at ground floor with significant residential above (100 units)

HS2 will follow the approach already endorsed at Cabinet with flexibility to respond to changing circumstances.

**APPENDIX 4****Summary of additional policies and allocations not previously considered by Committee****Policies****Town Centres**

All four town centres of Beeston, Eastwood, Kimberley and Stapleford are to have their town centre boundaries reduced to include the retail core of each centre, but to exclude areas comprising housing or other uses which are not considered necessary to include within the Town Centre boundary. There are policies requiring a more proactive effort to secure the re-use of upper floors as part of development proposals. In combination this approach is intended to secure more compact and walkable centres with more efficient use of land to improve their vitality and viability, at the same time as securing a greater likelihood of housing proposals coming forward in locations on the edge of the centres and on upper floors within them.

The area along Chilwell Road/ High Road bounded by the Chilwell Road Methodist Church at the east and Bartons site at the west is designated as a Centre of Neighbourhood Importance. This area is complementary to Beeston Town Centre with an encouragement in the policy for a mix of residential and commercial properties of relatively small size with a focus on the evening economy.

For edge of or out of centre retail, an impact threshold of 500 square metres floorspace is applied to protect the vitality and viability of town centres.

**Allocations**

The land south of Beeston Square (Phase 2) is allocated for mixed use development including a cinema, a mix of uses adding to the evening economy and 100 homes. There is a requirement for a landmark building to provide a gateway into Beeston from the south.

The HS2 Strategic Location for growth is allocated for mixed use development and also comprises key development requirements beyond the end of this plan period in 2028. For development up to 2028, 500 homes are required at a minimum density of 40 dwellings to the hectare, plus supporting infrastructure. Beyond the plan period there are requirements for a mixed use 'innovation village' comprising large scale employment development blended with green infrastructure in close proximity to the station, comprehensive links to and through the central residential area of the site connecting Chetwynd Barracks with the site via the tram, walking and cycling routes, with a multi-use bridge going over the station to allow the tram to be extended further and providing links between the HS2 station, Stapleford and Long Eaton. Aspirations are set out to secure the relocation of the sewage works and electricity substation with a further ambition to secure a new purpose built School for George Spencer Academy within the site, potentially as part of a new education/ leisure campus on the eastern side of Toton/ Stapleford Lane.

## Other issues

The Plan includes several policies which have been added since the committee meetings of 23 February and 16 March 2017 and which have not therefore been considered previously by members:

- Policy 15, 'Housing size, mix and choice': Sets percentage requirements for the provision of affordable housing in various parts of the borough. Requires viability assessments for applications with smaller percentage provision. Requires provision to be on-site, unless there are exceptional circumstances, and requires affordable provision to be integrated with market housing. Requires a mix of house size, type, tenure and density. Requires a proportion of dwellings to be accessible and adaptable for disabled people. Requires a proportion of provision to be in the form of self-build and/or custom-build.
- Policy 16, 'Gypsies and Travellers': Commits the Council to identifying a site within the existing built-up area to provide two pitches for Gypsies and Travellers.
- Policy 18, 'Shopfronts, signage and security measures': Sets criteria for the assessment of applications, including a requirement that two thirds of the area of shutters should comprise an open grille or large slots.
- Policy 20, 'Air Quality': Sets criteria for the assessment of applications, including requirements for the provision of electric vehicle charging points.
- Policy 25, 'Culture, Tourism and Sport': Encourages proposals that make provision for sports pitches, in particular for children, or which enhances the borough's tourism offer.
- Policy 26, 'Travel Plans': Expects the submission of a Travel Plan with all applications for 10 or more dwellings.
- Policy 29, 'Cemetery extensions': Allocates and protects land for cemetery extensions at Chilwell and Brinsley.
- Policy 30, 'Landscape': Requires developments to be consistent with the guidelines of the Greater Nottingham Landscape Character Assessment.

In addition, changes have been made to the presentation of some of the policies which have previously been considered by members:

- Several previously separate policies have been amalgamated in policy 28, 'Green Infrastructure Policies', policy 31, 'Biodiversity Assets', and policy 25, 'Culture, Tourism and Sport'.
- A previously separate policy on 'design for biodiversity' has been incorporated in the policy 17, 'Place-making and design'.
- A previously separate policy on 'developer contributions for green space' has been incorporated in policy 32, 'Developer Contributions'.
- Policy 17, 'Place-making and design' has also been expanded to include references to sites within, or released from, the Green Belt.
- Policy 9, 'Retention of good quality employment sites' has been expanded to include references to local environmental and amenity issues.
- Part of policy 22, 'Minerals', has been transferred to the 'justification' text.
- Several previously separate policies have been amalgamated in policy 19, 'Pollution, Hazardous Substances and Ground Conditions'.

## Report of the Director of Legal and Planning Services

**KIMBERLEY JOBS FAIR**1. Purpose of report

To update members of the Committee on the Kimberley Jobs Fair.

2. Information

On 24 April 2017 a jobs fair took place in Kimberley at the Town Hall which was organised by the Senior Economic Development Officer. The fair featured a range of employers including Caunton Engineering, New College Nottingham, SOLO consultants and RAF Nottingham.

The main aim of the fair was to provide a forum where employers and job seekers could meet one another, which may ultimately lead to job opportunities in the future and have an impact on reducing unemployment levels within Broxtowe. Promoting job opportunities is also a main strand of both the Council's Service Plan and the Economic Regeneration Strategy.

An update on the feedback received from this event will be reported verbally on the evening.

Moving forward, it is the intention to undertake regular jobs fairs across the Borough and this will be reflected in the amended delivery plan that accompanies the revised Economic Regeneration Strategy, which will be put before this Committee later this year.

**Recommendation**

**The Committee is asked to NOTE the report.**

Background papers

Nil

## Report of the Director of Housing, Leisure and Property Services

**TOUR OF BRITAIN - NOTTINGHAMSHIRE LEG**1. Purpose of report

To seek approval to contribute to the costs associated with bringing the Nottinghamshire leg of the 2017 Tour of Britain to Broxtowe.

2. Tour of Britain

The Tour of Britain is a multi-stage cycling race conducted on British roads in which participants race across Great Britain to complete the race in the fastest time. Nottinghamshire County Council (NCC) is seeking to bring one leg of the race to the county on 6 September this year. The race would start in Mansfield, pass through Brinsley, Eastwood and Watnall, and finish in Newark. All the districts in Nottinghamshire are involved, with the exception of Rushcliffe through which the proposed 195km route does not pass. Full details of the tour can be found on the website <http://www.tourofbritain.co.uk/home.php>

3. Funding

The estimated cost of bringing the event to Nottinghamshire has been costed at £160,000 by NCC and the tour organisers. This covers items such as traffic management, supplies for the riders, podiums and stewards/marshals etc. The proposed funding is as follows:

Nottinghamshire County Council - £50,000	Ashfield DC (all towns) - c £7,000
Commercial sponsorship - £40,000	Bassetlaw DC (lengthy) – c £7,000
Newark & Sherwood DC (finish) - £25,000	Gedling BC (short section) – c £5,000
Mansfield DC (start) - £20,000	<b>Broxtowe BC (north only) – c £5,000</b>

To meet the cost of Broxtowe's contribution, £5,000 could be allocated from 2017/18 Revenue Contingencies, of which £25,000 is currently available.

4. Benefits and issues

- Places Broxtowe and Nottinghamshire on the map via TV, newspaper and online coverage. The intention would be for the event to come back in 2018 also.
- Brings a major sporting event (and spectators) to Brinsley, Eastwood and Watnall. The town centres team will work closely with businesses in Eastwood to secure the maximum benefits for that town.
- Approximately 20-30 minutes of mid-morning traffic disruption during the rolling road closure

**Recommendation**

**The Committee is asked to RECOMMEND to the Finance and Resources Committee that up to £5,000 be allocated towards this event, funded from 2017/18 Revenue Contingencies.**

Background papers

Nil

## Report of the Director of Housing, Leisure and Property Services

**TOWN CENTRES UPDATE**1. Purpose of report

To update members on town centres.

2. Current occupancy

**Beeston** is currently at 94% occupancy. In recent months there has been an occurrence of closures and advertisements for re-letting in relation to large charity shops, the most prominent being YMCA and Betel. There are approximately 12 empty units which are mostly on the periphery of the town.

**Eastwood** is at 90% occupancy with several units either under new ownership and being refurbished or under offer so there should be an increase over the coming months. This includes Co-op and The Lord Nelson which are located in two large properties.

**Kimberley** was at 90% occupancy with five empty units at the time of the occupancy check. However, Watson's Estate Agents has subsequently opened, increasing occupancy to 92%.

**Stapleford** is the only town under the target of 90% at 86%. However, it is anticipated that number 126 Derby Road (previously ATS) will reopen as a garage, and the Wi-Fi project will positively promote Stapleford to new businesses.

3. Current projects

The Town Centre Management team is currently working on the Best of Broxtowe Awards following its great success last year and it is hoped that even more businesses will be nominated this year. The event took place on 22 June 2017 and nominations closed on 5 May. Markets in Beeston continue to be a great success and there is interest from new operators to put on more versatile events including a street food market. Currently, only preliminary dates have been discussed for this event. These additional market days will take the total of market days in Beeston to 150. In addition, the team worked with partners and the Corporate Communications team on the Freedom of Entry Parade that took place in Stapleford.

Town Centre Management have also generated over £7,000 of income from work and hope to increase this going forward (promotional bookings of Beeston Square - £4,600 to date, food stand bookings in Beeston Square - £1,400 to date, food stand bookings in Stapleford - £1,000 to date). Town Centre Management is aware of several operations which would require consent licences from the Council once the policy is in place. There has also been an increase in the number of enquiries for use of The Square from promotional stalls correlating to the improvement in weather. In addition, a third permanent stall has been established on The Square since April. The team runs websites for Eastwood, Kimberley and Stapleford which each have over 500 likes on Facebook and which have over 1,000 visitors per month in total. Over 90% of town centre businesses are featured in the three websites.

**Recommendation**

**The Committee is asked to NOTE the report.**

Background papers

Nil

## Report of the Director of Legal and Planning Services

**ECONOMIC DEVELOPMENT UPDATE**1. Purpose of report

To update members of the Committee on the progress made within Economic Development relevant to themes in the Economic Regeneration Strategy (ERS).

2. Background

On 10 March 2015 members approved the adoption of the Council's Economic Regeneration Strategy and its associated Delivery Plan.

The economic development team have been working towards themes 2, 3 and 4 of the ERS, which are Business Growth, Inward Investment and Brownfield Development. The progress so far is outlined within the attached appendix.

3. Financial implications

Any external funding received for the purpose of economic development will be utilised in accordance with the Economic Regeneration Strategy. The details will be reported to the relevant committee for consideration with revenue and capital budgets amended accordingly.

**Recommendation**

**The Committee is asked to NOTE the report.**

Background papers

Nil

**APPENDIX**Introduction

This report provides details on the actions taken by the Council to encourage economic activity in the Broxtowe Borough, noted (where applicable) are alignments to themes of the ERS.

Economic Development – Website update

The economic development team was tasked with updating the Broxtowe Borough Council business support section of the website. The refresh includes details on funding, events, business support organisations and the opportunity to search for available commercial premises in the Broxtowe area. Providing businesses with information they can use to aid them in supporting their ambitions.

In conjunction with the website, a newsletter will be sent out with different subjects each week, relevant to business investment, commercial property, business training & skills and general business news/events. This will incorporate all information created ourselves and received through partners which will make the business community of Broxtowe more aware of opportunities for funding, events etc. in the area. The newsletters are scheduled to start 7<sup>th</sup> June, with the first subject being business investment.

The website encompasses all themes of the ERS but specifically Themes 2 (Business Growth) and 3 (Inward Investment).

Events

The economic development team organised a jobs fair in Kimberley on 24<sup>th</sup> April with a mixture of local businesses, training providers and colleges attending. This included Caunton Engineering, New College Nottingham, SOLOS Consultants among others. It was marketed through social media, the Broxtowe Borough Council website, available newsletters and through the job centres which cover the Broxtowe area.

Kimberley Job Fair was roughly attended by 100 job seekers with feedback on the day from the majority of organisations stating it was beneficial for their business in seeing potential employees with many speaking to over 30 while at the event. Organisations also suggested the venue was great for the event and a number of businesses expressed an interest in making this a regular job fair and would welcome contact involving future job fairs in the Broxtowe area. Further feedback is due from Job Centre's involved and where available will update members accordingly.

In conjunction with the D2N2 LEP, the economic development team are organising business events in June. There are two events currently scheduled, a larger event on 15<sup>th</sup> June at Eastwood Hall providing businesses with information on marketing and business finance in the area titled Access to Finance for growth and How to maximise your brand. There will be a lunch and networking opportunities available and businesses can book for the whole day, morning or afternoon.

The other business support event is tied to one-to-one support sessions with a D2N2 Growth Hub advisor which is taking place at Beeston Town Hall and will provide a

business with an hour appoint to discuss subjects relevant to growth and potential exploration of business ideas. All of the events detailed are free for businesses to attend.

### Mapping

One of the main issues that became apparent in Economic Development was the lack of information the Council had obtained, and the few contacts they had, with the companies actually working within the Borough. Creating and maintaining good links with companies across the Borough is imperative in terms of understanding the business needs of the Borough, and assisting or signposting where relevant. Consequently a comprehensive Borough wide mapping process started in September 2016, where all Broxtowe businesses were written to and a variety of information was requested.

In September 2016 a total of 518 business questionnaires were sent out to businesses across Broxtowe seeking information that could enable the Council to be better informed, and therefore better inform, the businesses of the Borough. This information will be invaluable moving forward, and also allows the Economic development section to create a database of business contacts through which various training opportunities, financial support and business news can be shared. Unfortunately the initial response was very poor. Consequently we have now sent a follow up letter to try and improve the response rate. This exercise has been completed and we have received a similar response to the previously sent letters. The economic development team will now endeavour to visit those companies who have not responded to date, in order to try and get as comprehensive a response as possible.

This work contributes progress towards Themes 2 (Competitive Business Growth) and 3 (Inward Investment) of the Strategy.

### Site Regeneration

Progress has been slow but steady with regard to trying to regenerate or redevelop several brownfield sites across Broxtowe. The Regeneration Manager has had discussions with numerous land owners and several developers about trying to get sites moving forward. As a result of these discussions a number of agents have initiated contact with the planning department and actively progressed the sites through either pre application discussions or planning applications or both. Most recent examples of this include the former Cossall Ski Slope, The Brethren Meeting Hall on Wollaton Road Beeston, Great Northern Road Eastwood and The Cemex quarry works in Attenborough.

Whilst direct intervention has resulted in some sites actively being pursued for development, contact with other sites has been difficult or impossible, and this has proved frustrating. On sites that have been particularly challenging for several years, other methods of intervention are considered, a good example of this being Moults Yard in Stapleford. The Regeneration Manager has worked closely with the Deputy Monitoring Officer in the Legal Team and between them documents have been drawn up, and significant progress made in understanding the process of serving a Compulsory Purchase Order (CPO) on the owners of the site. To put this in context

Broxtowe Borough Council has never served a CPO in its history, so the vast majority of this work covers new ground. A pre requisite of this process is that the land owners are kept fully up to speed with the 'threat' of formal CPO action, and given an opportunity to develop the site of their own accord. Consequently whilst we are nearly at a position to proceed with formal action, the owners have concurrently moved forward with plans to develop the site. It is hoped therefore that imminently, through one route or the other, this site will be redeveloped.

The speed at which progress is made towards developing sites fluctuates enormously from site to site, however there are plenty of irons in the fire, and therefore it is hoped that several more sites will come forward for redevelopment in the future. This will help enhance the built environment and assist in meeting the housing targets outlined with the Councils approved Core Strategy.

The work above aligns to Theme 4 (Brownfield Regeneration).

### Funding Opportunities (Bids)

The economic development team are keen to explore all opportunities for suitable funding for the Council and make sure they are updated on all funding currently and potentially available for viable projects within Broxtowe and request other departments input where applicable when bids are submitted.

The Nottinghamshire Pre-Development Fund is a fund available for pre development work for sites; Broxtowe submitted two applications in relation to Beeston Square Phase 2 and Chewton Street. These were accepted by the EPC in Jan. The application is currently in the stage of finalising the agreement between the parties. Once complete the funds will be available for the Council to use on the tasks relevant to the projects.

In the summer 2016 the Economic Development section, in collaboration with the Town Centres Team submitted a separate bid for funding towards the Beeston Square redevelopment. This was part of the N2 Town Centres programme as a separate part of Local Growth Fund Round 3. Broxtowe Borough Council has yet to be updated on the success of this bid but will update members in due course once known.

Once a substantial amount of information is obtained through the Broxtowe Business Mapping, this will provide the Council with relevant information to decide how best to use its resources when submitting applications towards funding to aid businesses, which in turn enhances the local economy providing jobs in the area.

### Business Support

An important aspect of the economic development section is to provide all types of businesses with support to assist them in starting, moving, expanding etc. The offer to businesses has been expanding with the current work being conducted by the economic development team.

Available through the website is Mi Ventures which is an online chat functionality for businesses; this is aimed at a range of organisations this includes start-up to established. This gives businesses the opportunity to gain clarification on issues which could be hindering their potential, also available through the feature is an

online group where news, events and information can be shared relevant to Broxtowe.

Due to the website update, business support organisations/ information have been refreshed to aid businesses. This includes different types of funding available to businesses, a property search form which in turn will provide an overview of available commercial properties in the area, updates on news and events in the Broxtowe area and wider.

Working in partnership with D2N2 Growth Hub has provided the opportunities for the Council to offer support tied to events which are of interest to the local business community.

Another aspect of support offered to businesses through the Economic Development team is signposting; through the updated website and activity in the area this has increased contact from businesses. Broxtowe Borough Council economic development will unfortunately not always be able to provide the most suitable support to businesses, when available the economic development team will look to provide contact details for the most appropriate organisation/ professional externally or internal contact to assist the query.

All the business support provided correlates to Themes 2 (Business Growth) and 3 (Inward Investment).

**Report of the Director of Legal and Planning Services**

**UPDATE ON KEY SITES**

1. Purpose of report

To update members of the Committee on the progress of housing sites across the Borough.

2. Background

In order to try and meet the housing targets within the Aligned Core Strategy housing delivery needs to increase. The Regeneration Manager has met with various landowners and developers in order to try to facilitate development on various sites across Broxtowe and the details of these investigations are included in the appendix.

3. Financial implications

Development on Council-owned land could lead to financial returns in the future.

**Recommendation**

**The Committee is asked to NOTE the report.**

Background papers

Nil

## APPENDIX

**Regeneration Sites Update May 2017**

<b>Site</b>	<b>Progress Notes</b>	<b>Application Expected</b>
Moults Yard, Stapleford	The CPO work has been concluded, for the time being. Following some 'chasing' from the Council all pre application planning conditions have been discharged and the site is now unencumbered and ready for development. The Regeneration Manager has previously written to the owners seeking a development timetable, and as yet this has not been forthcoming. Consequently the Chief Solicitor has written to the land owners to try and garner a response within fourteen days from 5 April 2017. The Council has received further legal advice on this matter from FTB Chambers, who advised patience in this matter.	2017.
Nottingham Road, Eastwood	Aiming to acquire site and redevelop this prominent location. (Similar scenario with regard to 244-254 High Street Stapleford) Working closely with Town Centres team.	Application unlikely in sufficient time to contribute to a 5 year land supply.
The Manor, Toton	Following the serving of a Section 215 notice from the Enforcement Office the site has been cleared and tidied up. The site has been recently marketed and sold to a developer. Initial pre application discussions have taken place between the new owner and the Council. Delay is largely due to the requirement for further flooding modelling.	2017.
Cossall Industrial Estate	<p>Application recently submitted. This application seeks full planning permission for the parkland (former ski slope) in order to create a new country park to the rear and outline for 48 houses.</p> <p>Discussions with the open space team are on-going to try and obtain an 'understanding' with regard to the future management of open space areas.</p>	Hybrid application was submitted in April and will be determined in due course.

Beamlight Eastwood	Outline planning permission for 190 dwellings approved subject to a fair few conditions including remediating issues with regard to adjacent tip site and noise issues of both A610 and Bellwood's Foods factory. Reductions in section 106 (s106) resolved following both Cabinet and Committee meetings. It is likely that a larger application (numbers wise) will be submitted on the western site in the next few months following a change of ownership. On-going discussions are taking place with regard to resolving the land contamination issues on the larger site to the east. Early in December further details were submitted to try and resolve the contamination issues on the site in the east and the Environmental Health team is currently working on these.	The eastern site won't come forward until such time as the issue with leachate can be resolved.  The western site has changed ownership and applications are expected imminently. Progress is slow on both sites but moving forward.
Hilltop House, Eastwood (Former Cash Office)	Various developers keen to redevelop this site but it is understood that as yet the site has not been sold. Had positive pre application discussions with some potential purchasers and have spoken to the marketing agents.	Discussions have taken place between the Council, the Estate Agents and some potential purchasers.
Brinsley High Street	Have spoken to all neighbours and land owners and generic enthusiasm from most for redevelopment of the area. However whilst numerous developers have been contacted about this site and some have spoken to the site owners directly, interest is limited. This is due to the need to acquire several sites in order to make a viable scheme and the differing financial aspirations of the land owners.	Discussions on-going.
Beeston Cement Depot	Ongoing discussions with Network Rail about bringing this site forward. Network Rail are keen and have been resolving their legal issues over this site for a year or so and recently went through their internal consultation processes to which the Council responded favourably. The Council's Chief Executive, the Regeneration Manager and the MP have all written to Network rail to express their frustrations about this situation overall. The issue about having the site as a freight depot has been largely removed but	Pre application discussions likely to start around the summer time.

	they need to check a few other details.	
Wadsworth Road, Stapleford	School site is now occupied by the Haven Group who have a 3 year deal and are paying rent for it. The County got a planning agent involved and a small housing scheme was discussed in 2015, however the County do not wish to pursue this, even though the financial returns could be high.	The County Council do not wish to pursue developing the area of open space adjacent to the site. Their reasoning being it is used as operational school land. Therefore this site is unlikely to move forward.
Neville Sadler Court	Sale of the site to private developers for housing development has been recently been agreed and the final stages of the land transfer are being discussed. Developers will be contacted in due course with a view to initiate early stage planning discussions.	Discussions on-going.
Mushroom Farm	All pre commencement conditions and legal discussions have been resolved and a recent Non Material Amendment to change the speed limit within the site from 20 to 30mph has been approved. There is therefore no impediment to prevent development commencing.	A few early stage discussions with potential future occupiers have taken place.
Boots	Work underway on access and S106 discussions at an advanced stage.	Reserved matters to be submitted following resolution of S106 agreement which is with the respective highway authorities. BBC has agreed to all requests regarding the content of the S106
Kimberley Brewery	There is a current application about the removal of a condition relating to traffic calming which is currently pending consideration.	Discussions are on-going with planning about developing the wider site.

Barton's	On-going discussions about wider redevelopment of the site with planning, with both an enquiry by design event and a public exhibition already taking place. Delay with submission of the planning application largely due to trying to resolve issues with key stakeholders.	Application submitted and consultation ongoing. Aiming for a May planning committee currently.
Beeston Business Park	No further update	Waiting signing of the S106 agreement.
Field Farm	Reserved matters application recently refused.	Recent appeal decision determined in applicants favour. No impediment to delivery now.
St John's College	Planning application currently being considered with main issues relating to the protected open area and conservation.	Amended plans consulted on and heading for committee shortly.
Kimberley Caravans	Discussions are on-going to try and allow the company to expand but retain them within Broxtowe.	Unknown.
Cemex Concrete	Cemex concrete are looking to downsize their operations and to that end the site in Attenborough is likely to come forward for redevelopment in the near future. Positive early stage discussions have taken place between the agent and the Regeneration Manager.	Pre application discussions have been initiated.
Eastwood Road/ Maws Lane	Early stages of discussions with the owners of the former builders yard on Eastwood Road and the allocated housing site to the south. Discussions have been positive thus far, but very early stages with regard to moving these sites forward.	Pre application planning drawings are expected in early 2017. Agent has been changed.
Brethren Meeting Hall, Beeston	Outline planning permission approved in August 2016 for 6 dwellings (indicative only). It is hoped that this may lead to a further more detailed application in due course.	Discussions ongoing and site is being actively marketed.

Dagfa House School	Discussions with planning and a site meeting (with Regeneration Manager) have taken place. Some concerns raised by the Conservation Officer about the conversion of the school building and the height of the block to be located in the playground. We were generally happy with the proposals for the block located further away from the school. It is likely that they will try and address some of these concerns, as far as they are able, and then come back in with two applications shortly. One for the school conversion and the block near the school and a second for the block which is less controversial. Residential scheme.	Application expected in next few months.
Former Myford's Site	Discussions ongoing between the planning department and the agent about moving this site forward.	Hopefully detailed application (outline already approved) will be submitted at some point in 2017.

## Report of the Director of Housing, Leisure and Property Services

**CONSENT STREETS IN BEESTON**1. Purpose of report

To recommend that the Council resolves to introduce consent streets in Beeston and to approve the associated charges and policies.

2. Background

The detailed background and justification for the introduction of Consent Streets in Beeston was given in the report to Policy and Performance Committee of 10 November 2016. Members are reminded that this policy controls the sale of goods and services on the highway, and is not a control of activities such as political campaigning, religious proselytization, or the gathering of signatures for petitions.

3. Consultation

As required by the relevant legislation, consultation was undertaken via means of an advertisement in a local newspaper of wide circulation (The Evening Post was selected) and by writing to the Police and County Council as highway authority. No responses were received within the 28 day period for representations, and so the next stage of the process is that the Council must resolve to introduce Consent Streets as per the advertisement, and publicise such for two consecutive weeks in a local newspaper, giving a further notification period of 28 days.

4. Charges

The proposed charges are as follows:

- Unsuccessful application – no charge
- Annual consent - £3,000
- Monthly consent - £400
- Weekly consent - £150
- Daily consent - £50

5. Scheme of delegation and policy

- Appendix 1 gives details of the proposed scheme of delegation
- Appendix 2 contains the proposed Consent Street policy

**Recommendation**

**The Committee is asked to RESOLVE that:**

- 1. The Council introduces consent streets in Beeston and advertises its intentions accordingly.**
- 2. The scheme of delegation given in appendix 1 be approved.**
- 3. The proposed charges given in the report be approved.**
- 4. The Consent Street policy given in appendix 2 be approved.**

Background papers – Nil

**APPENDIX 1**

Proposed scheme of delegation

Consent Street applications and renewals will be determined by the relevant Director against the policies given in appendix 2.

Equality Impact Assessment

An EIA of the proposed policies has been undertaken by the Head of Service. The only issue identified was a potentially positive one – a potential reduction in street clutter benefitting people with mobility and eye sight impairments.

## APPENDIX 2

## Legislation, consent streets, prohibited streets, definitions and relevant offences

Broxtowe Borough Council has under section 3 of the Local Government (Miscellaneous Provisions) Act 1982 adopted Schedule 4 of that Act with regard to Street Trading within the district.

### Consent Streets

A Consent Street is a street where street trading isn't allowed without the consent of the Council. Within the Broxtowe Borough the following are designated as Consent Streets.

#### Beeston:

Chilwell Road, Chilwell/High Road, High Road, Wollaton Road, Station Road, Foster Avenue, Derby Street, Acacia Walk, City Road, Regent Street, Willoughby Street, Union Street, Villa Street, Stoney Street, Marlborough Road and Broadgate.

### Definitions

*Consent Street* – means a street in which street trading isn't allowed without the permission of the council.

*The Council* - Broxtowe Borough Council.

*News vendor* – means a person trading where, the only articles sold or exposed or offered for sale are newspapers or periodicals and provided that they are not sold from a stall or similar structure or, if they are, that the structure stands on the carriageway of a street and its dimensions do not exceed 1metre in length or width, 2metres in height and it does not occupy a ground area of more than 0.25 square metres.

*Prohibited street* – means a street in which trading is banned.

*Street* – includes any road, footway, or other area to which the public have access without payment, and a service area as defined in section 39 of the Highways Act 1980.

*Street trading* – means the selling or exposing or offering for sale of any article (including a living thing) in a street but does not include:

1. trading as a pedlar under the authority of a 'Pedlars Certificate'
2. anything done at a market or fair which have a right to be held
3. trading as a news vendor
4. trading at a petrol filling station or shop

5. selling things, or offering or exposing them for sale as a roundsman
6. trading in a street adjoining a shop provided it is part of the business of the shop

## Relevant Offences

The Local Government (Miscellaneous Provisions) Act 1982 provides as follows: Schedule 4, paragraph 10 A person who:

- a) engages in street trading in a prohibited street; or
- b) engages in street trading in a consent street without being authorised to do so under this Schedule: or
- c) contravenes any of the principal terms of a street trading licence; or
- d) being authorised by a street trading consent to trade in a consent street, trades in that street:
- e) from a stationary van, cart, barrow or other vehicle; or
- f) from a portable stall,

without first having been granted permission to do so under paragraph 7 (8) (of this schedule); or

- g) contravenes a condition imposed under paragraph 7 (9) (of this Schedule), shall be guilty of an offence.
- h) It shall be a defence for a person charged with an offence under subparagraph (1) above to prove that he took all reasonable precautions and exercised all due diligence to avoid commission of the offence
- i) Any person who, in connection with an application for a street trading consent, makes a false statement which he knows to be false in any material respect, or which he does not believe to be true, shall be guilty of an offence
- j) A person guilty of an offence under this paragraph shall be liable on summary conviction to a fine not exceeding level 3 on the standard scale

## Policy

1. All applications will be considered individually on their merits.
2. Pitches will be allocated on a first come first served basis.
3. All street trading permits will be limited to daily trading hours between 8am and 8pm.
4. On the occasions that permits are issued to commence before 10.15am then if the permit holder has not occupied the pitch for which they hold a valid permit by 11.45am on any day when trading is permitted the council may re-let the pitch for the remainder of the trading hours of that day.
5. Applications will be encouraged provided they are for goods to be sold from a stall, cart, barrow or other non-motorised vehicle that is in sympathy with the surroundings, adds colour and character to the locality and complies with all relevant legislation.
6. The position and operation of any stall, barrow operated by a permit holder or people employed by them shall not cause any problems of road safety, obstruction to users of the road, or conflict with the requirement of emergency vehicles.
7. The appearance of associated equipment or structures shall be of good quality and a photograph of the stall shall be sent to the Council before a permit is granted.

8. The use of the pitch shall not be likely to cause problems of noise, smell or litter, or be inappropriate to the character of the event with which the permit is connected.
9. The Council will not permit trading unless the permit holder or people employed by them have a current insurance policy against public liability and third party risks. The minimum insurance cover shall be £2 million, and must cover the use of the permit holder's vehicle, stall, barrow and any additional equipment under they may be using.
10. The Council will not permit trading unless, where necessary, a road closure order has been obtained by the event organiser or individual applicant.
11. Standard conditions will be imposed unless circumstances dictate otherwise. Additional conditions may be imposed at the discretion of the Council.
12. Where the addition of extra conditions is not adequate to control potential problems, applications will be refused.
13. Refusal or withdrawal of street trading permits will be normal in the following circumstances:
  - a. That there aren't enough pitches available in the street for the applicant to trade without causing undue interference or inconvenience to people using the street.
  - b. An applicant or operator of the stall is under the age of 18 years.
  - c. That a permit holder or people employed by them have failed to comply with the conditions attached to the permit.
  - d. That the street trading may damage the structure or surface of the street.
14. The Council may at any time revoke a permit or vary the conditions of an existing permit where there are reasonable grounds for so doing.
15. Double pitches will only be issued in exceptional circumstances where demand for permits does not exceed the number of pitches available.
16. The fees for individual pitches will be charged at the current rate.
17. Pitches may be booked for a single day or for the duration of an event.

## Application process

- Only fully completed applications will be considered.
- Applications will be considered and permission to trade from pitches will be issued on a first-come first-served basis.
- Correctly completed applications consist of:-
  - Completed application form, giving full details of the stall, goods to be sold.
  - A photograph of the stall, vehicle or barrow to be used.
  - Application fee.
  - Proof of public liability insurance (minimum of £2 million) being in place.
- Completed applications should be forwarded to the Council.
- Consultation  
Details of all applications for street trading permits may be circulated to the following bodies and comments may be invited.
  - The police
  - Trading standards

- The highway authority
- The Council's environmental health service, local residents and businesses who may be affected by your application may also be consulted before any street trading consent may be granted
- Tacit consent does not apply - i.e. a lack of reply from the Council does not mean a licence has been granted.

#### Cancellation:

- The Council may cancel a street trading consent after it has been granted. This may be for a variety of reasons. For example: non-compliance with the conditions, non-payment of the fee or because other agencies, for example, the highway authority or a statutory undertaker require access to the trading location.
- Should the Council cancel a street trading permit the Council shall not in any circumstances whatsoever be liable to pay any compensation to the permit holder or people employed by them in respect of the cancellation.
- If an application is refused or a street trading consent cancelled there is no statutory right of appeal against the Council's decision other than seeking the high court's permission for judicial review.

## Conditions

1. The Local Government (Miscellaneous Provisions) Act 1982 provides for councils when granting a street trading permit to "attach such conditions to it as they consider reasonably necessary". Conditions may also be imposed which limit the location of trading and the hours of trade.
2. A list of standard conditions that the Council may seek to apply to any street trading permit is included in the Appendix.

## Inspections

An authorised officer of the Council may inspect any stall, van, barrow cart or other non-motorised vehicle from which it is intended to trade.

## Appendix - Standard conditions

1. The permit holder or people employed by them must produce this street trading permit on demand when asked required an authorised officer of Broxtowe Borough Council, a police officer or a police community support officer.
2. The permit holder or people employed by them must return this permit to Broxtowe Borough Council immediately on cancellation or surrender of this permit.
3. The permit holder or people employed by them must trade strictly in accordance with this permit.
4. The permit holder or people employed by them must notify the Council, immediately, of any convictions or proceedings arising out of the use of the permit.
5. The permit holder or people employed by them must not cause any obstruction of the street or danger to people using it, and must not allow people to gather around

them or any cart, barrow, other vehicle or stall included in this permit. The permit holder or people employed by them must not cause a nuisance or annoyance or danger to any people using the street.

6. The permit holder or people employed by them must not allow any music playing, music re-production or sound amplification equipment or any musical instruments radio or television receiving sets whilst trading under this permit. Unless endorsed on the permit by the Council.
7. The permit holder or people employed by them must not place on the street or fix any equipment placed on the street or advertising material of any description whatsoever except with the previous consent in writing of the Council.
8. The permit holder or people employed by them must not make any holes or indentations of any description in the surface of the street or place or fix any equipment of any description in the surface.
9. The permit holder or people employed by them shall not do anything in or on the street, which in the opinion of the Council, may be or become a danger, nuisance or annoyance, cause damage or inconvenience to the Council or to the owners or occupiers of any premises within the locality or to members of the public.
10. The permit holder or people employed by them must keep their trading position and the adjacent area in a clean and tidy condition during the permitted hours and also leave it clean, tidy and clear of any obstacles at the end of each day under the terms of the permit.
11. The permit holder or people employed by them must at all times whilst trading provide at their own cost and expense suitable containers for the deposit of rubbish and remove them and their contents from the site at the end of each day's trading. Any litter or food waste coming from the business and dropped on the highway by customers shall be collected by the permit holder or people employed by them.
12. Any stall, or authorised vehicle used for street trading must be immediately removable at all times in the event of an emergency or at any other time be removed at the request of any officers of the emergency services or officer of the Council.
13. All stalls must be removed within 30 minutes of the end of the trading (consent) hours for the day.
14. The permit holder or people employed by them are not allowed to hold any auction sale.
15. The permit holder or people employed by them or their employees are expressly forbidden to sell, display or wear any article which is or is intended to be offensive either in writing or pictures.
16. The permit holder or people employed by them shall not trade in or issue any glass items or vessels.
17. The permit holder or people employed by them must comply with all reasonable requirements of any other authorised officer of the council, a police officer or a police community support officer.

## APPENDIX 3

## EQUALITY IMPACT ASSESSMENT (EIA)

Directorate:	HLPS	Lead officer responsible for EIA	Matt Batterham
Name of the policy or function to be assessed:	Consent Streets		
Names of the officers undertaking the assessment:	Matt Batterham		
Is this a new or an existing policy or function?	New		
<p><b>1. What are the aims and objectives of the policy or function?</b> To reduce and control the number of stalls selling products/services in Beeston town centre.</p>			
<p><b>2. What outcomes do you want to achieve from the policy or function?</b> To ensure stalls are located in specific areas in Beeston reducing their impact on visitors to raise revenue from the stalls in Beeston.</p>			
<p><b>3. Who is intended to benefit from the policy or function?</b> Beeston visitors. Beeston businesses. Broxtowe Borough Council.</p>			
<p><b>4. Who are the main stakeholders in relation to the policy or function?</b> Stall holders Broxtowe Borough Council Beeston visitors</p>			
<p><b>5. What baseline quantitative data do you have about the policy or function relating to the different equality strands?</b> There is no baseline data relating to the different equality strands.</p>			
<p><b>6. What baseline qualitative data do you have about the policy or function relating to the different equality strands?</b> There is no direct evidence of the effect on different equality strands.</p>			
<p><b>7. What has stakeholder consultation, if carried out, revealed about the nature of the impact?</b> The policy has been produced following complaints from Beeston businesses and visitors. Consultation has been conducted through the Nottingham Post. No responses were received within the 28 day period for representations. There will be a further consultation period should the policy be adopted which will be publicised for two consecutive weeks in the local press.</p>			
<p><b>8. From the evidence available does the policy or function affect or have the potential to affect different equality groups in different ways? In assessing whether the policy or function adversely affects any particular group or presents an opportunity for promoting equality, consider the questions below in relation to each equality group:</b></p>			
<ul style="list-style-type: none"> <li>Does the policy or function target or exclude a specific equality group or community? Does it affect some equality groups or communities differently? If yes, can this be justified?</li> </ul>			
No.			
<ul style="list-style-type: none"> <li>Is the policy or function likely to be equally accessed by all equality</li> </ul>			

<p><b>groups or communities? If no, can this be justified?</b></p> <p>Yes.</p>
<p><b>Are there barriers that might make access difficult or stop different equality groups or communities accessing the policy or function?</b></p> <p>No.</p>
<p><b>Could the policy or function promote or contribute to equality and good relations between different groups? If so, how?</b></p> <p>A reduction in stalls could be of benefit to those with mobility issues as it reduces and obstructions in the town and this will also benefit people with visual impairments.</p>
<p><b>What further evidence is needed to understand the impact on equality?</b></p> <p>None.</p>

<p><b>9. On the basis of the analysis above what actions, if any, will you need to take in respect of each of the equality strands?</b></p>
<p><b>Age:</b> None.</p>
<p><b>Disability:</b> Ensure the policy is user accessible.</p>
<p><b>Gender:</b> None.</p>
<p><b>Gender Reassignment:</b> None.</p>
<p><b>Marriage and Civil Partnership:</b> None.</p>
<p><b>Pregnancy and Maternity:</b> None.</p>
<p><b>Race:</b> None.</p>
<p><b>Religion and Belief:</b> None.</p>
<p><b>Sexual Orientation:</b> None.</p>

<p><b>Head of Service:</b> I am satisfied with the results of this EIA. I undertake to review and monitor progress against the actions proposed in response to this impact assessment.</p> <p><b>Signature of Head of Service: <i>John Delaney</i></b></p>
--

## Report of the Director of Housing, Leisure &amp; Property Services

**STAPLEFORD Wi-Fi UPDATE**1. Purpose of report

To provide members with an update on the Stapleford Wi-Fi project.

2. Background

Committee will recall the report of 26 January 2017 giving the go-ahead to the installation of free public Wi-Fi in Stapleford town centre.

3. Progress and launch

Installation was completed in April 2017 and the Wi-Fi went live to the public from 17 May. Due to being within the general election purdah period a large scale launch was delayed until after the election.

A mayoral launch is planned and this involved 40 signs throughout Stapleford promoting the Wi-Fi, plus other forms of visual prompts. The launch will be undertaken in conjunction with the businesses that supported the project from its inception.

A verbal update will be provided to Committee on the first six weeks of sign-up and usage. In addition, a separate package within the approved budget called Geo-Sense has been installed. This provides data on, for example, the number of people in Stapleford at any particular time, and how long they stay.

4. Financial implications

The project was delivered within budget.

**Recommendation**

**Committee is asked to NOTE this report.**

Background papers

Nil

## Report of the Chair of the Jobs and Economy Committee

**WORK PROGRAMME**1. Purpose of report

To consider items for inclusion in the Work Programme for future meetings.

2. Background

Items which have already been suggested for inclusion in the Work Programme of future meetings are given below. Members are asked to consider any additional items that they may wish to see in the Programme. **Please note that the Committee which was due to take place on 8 June 2017 has been rescheduled for 6 July 2017.**

3. Work Programme

14 September	Kimberley Food Market Stapleford Wi-Fi
2 November 2017	Consent Street Update

4. Dates of future meetings

The following additional dates for future meetings have been agreed:

- 2 November 2017
- 25 January 2018
- 15 March 2018

(All meetings to start at 7.00 pm)

**Recommendation**

**The Committee is asked to consider the Work Programme and RESOLVE accordingly.**

Background papers

Nil



Broxtowe  
Borough  
COUNCIL



# Part 2 Local Plan



Draft Jobs and Economy Committee 6 July 2017

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# Foreword by Chair and Vice-Chair of Jobs and Economy Committee

This Broxtowe Part 2 Local Plan is the result of extensive work with local communities to secure the best future for the borough and provides the detailed development management policies and site allocations to accompany the Part 1 Local Plan which is the Broxtowe Aligned Core Strategy. Its purpose is to take the difficult decisions to provide a clear local framework to secure positive development to enhance the borough including our town centres, to provide increased access to public open space, whilst protecting the historic and natural environment. It is intended to provide a clear policy framework to enable those preparing their own neighbourhood plans to achieve the best outcomes for their own areas.

Some of the most significant challenges this plan seeks to address are to ensure access for residents to a high quality safe place to live which can only be achieved by securing an increase in the rate of housing delivery overall, but in particular on the previously developed sites in the borough's urban areas including Chetwynd Barracks, to secure the best possible outcome for local residents from HS2, and to ensure that the advantages of close proximity to major centres of employment both within Broxtowe and nearby are utilised to secure an upturn in inward investment in the borough particularly in the four town centres of Beeston, Eastwood, Kimberley and Stapleford.

We have undertaken significantly more consultation than the minimum required in order to meet the needs of communities. This has included a programme of workshops to which all groups preparing neighbourhood plans participated, a design review process for the largest sites to be allocated in this plan, and close dialogue with our public and private sector partners to ensure that the various infrastructure requirements are successfully addressed.

The policies of the Part 2 Local Plan will be continually monitored to ensure they are effective in enhancing the borough as an excellent place to live, work and spend leisure time.



Cllr Anthony Harper



Cllr Mel Crow

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# Broxtowe Spatial Portrait/Local Distinctiveness

## Spatial Issues

**0.1** Broxtowe has a population of 112,300 (Office of National Statistics Mid-2015 estimate) and covers an area of some 80 square kilometres. It is characterised by a more urban south with the separate settlements of Attenborough, Chilwell, Beeston, Bramcote, Stapleford, Toton and part of Trowell together comprising over 60% of the Borough's population and forming part of the western side of the built up area of Greater Nottingham.

**0.2** The north is more rural with the largest settlements at Eastwood (population approximately 11,000) and Kimberley (population approximately 6,200). All of the rural parts of the Borough are within the defined Nottingham Derby Green Belt, which comprises 60.4% of the total Borough area.

**0.3** The Borough has excellent access to the motorway network and good access to East Midlands Airport via junction 24 of the M1, together with excellent rail connections at Beeston and Attenborough stations and the close by stations of Nottingham, East Midlands Parkway and recently opened Ilkeston Railway Station. The M1 bisects the Borough, with junction 26 within the Borough at Nuthall, while junction 25 is just outside the Borough with links to this and the City Centre via the A52.

**0.4** The accessibility of the Borough has been further improved with the construction of the Nottingham Express Transit (NET 2) tram route which serves many of the most densely populated areas in the south of the Borough and includes a park and ride site near the A52 at Toton. This supplements the already regular and extensive bus services connecting the settlements in the south of the Borough with Nottingham City Centre and there is also a high frequency bus service from Nottingham through Beeston to Derby. Transport links, including public transport, connecting the north with the south of the Borough are less extensive.



**0.5** The proposed location for the East Midlands HS2 hub station at Toton will significantly improve the accessibility of the Borough to London and several Core Cities both in Britain and in mainland Europe. It will make the area attractive to inward investment, will lead to significant job creation and will add to the sustainability of appropriate mixed use development in close proximity to the station.

**0.6** Evidence presented in the East Midlands HS2 Growth Strategy (September 2016) is that HS2 will transform connections between our local economies and elsewhere in the UK, it will release capacity from the existing rail network and will

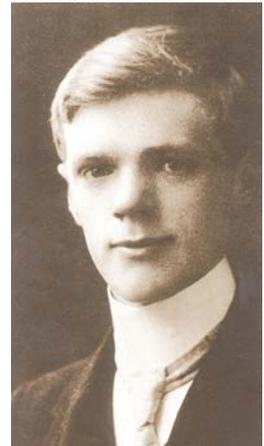
open up new developments and new markets for rail engineering and construction. By 2043, if opportunities from HS2 are realised, economic growth across the East Midlands can be boosted to realise an increase of 74,000 jobs and an extra £4bn to the UK economy.

**0.7** Key physical features of the Borough are the Rivers Trent and Erewash, which form its southern and western boundaries respectively. The River Trent in particular forms a significant barrier to transport connections to the south, although the river itself is navigable and connected to Nottingham via the Beeston Canal.

## **Built and Natural Environment Issues**

**0.8** At Attenborough alongside the River Trent, former wet gravel workings now provide an extensive nature reserve, which is also a Site of Special Scientific Interest (SSSI). There are also extensive areas of open space at Bramcote Park in Broxtowe, and the University of Nottingham campus and Wollaton Park, both within the City of Nottingham but within walking distance of many of the most populated areas in the south of the Borough. Access to formal open space is more limited in the north of the Borough, although there are important areas for recreation in the central parts of the Borough around the former Nottingham Canal at Cossall, Strelley, at Colliers Wood, Moorgreen reservoir and extensive countryside to the north.

**0.9** Historically and culturally there are strong links to the world famous writer DH Lawrence with a heritage centre and museum in Eastwood (his birthplace) with much of his writing influenced by the coal mining heritage and landscape in the north of the Borough which he referred to as 'the country of my heart'. The majority of Broxtowe is within the former Nottinghamshire coalfield, which influences the setting for a number of mature landscape areas concentrated in the central and northern parts of the Borough and with easy access to the Derbyshire countryside and the Erewash valley.



**0.10** Many of these former coal-mining areas are subject to successful regeneration, with significant financial investment and landscape remediation. It remains a major priority of the Council to secure the successful redevelopment of the Boots site in Beeston, which will require close working with adjacent landowners and the City of Nottingham due to cross boundary issues.

**0.11** In the Borough there are 153 Listed Buildings (5 Grade I, 11 Grade II\* and 137 Grade II), 6 Scheduled Monuments, 16 Conservation Areas, 5 Sites of Special Scientific Interest and 140 Local Wildlife Sites. However, some of these heritage assets are at risk, with 2 Listed Buildings, 2 Scheduled Monument and 3 Conservation Areas included on the national Heritage at Risk Register.

## **Economic Issues**

**0.12** Beeston is the main town centre in the Borough and is a major location for new investment and employment opportunities. Broxtowe has major ambitions

to secure the redevelopment of Beeston Square, following the recent completion of the tram and bus terminus which is expected to bring significant additional inward investment. Other town centres at Eastwood, Kimberley and Stapleford are smaller in scale but still perform an important role in underpinning the local economy.

**0.13** Boots remains a major employer and Beeston Business Park provides a wide choice of employment buildings and land both with advantage of excellent rail links being close to the train station. The Boots campus has the further advantage of being declared an Enterprise Zone by the Government in March 2011. In addition the Enterprise Zone designation was extended to Beeston Business Park in March 2012 and, being immediately adjacent to the train station, it is well placed to attract new enterprises.



**0.14** Broxtowe is a relatively affluent Borough being ranked 219 out of 326 English local authorities in the 2015 Index of Multiple Deprivation (with 1 being the most deprived). Unemployment in the Borough was 3.4% in January - December 2016, which is a significant increase from the previous assessment. However, rates vary significantly between wards with pockets of unemployment concentrated in more deprived areas. The significant economic development planned in the vicinity of the HS2 station is well placed geographically to assist in addressing unemployment. In education, skills and training two Local Super Output Areas (LSOAs) Eastwood St Mary's and Eastwood Hilltop rank in the top 10% most deprived nationally. There is therefore a need to focus resources on providing opportunities to develop further training to enable residents to access skilled employment, particularly given manufacturing decline in these areas.

## Social/Community Issues

**0.15** There is a strong history of manufacturing, pharmaceutical and communications businesses in the Borough. Whilst the continuing decline of manufacturing has led to a need to re-skill the workforce, established businesses such as Boots and the excellent location of Beeston Business Park puts the Borough in a strong position to attract new inward investment.

**0.16** At the 2011 census 7.2% of the Borough's population was of ethnic origin with the largest BME groups being Indian and Chinese. The strong influences of the University of Nottingham, Nottingham Trent University and Castle College are attracting a student population to Beeston. These are key drivers attracting significant student population to the Borough, in particular high proportions of international students, as both the University of Nottingham and the Further Education College in Beeston have strong links with China and South East Asia.



## Links to Sustainable Community Strategies (SCS)

**0.17** The Broxtowe SCS has been prepared in partnership with public, private and voluntary sector groups and covers the period 2010 – 2020.

**0.18** Priorities within the SCS include:

- **Employment**  
Broxtowe will be a thriving and vibrant place with access to services jobs and opportunities for all.
- **Community Safety**  
Broxtowe will be a safe place, where crime is under control, people don't have to live in fear of it and there are fewer accidents on the road and at home.
- **Healthy Living**  
Broxtowe will be a healthy place, where improving health enhances peoples' quality of life.
- **Children and Young People**  
Broxtowe will be a place where children grow personally and socially outside of poverty, have aspirations and are respected for participating in the community.
- **Housing**  
Broxtowe will be a place where everyone has access to a good quality affordable home, with access to excellent community facilities.
- **The Environment**  
Broxtowe will be a clean and green place, an attractive area in which to live, work and play and where the environment is cared for and respected both today and for future generations to come.
- **Community Relations**  
Broxtowe will be a place where everyone is treated fairly, a caring community where people feel they belong.



# Background

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# Spatial Vision and Objectives

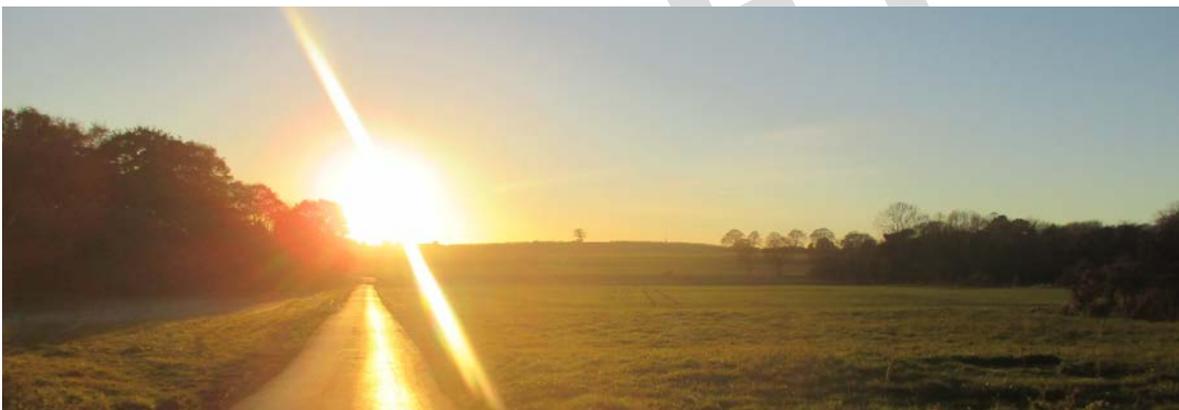
0.7 The [spatial vision](#) is set out in the Aligned Core Strategy (ACS) and is what the plan area could look like if the aspirations of the Aligned Core Strategy are met. It is appropriate to roll forward this vision to apply to the Part 2 Local Plan. The spatial objectives to achieve this spatial vision are set out in the Aligned Core Strategy and also apply equally to the Part 2 Local Plan. These objectives are set out in the table below in an edited form, in that they include only those elements which apply directly to Broxtowe Borough. The accompanying text on the right hand side of the table explains how these objectives have been specifically applied to Broxtowe Borough through the Part 2 Local Plan.

**Table 1**

Aligned Core Strategy Spatial Objective	How the Part 2 Local Plan addresses the Spatial Objective
<p>i) Environmentally responsible development addressing climate change: to reduce the causes of climate change and to minimise its impacts through locating development where it can be highly accessible by sustainable transport, requiring environmentally sensitive design and construction, reducing the risk of flooding, and promoting the use of low carbon technologies.</p>	<p>The strategy focuses development firstly, within and adjacent the main built up area of Nottingham; then in the key settlements of Awsworth, Brinsley, Eastwood and Kimberley.</p> <p>The site selection process has been subject to a sustainability appraisal which has judged sites against environmental objectives including, amongst others, impact on energy and climate change, environment, biodiversity and green infrastructure, transport natural resources and flooding.</p> <p>Specific policies address flood risk, pollution, land contamination and mineral safeguarding.</p>
<p>ii) High quality new housing: to manage an increase in the supply of housing to ensure local and regional housing needs are met, brownfield opportunities are maximised, regeneration aims are delivered, and to provide access to affordable and decent new homes. In doing so, there will be a rebalancing of the housing mix where required in terms of size, type and tenure, to maximise choice including family housing, supporting people into home ownership, providing for particular groups such as older people, and creating and supporting mixed and balanced communities.</p>	<p>Sufficient sites are allocated in the Part 2 Local Plan to meet the objectively assessed housing needs of the Borough to 2028. The strategy has sought to maximise brownfield sites and over 78% of the housing provision is met within or adjoining the Main Built up Area of Nottingham.</p> <p>Policy 14 is intended to secure an appropriate mix of housing taking into account housing need and demographic mix in the local area.</p>

Aligned Core Strategy Spatial Objective	How the Part 2 Local Plan addresses the Spatial Objective
<p>Land in the vicinity of HS2 at Toton is identified as a strategic location for 500 homes adjacent to the Main Built up Area of Nottingham with further work to be undertaken as details of HS2 requirements emerge.</p> <p>Chetwynd Barracks is a large site within the Main Built up Area of Nottingham which is no longer required for national defence purposes and is expected to deliver 500 homes within the plan period and substantially more than this beyond the plan period.</p> <p>The Main Built up Area of Nottingham will be expanded with allocations at Bramcote and Stapleford which in combination will provide 540 new homes.</p> <p>There is an additional allocation for 150 homes within the Main Built up Area of Nottingham at a former Severn Trent sewage plant in Beeston.</p> <p>In addition to the above a number of smaller sites within the Main Built up Area of Nottingham have been allocated to provide a range and choice of development sites.</p> <p>In other parts of the plan area, the key settlements of Awsworth, Brinsley, Eastwood and Kimberley will be developed to make the best of their accessibility to services and infrastructure capacity.</p>	<p>The Part 2 Local Plan allocates non-strategic sites on the edge of the main built up area of Nottingham and in and around the sustainable key settlements of Awsworth, Brinsley, Eastwood and Kimberley.</p>
<p>iii) Economic prosperity for all: to ensure economic growth is as equitable as possible, and that a more knowledge based economy is supported enhancing the Core City role of the Nottingham conurbation by providing for new office, commercial, residential and other uses within the Sustainable Location for Growth at Toton.</p> <p>Creating the conditions for all people to participate in the economy, by providing new and protecting existing local employment opportunities, encouraging rural enterprise, improving access to training opportunities, and supporting educational developments at all levels.</p>	<p>The Part 2 Local Plan will directly support economic development by providing for new homes which will help support the future labour force needed to sustain the local economy.</p> <p>New office, commercial, industrial and residential space will be provided within the Sustainable Location for Growth at Toton. Existing high quality employment areas are protected.</p>

Aligned Core Strategy Spatial Objective	How the Part 2 Local Plan addresses the Spatial Objective
<p>iv) Flourishing and vibrant town centres: to create the conditions for the protection and enhancement of a balanced hierarchy and network of City, town and other centres, through economic growth and retail development. The provision of innovative and efficient shopping, leisure, tourism and local services of a scale appropriate to the centre's position in the hierarchy will be promoted in addition to social, cultural and other appropriate uses, accessibility improvements, environmental improvements, and town centre regeneration measures. To facilitate improvements to the vitality and viability of the Beeston town centre.</p>	<p>Retail and town centres uses will be directed to the identified shopping centres. Policies will seek to ensure a mix of town centre uses while protecting the core retail function and primary shopping area.</p> <p>A mixed-use allocation is made for the redevelopment of the Square in Beeston in order to enhance the public realm and the night-time economy.</p>
<p>v) Regeneration: to ensure brownfield regeneration opportunities are maximised, at the former Severn Trent land in Beeston. To ensure that regeneration supports and enhances opportunities for local communities and residents, leading to all neighbourhoods being neighbourhoods of choice, where people want to live.</p>	<p>A major priority is to redevelop the former Severn Trent site in conjunction with the adjacent Boots campus site for residential development. Growth is also provided for at Eastwood and Stapleford, which are in need of regeneration.</p>
<p>vi) Protecting and enhancing the area's individual and historic character and local distinctiveness: to preserve and enhance the distinctive natural and built heritage, by protecting and enhancing the historic environment, by promoting high quality locally distinct design, and by valuing the countryside for its productive qualities and ensuring its landscape character is maintained and enhanced. Strategic historic assets will be protected including Bennerley Viaduct which will be opened up as part of a long distance cycle and walking route.</p>	<p>The site selection process has taken into account impact on heritage and landscape and sought to avoid harmful development in these locations. The policy on design seeks to ensure that development respects local character.</p>



Aligned Core Strategy Spatial Objective	How the Part 2 Local Plan addresses the Spatial Objective
<p>vii) Strong, safe and cohesive communities: to create the conditions for communities to become strong, safe and cohesive by providing appropriate facilities, encouraging people to express their views, by designing out crime and by respecting and enhancing local distinctiveness.</p>	<p>The Part 2 Local Plan has been subject to extensive public consultation and people have had a number of opportunities to have their say. These views have been considered as part of the plan's preparation.</p> <p>Provision is made for community facilities to be located in accessible locations and where they are re-located it is to a place that is convenient. The policy on design requires new development to provide safe and attractive routes and to respect local character.</p>
<p>viii) Health and well-being: to create the conditions for a healthier population by addressing environmental factors underpinning health and well-being, and working with healthcare partners to deliver new and improved health and social care facilities especially where required by new development and through the integration of health and service provision, and by improving access to cultural, sport and leisure and lifelong learning activities.</p>	<p>Policies require new development to be designed to encourage walking and cycling through the provision of safe and attractive routes.</p> <p>Following consultation and advice from various providers contributions will be sought for health, social care and education from development where necessary. Access to services and facilities including culture, sport and leisure will be facilitated through the site allocations process which allocates sites in locations that are accessible to services</p>
<p>ix) Opportunities for all: to give all children and young people the best possible start in life by providing the highest quality inclusive educational, community leisure and sport facilities, for instance through improving existing or providing new schools or academies (e.g. at Bramcote, Toton and Walker Street Eastwood), further education establishments and Universities, and to meet the needs of older and disabled people, especially through providing appropriate housing opportunities.</p>	<p>Contributions will be sought from developers towards the need for educational and health provision as well as open space and other facilities arising from the new development.</p> <p>Policies require new housing to be adaptable to peoples' changing needs over time. Policies also guide the development of more specialist type of housing for the elderly or for people with special needs.</p>
<p>x) Excellent transport systems and reducing the need to travel: to ensure access to jobs, leisure and services is improved in a sustainable way, reducing the need to travel especially by private car, by encouraging convenient and reliable transport systems, through implementing behavioural change measures.</p>	<p>The approach taken to site selection ensures that new housing development is focussed in locations accessible to jobs, services and facilities. New employment development is provided in accessible locations.</p> <p>Regard will be given to opportunities for longer term transport aspirations including a possible NET extension to the proposed HS2 Station and beyond.</p>

Aligned Core Strategy Spatial Objective	How the Part 2 Local Plan addresses the Spatial Objective
<p>xi) Protecting and improving natural assets: to improve and provide new Green Infrastructure, including open spaces, by enhancing and developing the network of multi-functional green spaces, by improving access and environmental quality, and by ensuring an increase in biodiversity.</p>	<p>Biodiversity and green infrastructure is protected and enhanced with new development expected to contribute to Green Infrastructure networks and open space provision.</p>
<p>xii) Timely and viable infrastructure: to make the best use of existing, and provide new and improved physical and social infrastructure, where required to support housing and economic growth, and ensuring it is sustainable.</p>	<p>The Part 2 Local Plan is underpinned by the Infrastructure Delivery Plan (IDP) which is a living document that identifies the necessary infrastructure requirements to support the level of development planned for in the Borough to 2028 and sets out how it can be delivered. The IDP has taken into account the strategic plans and aspirations of various service providers within or affecting the area and where relevant these have been incorporated into the IDP. Broxtowe Borough Council will continue to require developer contributions through S106 agreements in order to deliver the necessary infrastructure.</p>



# Aligned Core Strategy Policy 1. Climate Change

## Strategic policy context

[Aligned Core Strategy Policy 1: Climate Change](#)

## What the Aligned Core Strategy says

Policy 1.9 says that, where appropriate, Part 2 Local Plans will set out further guidance on the application of the sequential and exception tests.

## Policy 1: Flood Risk

Development will not be permitted in areas at risk from any form of flooding unless:

1. There are no suitable and reasonably available alternative locations for the proposed development in a lower-risk area outside the Green Belt; and
2. In the case of fluvial flooding, the proposal is protected by the Nottingham Trent Left Bank Flood Alleviation Scheme or other flood defences of equivalent quality; and
3. Provision is made for access to watercourses (8 metres for 'main river') and flood risk management assets; and
4. Measures are included to:
  - a) mitigate any residual fluvial flood risk;
  - b) provide flood compensation where it is appropriate; and
  - c) ensure that surface water run-off is reduced by 30% compared with pre-development rates.

For the most up-to-date flood risk information please visit the [Environment Agency website](#).

## Justification

**1.1** The Council will generally be determined and proactive in steering development to areas of lower flood risk. However the south of the borough, including Beeston Rylands and Attenborough, has substantial areas which are within Flood Zones 2 and 3 but nevertheless have a high degree of protection against flooding due to the Nottingham Trent Left Bank Flood Alleviation Scheme. These highly-protected areas, which are within the 'main built up area of Nottingham' (as defined in the [Aligned Core Strategy](#)), include sites with the potential for residential and other forms of development in economically viable locations. Some of these sites are on previously-developed land and some may bring the opportunity to provide affordable housing in areas of substantial need. If these sites were not to be considered for development due to concerns about flood

risk there would be increased pressure for development within the Green Belt and in locations which were not consistent with the Aligned Core Strategy's emphasis on urban concentration and regeneration.

**1.2** In accordance with the [National Planning Policy Framework](#) (NPPF) the Sequential Test and, if necessary, the Exception Test (both as set out in the NPPF and the [Planning Practice Guidance](#) (PPG)) must be applied in all cases, taking account of the latest Strategic Flood Risk Assessment (which recognises the Left Bank defences) and information of available urban sites in the latest available Strategic Housing Land Availability Assessment ([SHLAA](#)). In applying these tests, the minimisation of development in the Green Belt in Broxtowe will be treated as a 'sustainability benefit' and the Green Belt will be treated as a major constraint with regard to whether other sites are 'reasonably available'. In all cases where the Exception Test is applied a site-specific flood risk assessment must be submitted, in accordance with [NPPF](#) and [PPG](#) requirements, and this must address the impact of potential breaches of the flood defences.

**1.3** With regard to point 4 of the policy, flood mitigation will be required in all cases (whether the site is defended or not); examples of mitigation include flood resistance/resilience measures, emergency planning and good site design that does not increase risk to others. The Environment Agency will also require flood compensation (i.e. at least equivalent replacement of lost flood storage) in areas which are not defended by an appropriate standard of flood protection (such as the Nottingham Trent Left Bank Flood Alleviation Scheme).



## What the Sustainability Appraisal says

**1.4** The policy has been assessed against reasonable alternatives and provides sustainable development with no significant negative impacts which cannot be sufficiently mitigated.

## What consultation responses say

**1.5** The Environment Agency made detailed comments on the draft policy that was included in the '[Issues and Options](#)' consultation document. Other consultees urged greater clarity and an avoidance of repetition of national policy, a summary of the consultation responses was reported to Cabinet on the 13th October 2015. Various issues were discussed at the 'Topics Workshops' including: the importance of the Strategic Flood Risk Assessment and potential breaches of the defences; and the need for policy to be clear, unambiguous and locally specific.

### Monitoring

- The number of permissions in flood risk areas granted contrary to Environment Agency advice.

# Aligned Core Strategy Policy 2. The Spatial Strategy

**2.1** The following section allocates sites across the borough for development. Only sites that can accommodate 10 or more dwellings are included.

**2.2** Development is also expected to come forward on other smaller sites, and applications for planning permission will be determined in line with the first part of the Local Plan the Aligned Core Strategy and the policies set out in this document.

**2.3** Each site allocation is accompanied by a plan indicating the boundary of the site and a summary of the Key Development Requirements including proposed uses. The Key Development Requirements outline the development expectations relating to each site but are not intended to be comprehensive development briefs. Where necessary such briefs and Supplementary Planning Documents (SPD) may be prepared to facilitate and guide development.

**2.4** Standard requirements or matters which are normally considered as a matter of course during the development management process may not be included within the Key Development Requirements but this does not infer that these are not important.

**2.5** In considering development on any of the site allocations the development will be considered in line with all relevant parts of the [NPPF](#), the Aligned Core Strategy and this Part 2 Local Plan. This includes:

- Flood risk and Sustainable Drainage ([Policy 1](#) of the ACS and Policy 1 of this Local Plan)
- Safe highway access to and through the site catering for different modes of transport ([Policy 14](#) of the ACS and Policy 26 of this Local Plan)
- Housing mix, affordable housing and custom and self-build plots ([Policy 8](#) of the ACS and Policy 15 of this Local Plan)
- Design Quality ([Policy 10](#) of the ACS and Policy 17 & 18 of this Local Plan)
- Pollution control, ground conditions, air quality and minerals (Policies 19, 20, 21 and 22 of this Local Plan)
- The Historic Environment ([Policy 11](#) of the ACS and Policy 23 of this Local Plan)
- The Health impacts of development ([Policy 12](#) of the ACS and Policy 24 of this Local Plan)
- Green Infrastructure including sports provision (Policies [13](#) and [16](#) of the ACS and Policies 27, 28, 29 and 30 of this Local Plan)
- Biodiversity ([Policy 17](#) of the ACS and Policy 31 of this Local Plan)
- Infrastructure provision (Policies [18](#) and [19](#) of the ACS and Policy 32 of this Local Plan)

**2.6** Some of the site allocations may be appropriate for an element of self-build or custom-build homes. The Council will review the demand for plots and may seek additional provision on its own sites and other larger sites where necessary.

**2.7** In addition to the specific site allocations there are existing planning commitments in the form of extant planning permissions which make up the remainder of the supply. For sites of 10 or more dwellings these have been shown on the overview plans but have not been discussed in further detail as all of these sites benefit from planning permission and therefore have already been through an additional level of scrutiny and public consultation.

## **Policy 2: Site Allocations**

On sites allocated for development in this Local Plan or in the ACS, permission will be granted for development which:

1. Is consistent with the amount, type and distribution of development listed in the Key Development Requirements of each policy and shown on the Policies Map;
2. Takes all reasonable steps to achieve consistency with the amount, type and distribution of development listed in the Key Development Aspirations of each policy; and
3. Is consistent with other relevant policies in this Local Plan .



All policies should be read in conjunction with the Local Plan Part 1 – Broxtowe Borough Aligned Core Strategy. No policy should be applied in isolation; account will be taken of all relevant policies.



## Strategic policy context

[Aligned Core Strategy Policy 2: The Spatial Strategy](#)

### What the Aligned Core Strategy says

Policy 2.2 sets out the broad spatial strategy of new homes around Broxtowe Borough. It adopts a strategy of urban concentration with regeneration. This means that development will be directed to locations within or adjacent to the Main Built up Area of Nottingham, followed by locations at four settlements identified as key settlements for growth.

## Main Built up Area:

### Policy 3: Main Built up Area Site Allocations

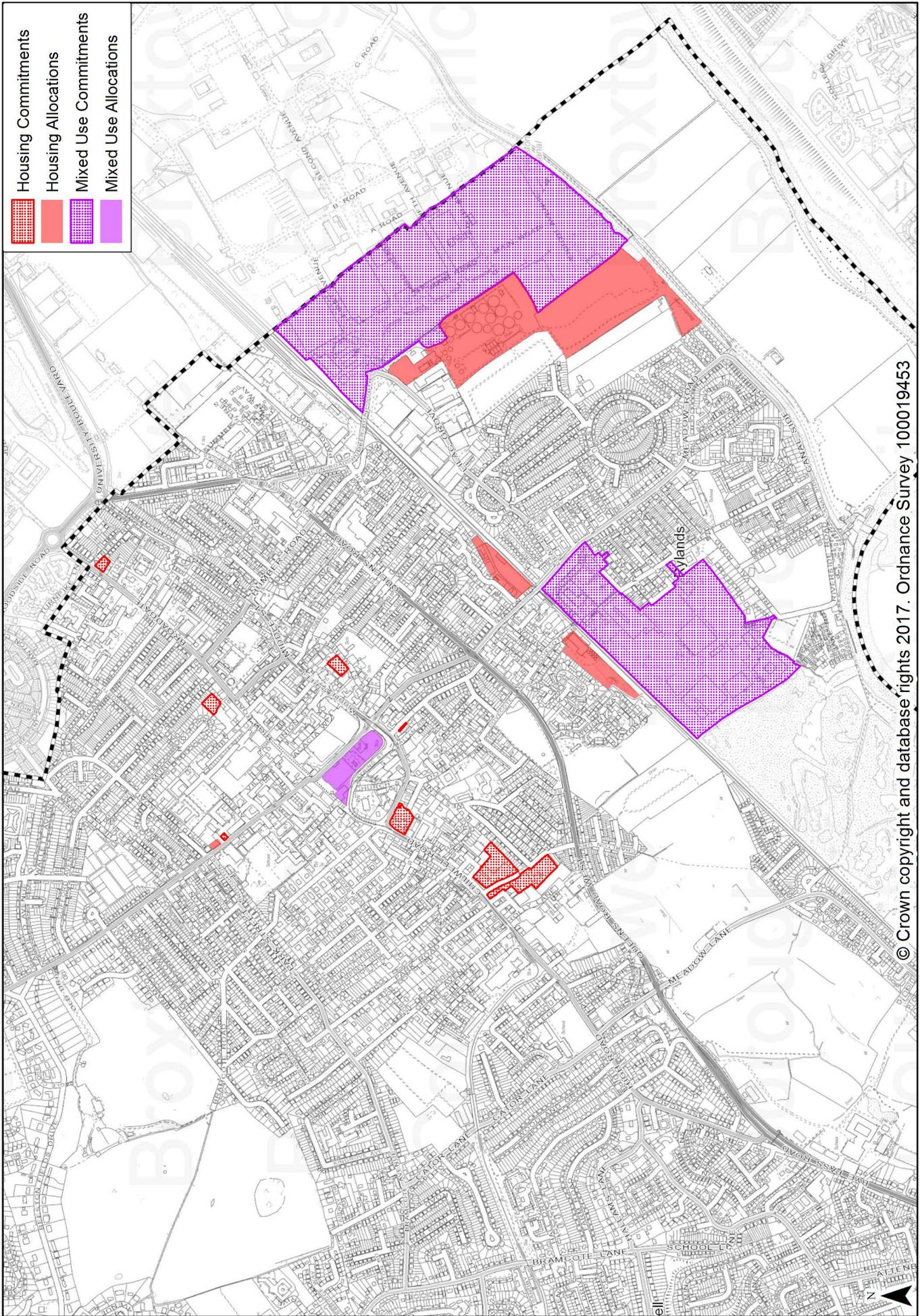
The following sites are allocated for residential development, as shown on the Policies Map:

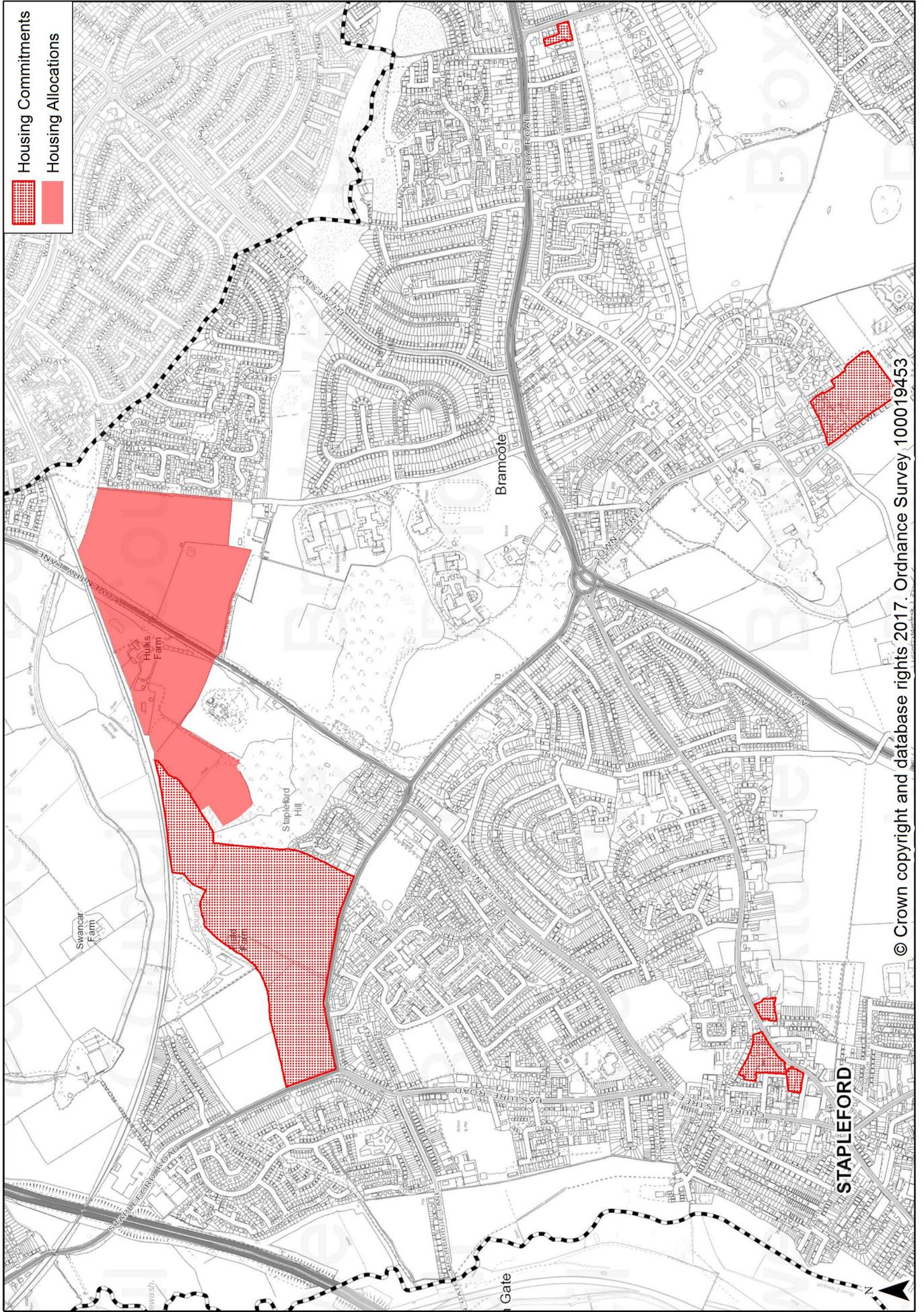
- Policy: 3.1 Chetwynd Barracks: 500 homes (within the plan period)
- Policy: 3.2 Toton (Strategic Location for Growth): 500 Homes
- Policy: 3.3 Bramcote (East of Coventry Lane): 300 Homes
- Policy: 3.4 Stapleford (West of Coventry Lane ): 240 Homes
- Policy: 3.5 Severn Trent (Lilac Grove ): 150 Homes
- Policy: 3.6 Beeston Maltings: 56 Homes
- Policy: 3.7 Beeston Cement Depot: 21 Homes
- Policy: 3.8 Wollaton Road Beeston: 12 Homes

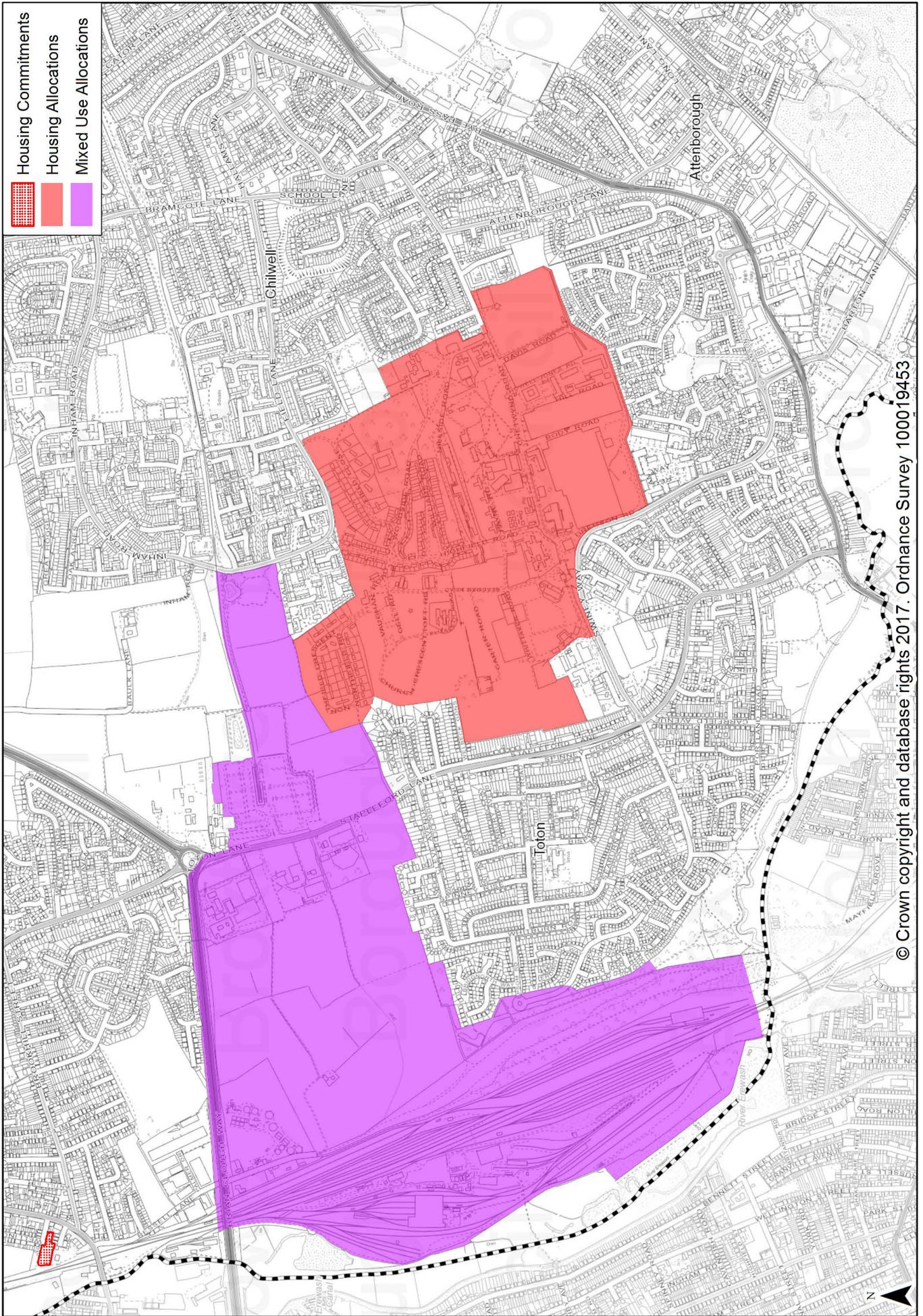
## Justification

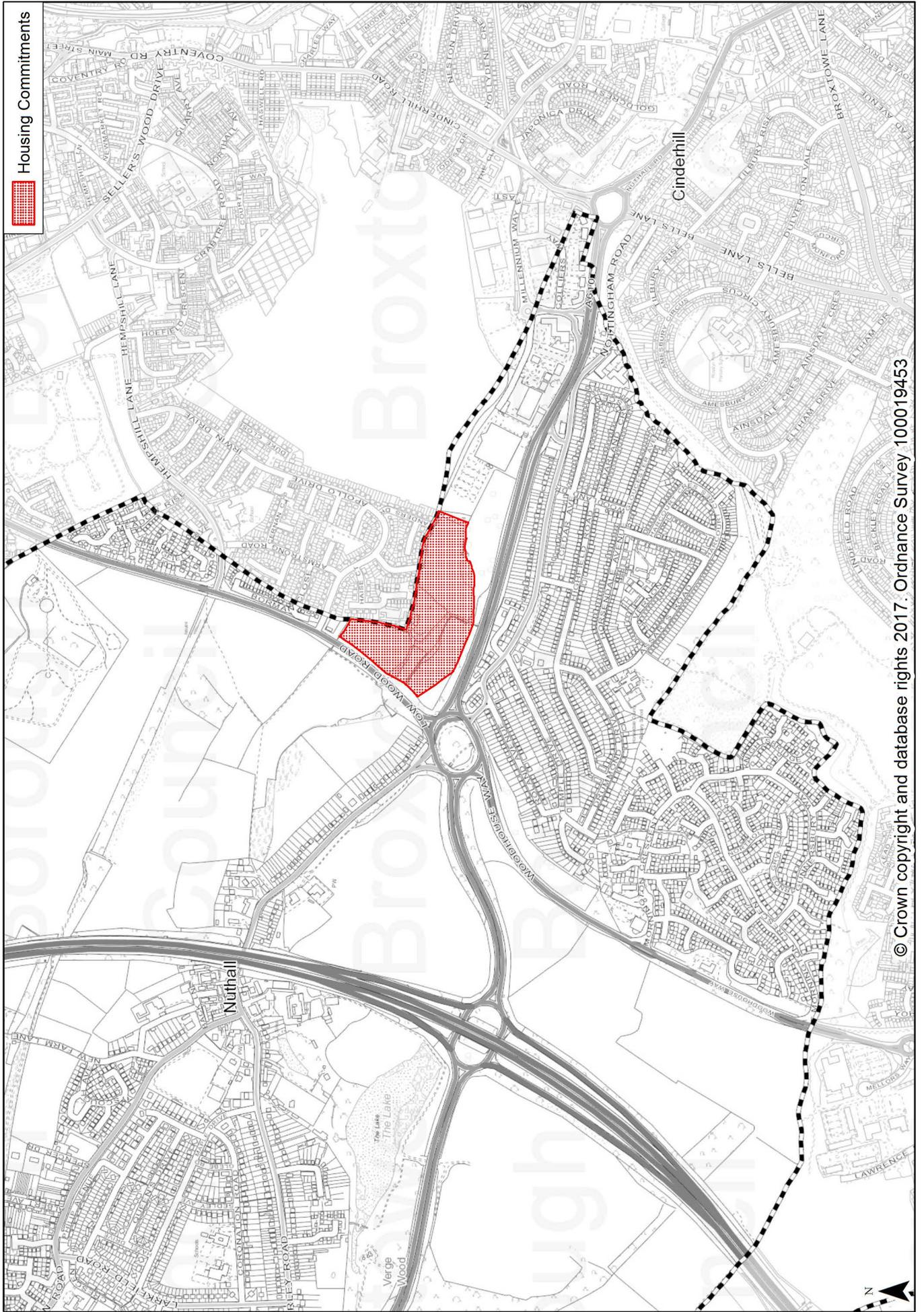
**2.8** The main built up area is considered to be the most sustainable location for new homes within Broxtowe Borough. It has more services and facilities and better public transport links to key destinations such as Nottingham City Centre. Focussing new development to locations within or adjacent to the main built up area will ensure that the best use is made of these attributes.

**2.9** The sites identified in the policy have been allocated following a site selection process and consultation with local stakeholders. This process considered a number of sites both within and adjacent to the urban area including a mix of brownfield and greenfield sites. It is considered that there are exceptional circumstances required to amend the boundary of the Green Belt to allow residential development.









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## Policy: 3.1 Chetwynd Barracks

**2.10** Former Ministry of Defence (MOD) site which as per the 2016 ministerial announcement is no longer needed for national defence purposes. The site is previously developed (albeit that much of the site is open) and contains a number of buildings and structures related to the use as an MOD site including; barracks, staff housing, firing range and car parking.

**2.11** The following key development requirements must be met.

### Key Development Requirements:

- 500 Homes (within the plan period), 800+ overall.
- Provide attractive and convenient walking and cycling connections to the proposed HS2 station and to the tram.
- Provide bus route through the site.
- Retain and enhance Green Infrastructure corridors around the eastern and northern areas of the site.
- Provide a new Primary School within close proximity to the Open Space at the east of the site.
- Link open space at the east of the site.
- Retain existing large trees and grass verges and incorporate into a boulevard approach to street scene.
- Provide public access to the [Listed Memorial](#).
- Provide public space to the south of the memorial and retain/enhance existing memorial garden.
- Provide small retail/service centre to meet local need along main through route.
- Provision of small scale employment development.

### Key Development Aspirations;

1. Mitigate highways impact on wider road network to ensure that congestion is not made worse than currently exists.
2. Retain and re-use existing military buildings where possible, if not possible then incorporate existing footprint into the building layout.

### What the Sustainability Appraisal says

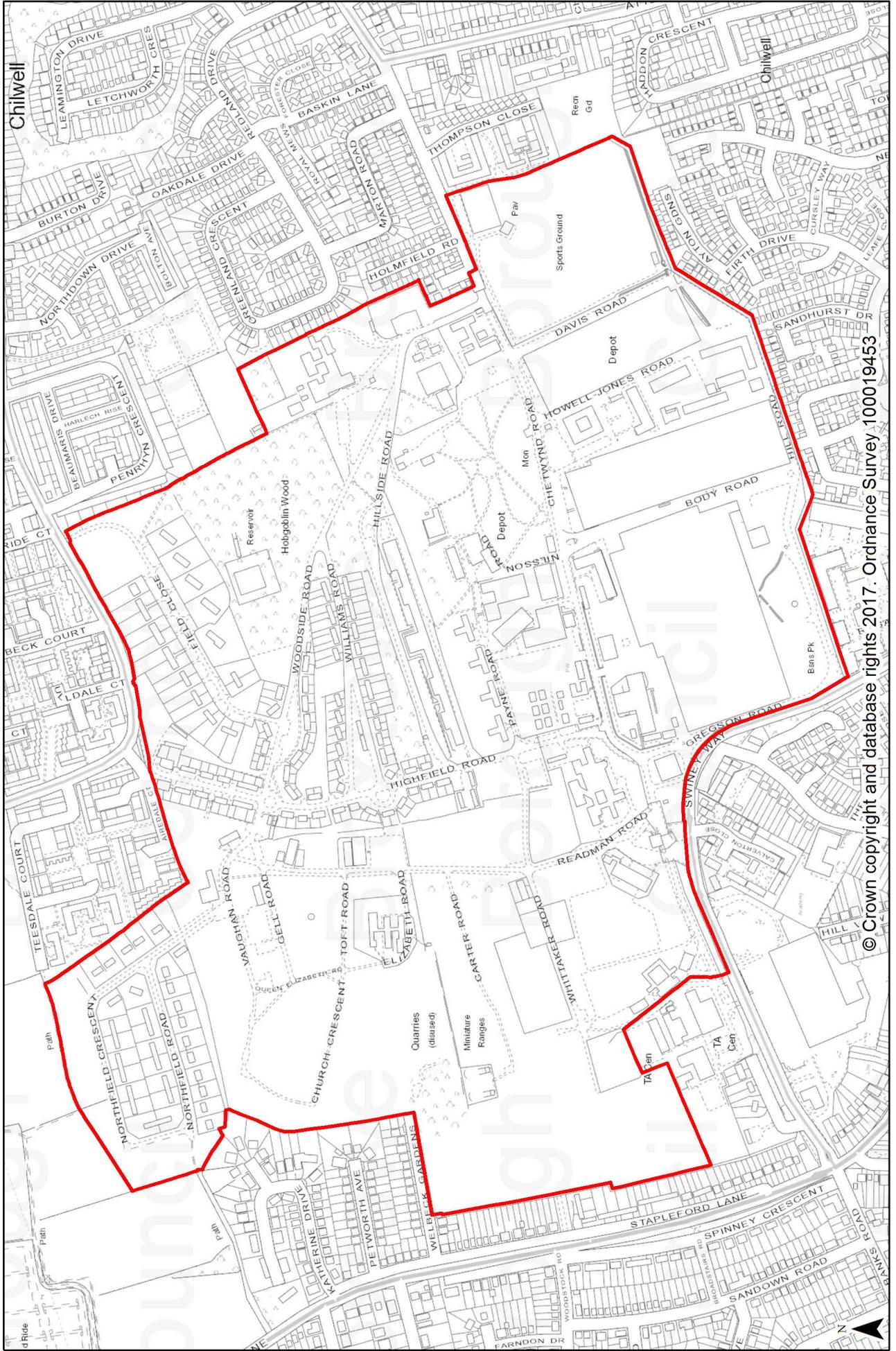
**2.12** The site allocation has been assessed against reasonable alternatives and provides sustainable development with no significant negative impacts which cannot be sufficiently mitigated.

Policy: 3.1

500 dwellings

Chetwynd

91.5 hectares



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## Policy: 3.3 Bramcote (East of Coventry Lane)

**2.13** Located in the Main Built up Area of Nottingham Bramcote is a 'village' to the east of the M1 motorway, bisected by the A52. The site is located to the north of the A52 and is situated in-between Bramcote Hill (to the south), the railway line (to the north), Coventry Lane to the west and residential development to the east. The site is greenfield and is a former playing field associated with the adjacent school which has been unused as such for many years.

**2.14** The following key development requirements must be met.

### Key Development Requirements:

- 300 homes (within the outline shown on page 29).
- Provide enhanced Green Infrastructure corridors linking urban areas of Nottingham to the east with Bramcote and Stapleford Hills, Bramcote Park, Boundary Brook, Pit Lane Wildlife Site, Nottingham Canal and Erewash Valley Trail.
- Safe pedestrian crossing points provided/enhanced on surrounding roads including links to redeveloped school and playing pitches on the eastern side of the Coventry Lane.
- Incorporate design measures to slow the speed of traffic on Coventry Lane.
- Vehicular access to the site shall only be via Coventry Lane.
- Enhance bus routes adjacent to site.
- Provide replacement school at a location south of the ridgeline, the ridge should be kept free of built development (within the outline shown on page 30).
- School redevelopment to be delivered in conjunction with or prior to housing development (within the outline shown on page 30).
- Provide safe pedestrian links between housing and redeveloped school and playing pitches.
- Remove vegetation from sandstone cutting off Moor Lane.

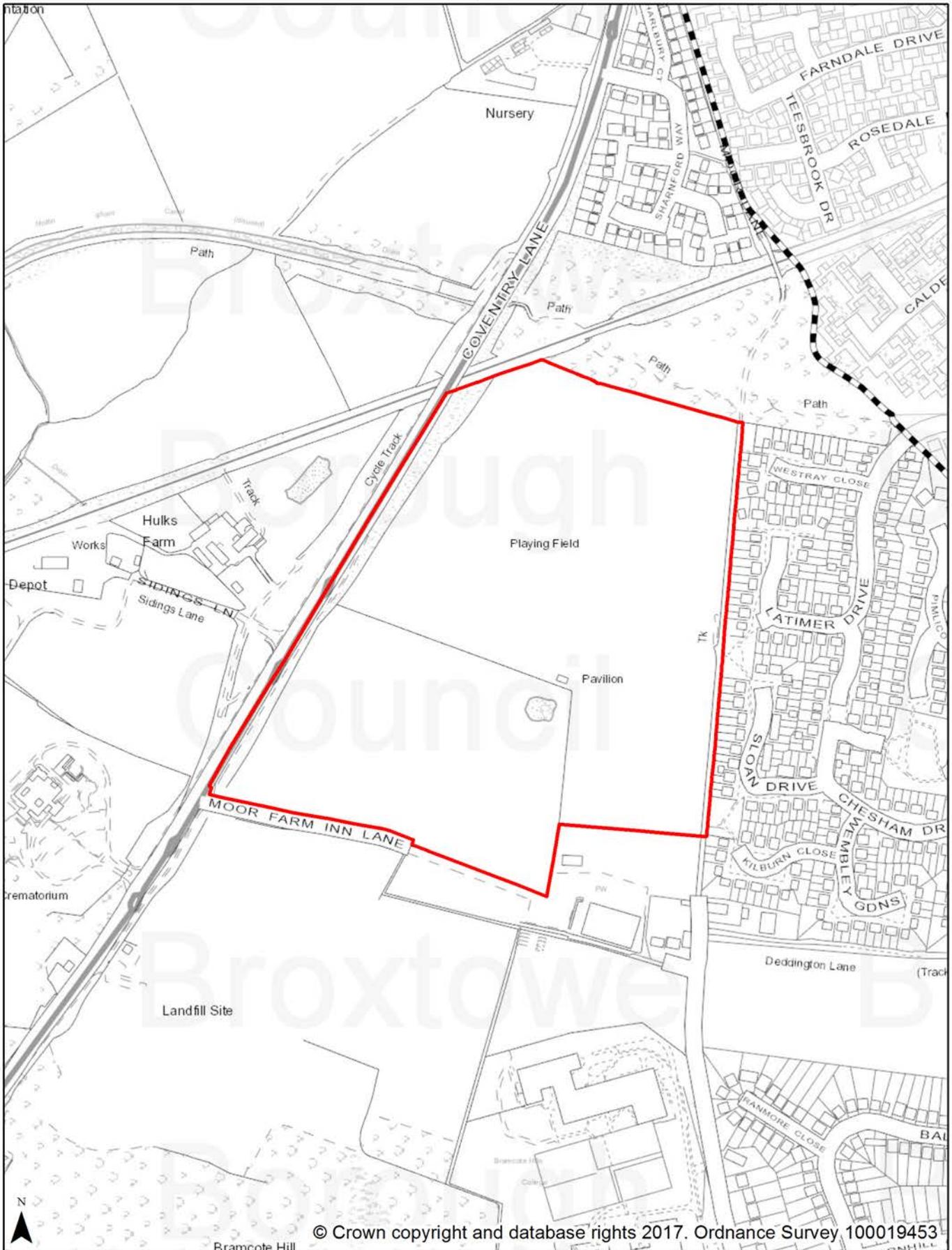
### Key Development Aspirations;

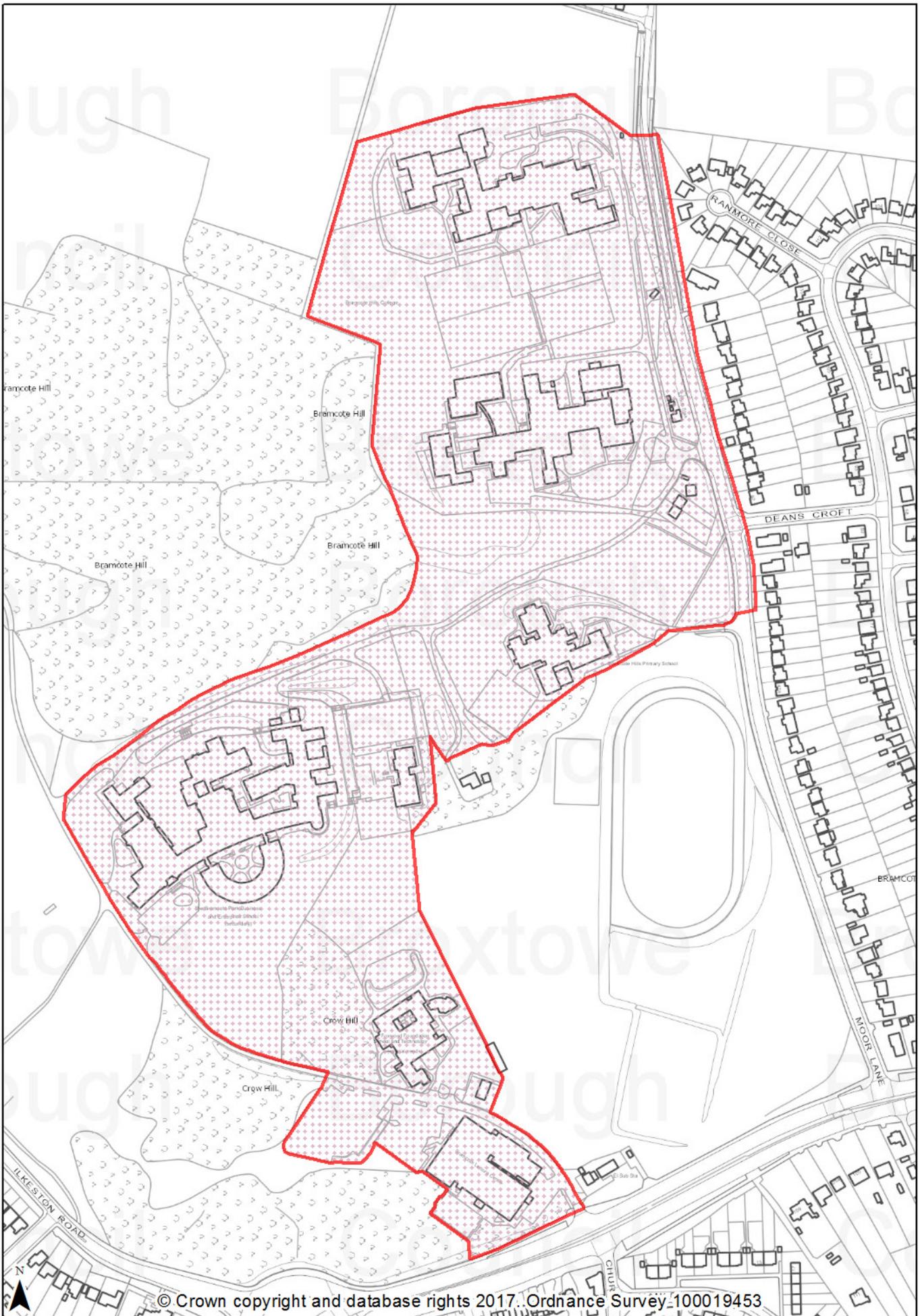
1. Mitigate highways impact on wider road network to ensure that congestion is not made worse than currently exists.
2. Replacement Leisure Centre (if required).

### What the Sustainability Appraisal says

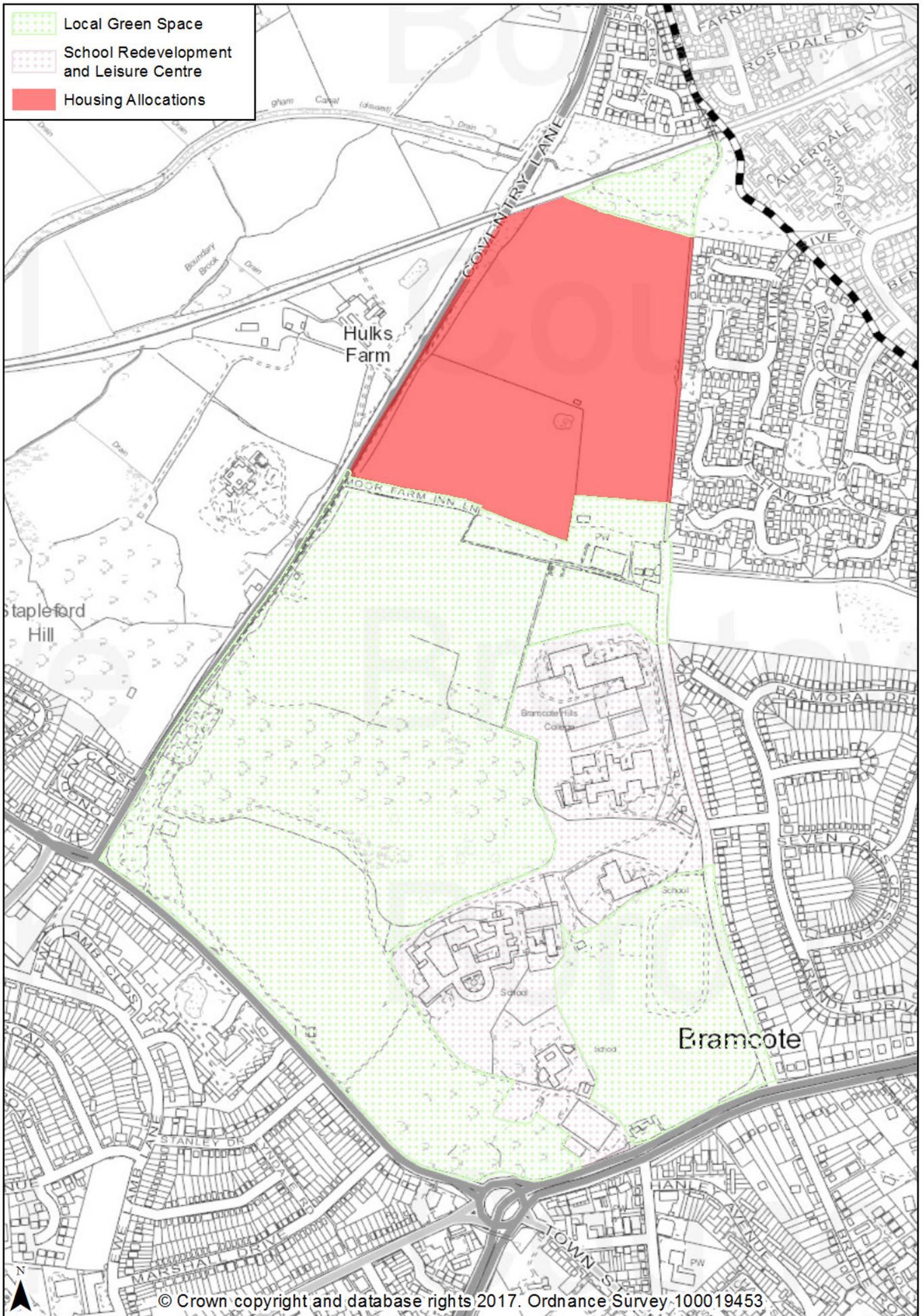
**2.15** The site allocation has been assessed against reasonable alternatives and provides sustainable development with no significant negative impacts which cannot be sufficiently mitigated.

Policy: 3.3	Bramcote
16.6 hectares	300 dwellings





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## Policy: 3.4 Stapleford (West of Coventry Lane)

**2.16** Located in the Main Built up Area of Nottingham Stapleford is a town to the east of the M1 motorway, contained largely by the A52 to the south and east. The site is located to the north east of Stapleford District Centre and is situated in-between Stapleford Hill (to the south), the railway line (to the north), Coventry Lane and Bramcote Crematorium to the east and the Strategic Core Strategy allocation of Field Farm to the west. The site is mixed greenfield and brownfield and is used for both equestrian, residential and an engineering depot which has a large existing bell-mouth access onto Coventry Lane.

**2.17** The following key development requirements must be met.

### Key Development Requirements:

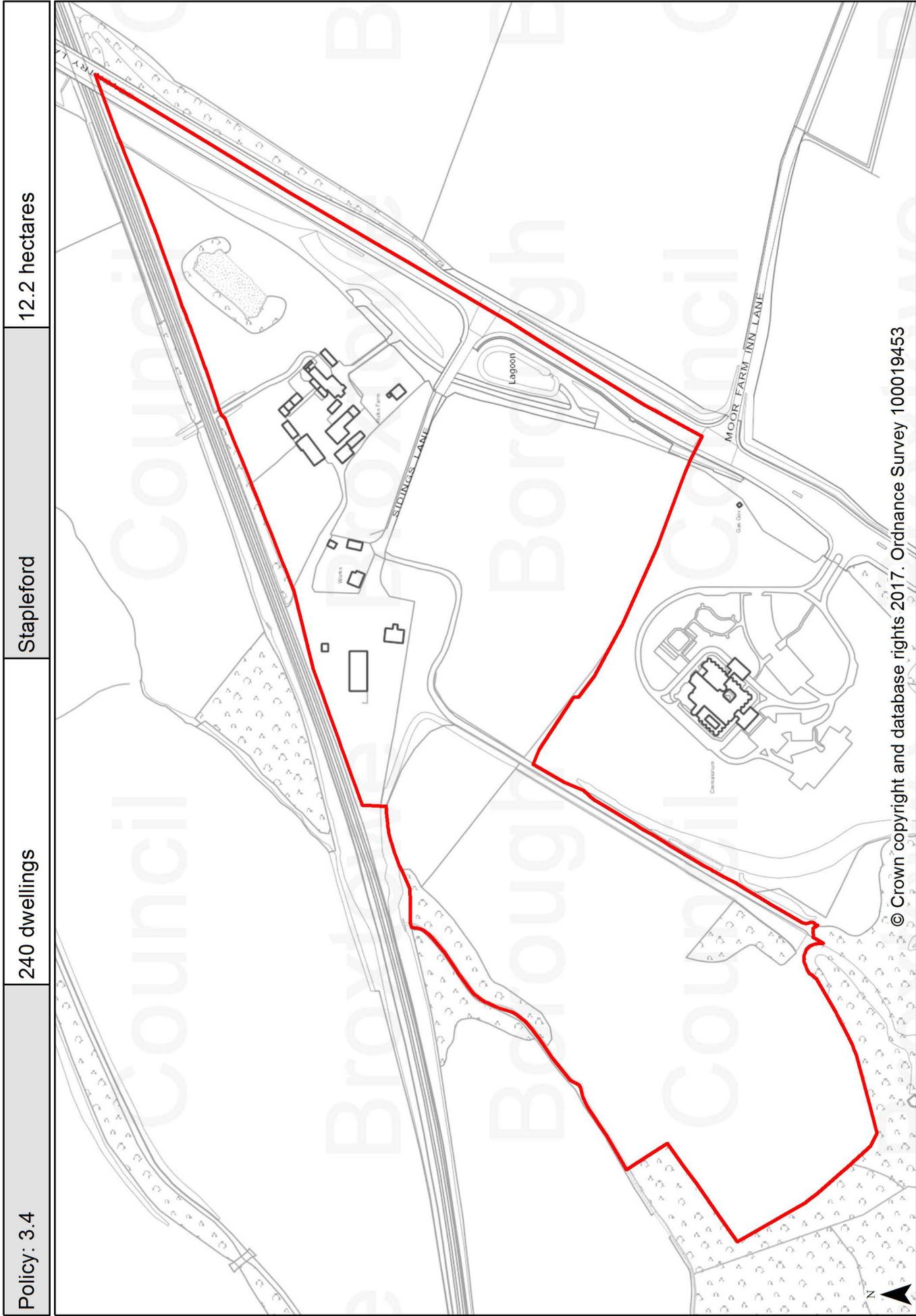
- 240 homes.
- Provide enhanced Green Infrastructure corridors linking urban areas of Nottingham to the east with Bramcote and Stapleford Hills, Bramcote Park, Boundary Brook, Pit Lane Wildlife Site, Nottingham Canal and Erewash Valley Trail.
- Safe pedestrian crossing points provided/enhanced on surrounding roads including links to redeveloped school and playing pitches on the eastern side of the Coventry Lane.
- Incorporate design measures to slow the speed of traffic on Coventry Lane.
- Enhance bus routes adjacent to site.
- Provide buffer between crematorium and Stapleford Hill to ensure tranquil setting of crematorium is not compromised and ensure new housing will not be in shade for extended periods of time due to proximity of Stapleford Hill.

### Key Development Aspirations;

1. Mitigate highways impact on wider road network to ensure that congestion is not made worse than currently exists.

### What the Sustainability Appraisal says

**2.18** The site allocation has been assessed against reasonable alternatives and provides sustainable development with no significant negative impacts which cannot be sufficiently mitigated.



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## Policy: 3.5 Severn Trent, Beeston

**2.19** Located in the Main Built up Area of Nottingham, the site is located to the south east of Beeston Town Centre and is situated directly adjacent to the Strategic Core Strategy allocation of Boots (to the east) in-between the Beeston Canal (to the south), the railway line (to the north) and the existing residential area of Beeston Rylands to the west. The site is brownfield and has previously been used as a sewage treatment works by Severn Trent Water.

**2.20** The following key development requirements must be met.

### Key Development Requirements:

- 150 homes.
- Provide soft landscaping and minimise external lighting along the canal side boundary.
- Provide enhanced Green Infrastructure corridors linking urban areas of Beeston to the north and west with the canal side towpath.
- Provide pedestrian bridge to link to the canal side towpath.

### Key Development Aspirations;

1. Mitigate highways impact on wider road network to ensure that congestion is not made worse than currently exists.

### What the Sustainability Appraisal says

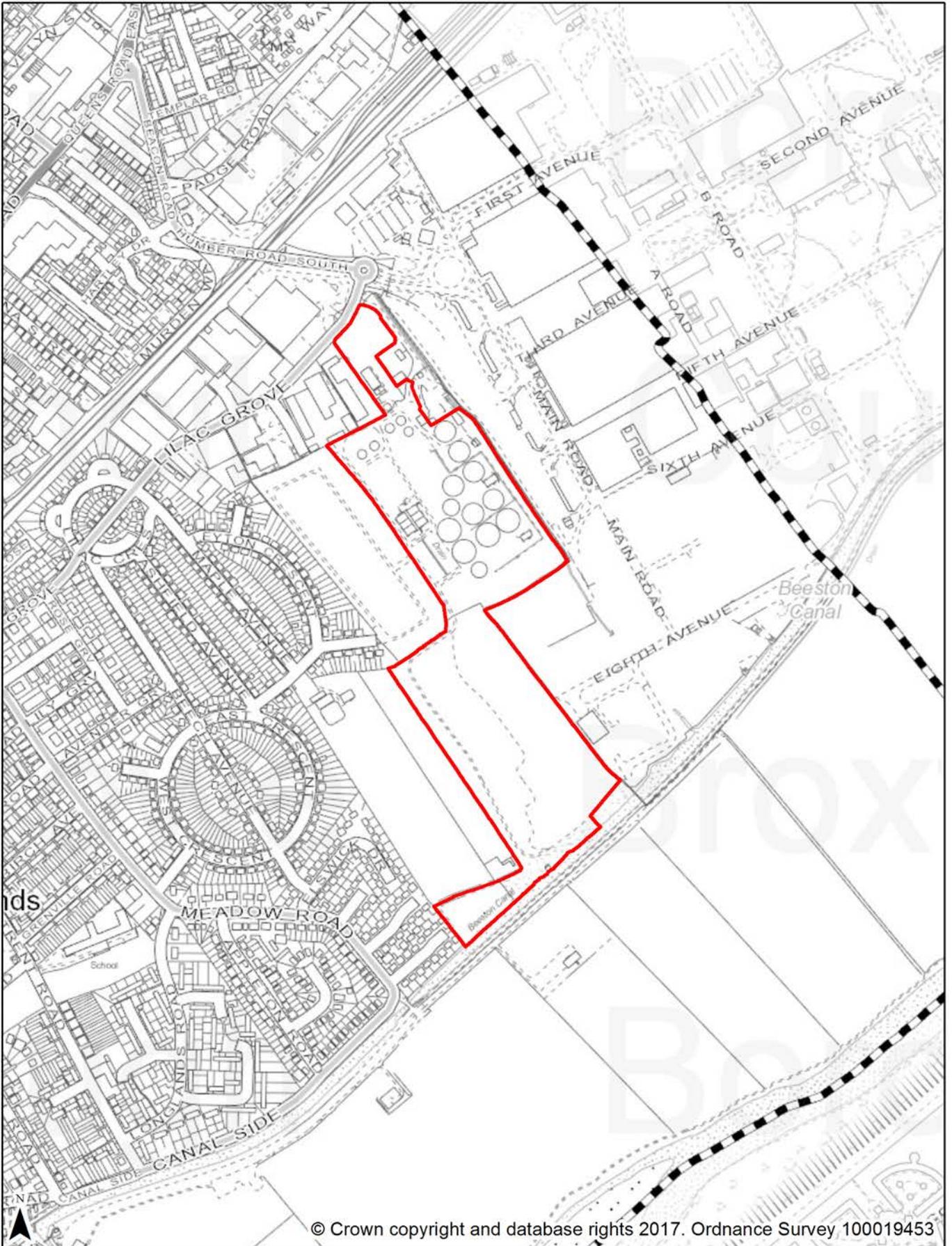
**2.21** The site allocation has been assessed against reasonable alternatives and provides sustainable development with no significant negative impacts which cannot be sufficiently mitigated.

Policy: 3.5

Severn Trent

13.1 hectares

150 dwellings



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## Policy: 3.6 Beeston Maltings

**2.22** Located in the Main Built up Area of Nottingham, the site is located to the south of Beeston Town Centre and is the residual land left after a previous 2004 housing allocation. The site is bounded on three sides by existing residential development with the railway line forming the southern boundary. The site is vacant brownfield and was previously a brewery of which the remaining malting building was demolished in 2012.

**2.23** The following key development requirements must be met.

### Key Development Requirements:

- 56 homes.
- Provide attractive and usable walking and cycling links to the south west of the site.

### Key Development Aspirations;

1. Mitigate highways impact on wider road network to ensure that congestion is not made worse than currently exists.

### What the Sustainability Appraisal says

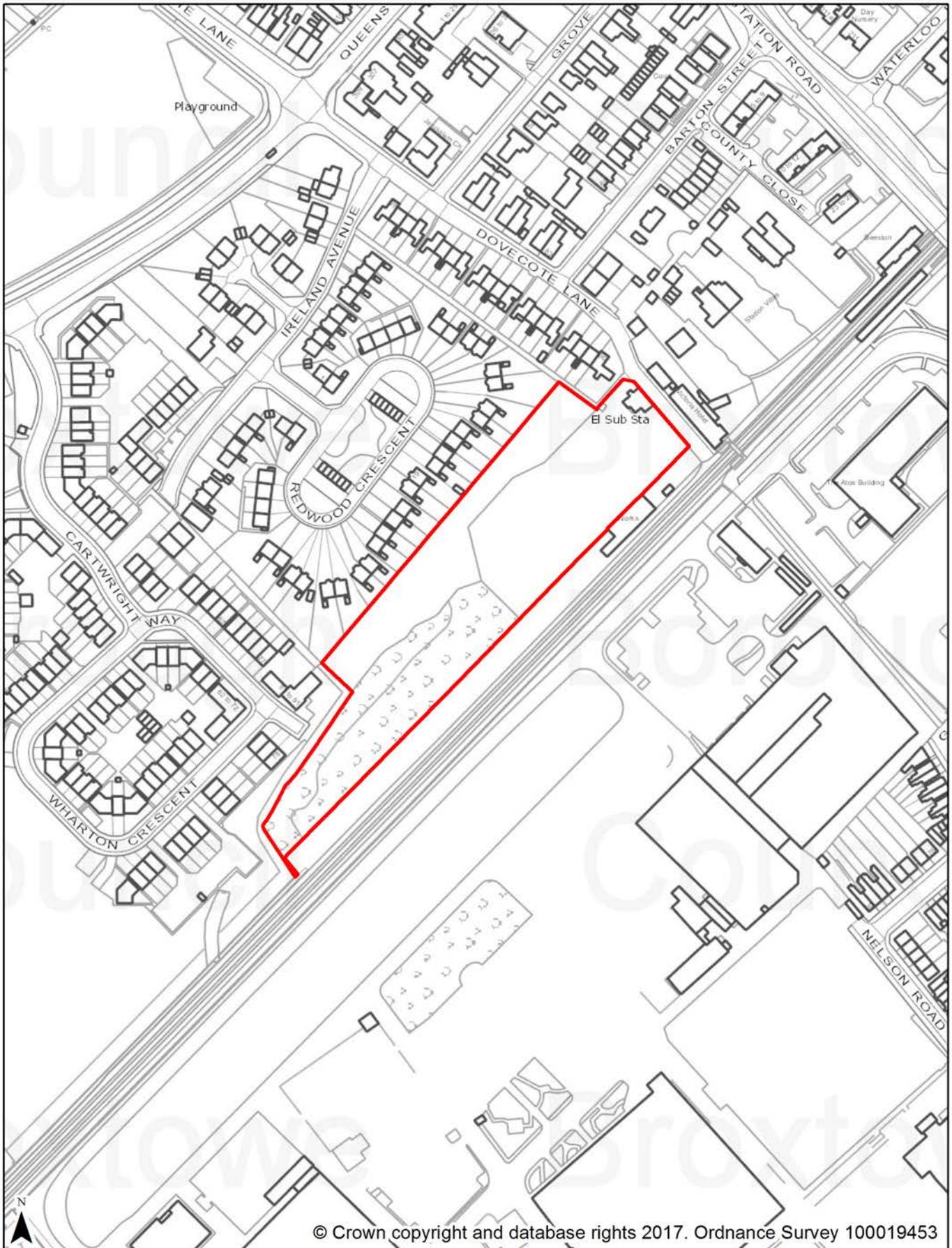
**2.24** The site allocation has been assessed against reasonable alternatives and provides sustainable development with no significant negative impacts which cannot be sufficiently mitigated.

Policy: 3.6

Beeston Maltings

1.3 hectares

56 dwellings



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## Policy: 3.7 Cement Depot

**2.25** Located in Beeston (the Main Built up Area of Nottingham) the site is a previously developed brownfield site owned by Network Rail. The site was formerly a cement depot designated by Network Rail as a strategic freight site. The site is directly adjacent to the railway line to the south and is contained on two sides by existing residential housing and Station Road to the west.

**2.26** The following key development requirements must be met.

### Key Development Requirements:

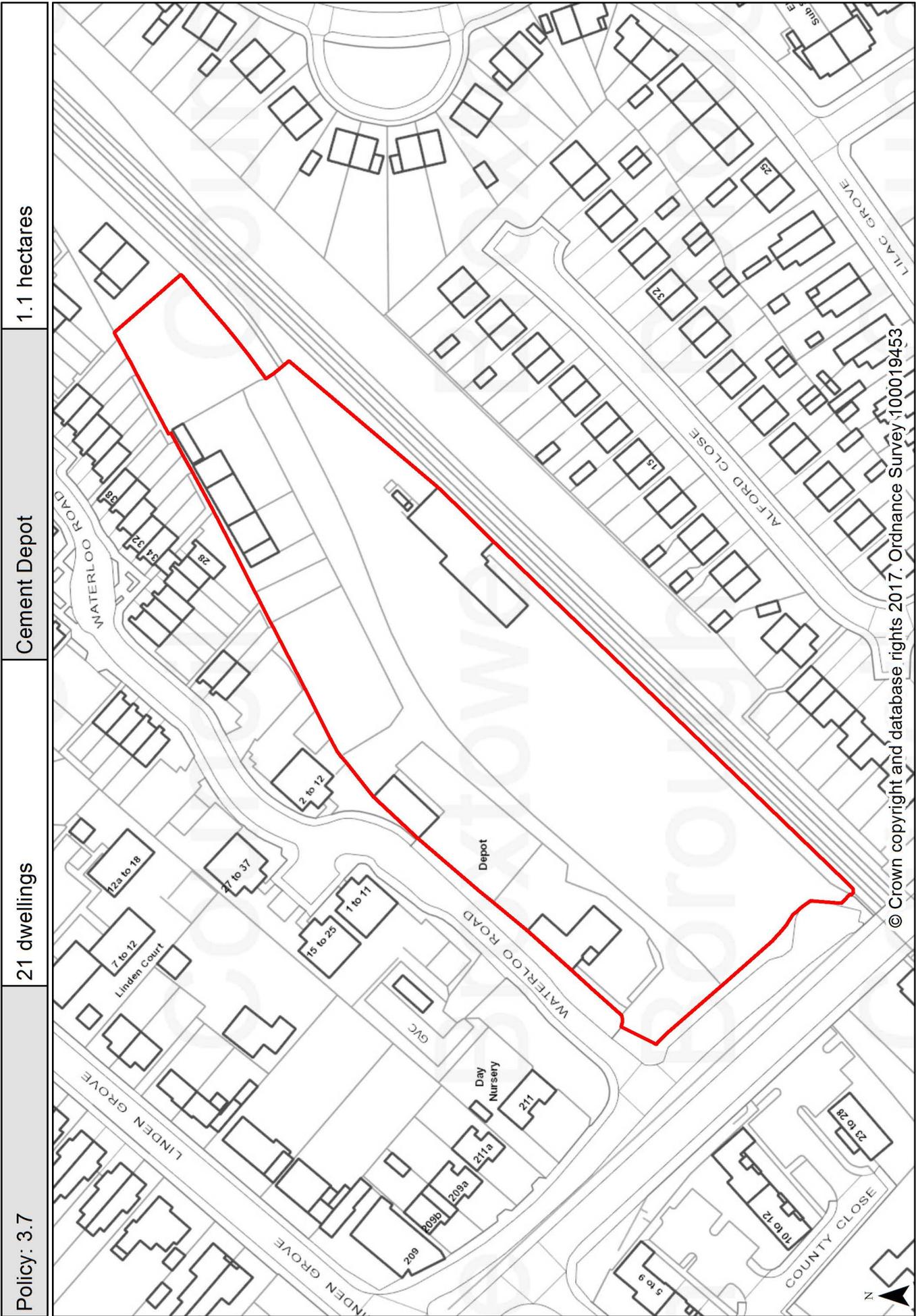
- 21 homes.
- Provide attractive and usable walking and cycling links to the south east of the site.

### Key Development Aspirations;

1. Mitigate highways impact on wider road network to ensure that congestion is not made worse than currently exists.

### What the Sustainability Appraisal says

**2.27** The site allocation has been assessed against reasonable alternatives and provides sustainable development with no significant negative impacts which cannot be sufficiently mitigated.



Policy: 3.7

21 dwellings

Cement Depot

1.1 hectares

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## Policy: 3.8 Land Fronting Wollaton Road, Beeston

**2.28** Located in Beeston (the Main Built up Area of Nottingham) the site is previously developed brownfield land in private ownership which is currently used as a hand car wash. Just outside the Town Centre boundary the site is bounded by a training centre to the rear and mixed ground floor retail and upper floor residential on either side and a Lidl supermarket to the front.

**2.29** The following key development requirements must be met.

### Key Development Requirements:

- 12 homes.

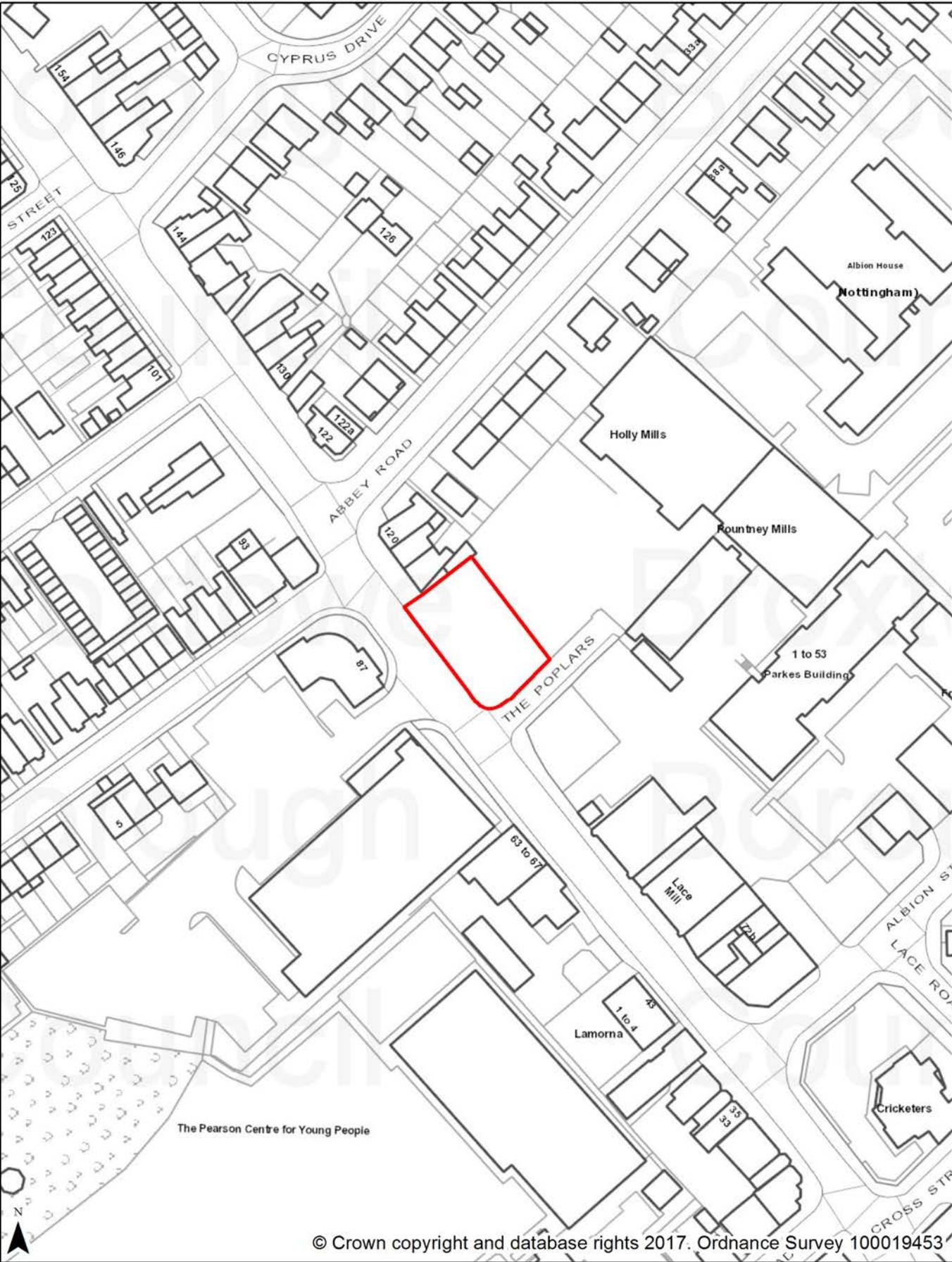
### Key Development Aspirations;

1. Mitigate highways impact on wider road network to ensure that congestion is not made worse than currently exists.

### What the Sustainability Appraisal says

**2.30** The site allocation has been assessed against reasonable alternatives and provides sustainable development with no significant negative impacts which cannot be sufficiently mitigated.

Policy: 3.8	Land Fronting Wollaton Road
0.1 hectares	12 dwellings



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## Awsworth:

### Strategic policy context

[Aligned Core Strategy Policy 2: The Spatial Strategy](#)

### What the Aligned Core Strategy says

Policy 2.2 sets out the broad spatial strategy of new homes around Broxtowe Borough. It identifies Awsworth as a key settlement for growth.

Policy 2.3 distributes up to 350 homes at Awsworth.

**2.31** Awsworth is located to the west of Nottingham between Nottingham and Ilkeston/Cotmanhay to the south of the A610. It is an ancient settlement recorded in the Domesday Book. During the 1600's the village was renowned for its glassmaking however, it later prospered as a result of the local coal mining industry. Located on the eastern side of the Erewash Valley the village was served by a canal but is better renowned for the Grade II\* Listed Bennerley Viaduct which was built and used by the Great Northern Railway to carry coal from the surrounding coal mining areas to other parts of the country.

## Policy 4: Awsworth Site Allocation

The following site is allocated for residential development, as shown on the Policies Map:

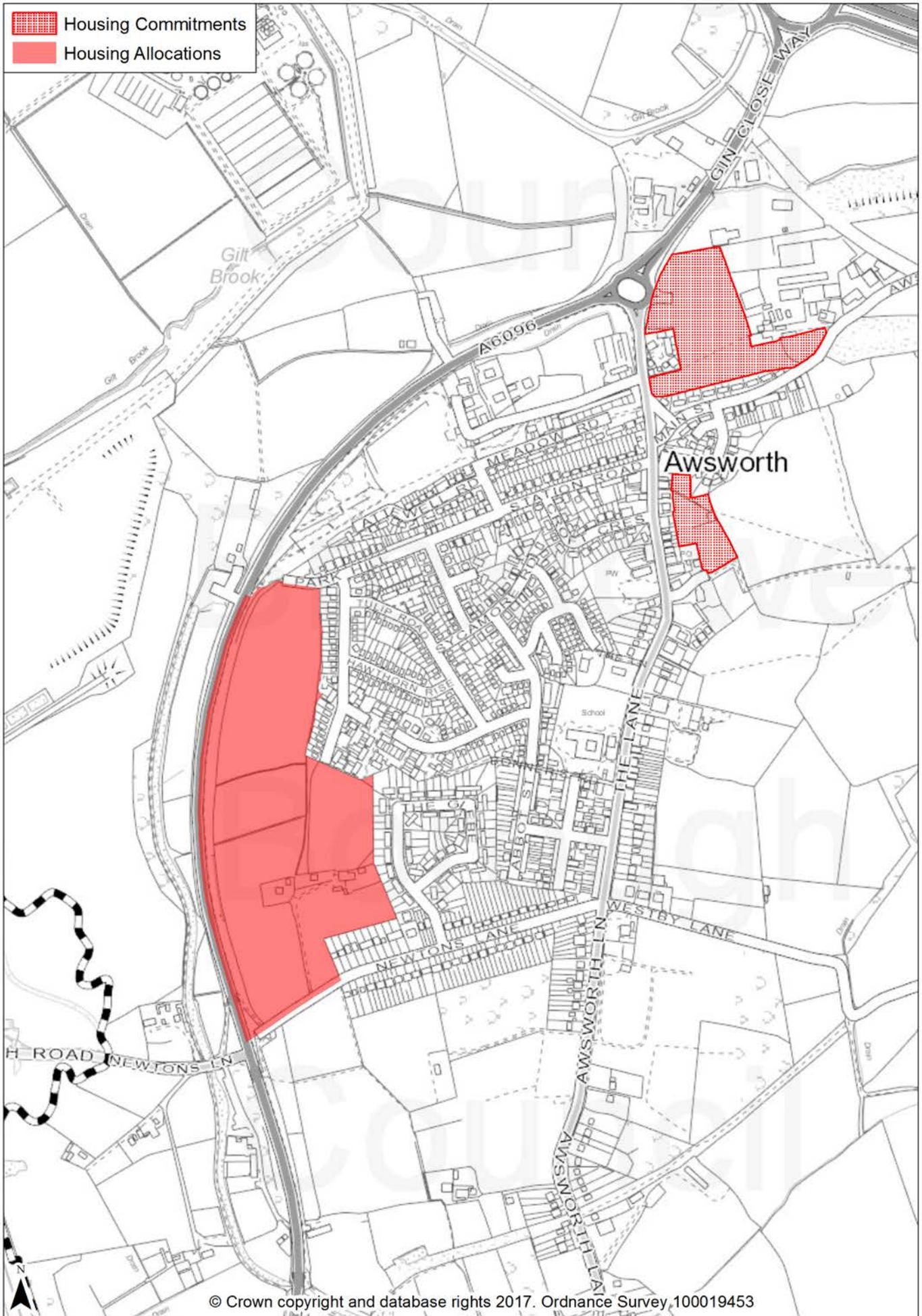
- Policy: 4.1 Land West of Awsworth (inside the bypass): 250 homes

### Justification

**2.32** The site identified in the policy has been allocated following a site selection process and consultation with local stakeholders. This process considered a number of sites both within and adjacent to the urban area including a mix of brownfield and greenfield sites. It is considered that there are exceptional circumstances required to amend the boundary of the Green Belt to allow residential development.

### What the Sustainability Appraisal says

**2.33** The site allocation has been assessed against reasonable alternatives and provides sustainable development with no significant negative impacts which cannot be sufficiently mitigated.



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## Policy: 4.1 Land West of Awsworth (inside the bypass)

**2.34** The site is located on the western edge of the settlement and is contained by the bypass which was constructed in 1996. The site is predominantly greenfield agricultural land although it does contain a small number of existing dwellings.

**2.35** The following key development requirements must be met.

### Key Development Requirements:

- 250 homes.
- Provide safe pedestrian crossing points across the bypass .
- Enhance Green Infrastructure corridors by linking Awsworth with Ilkeston/Cotmanhay via Bennerley Viaduct.
- Enhance walking and cycling routes to Ilkeston Railway Station.
- Enhance bus routes adjacent to the site.

### Key Development Aspirations;

1. Mitigate highways impact on wider road network to ensure that congestion is not made worse than currently exists.
2. Vehicular access to the site is expected from the bypass although more limited vehicular access is expected from Newtons Lane and Barlow Drive North (designed to deter 'rat-running').



Policy: 4.1	Awsworth
12.0 hectares	250 dwellings



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## Brinsley:

### Strategic policy context

[Aligned Core Strategy Policy 2: The Spatial Strategy](#)

### What the Aligned Core Strategy says

Policy 2.2 sets out the broad spatial strategy of new homes around Broxtowe Borough. It identifies Brinsley as a key settlement for growth.

Policy 2.3 distributes up to 150 homes at Brinsley.

**2.36** Brinsley is located to the north west of Nottingham between Eastwood and Underwood. Brinsley is an ancient settlement, mentioned in the Domesday Book. The village grew dramatically during the 19th Century, when nearby collieries were at the height of their activity.

## Policy 5: Brinsley Site Allocation

The following site is allocated for residential development, as shown on the Policies Map:

- Policy: 5.1 Land East of Church Lane, Brinsley:110 homes

### Justification

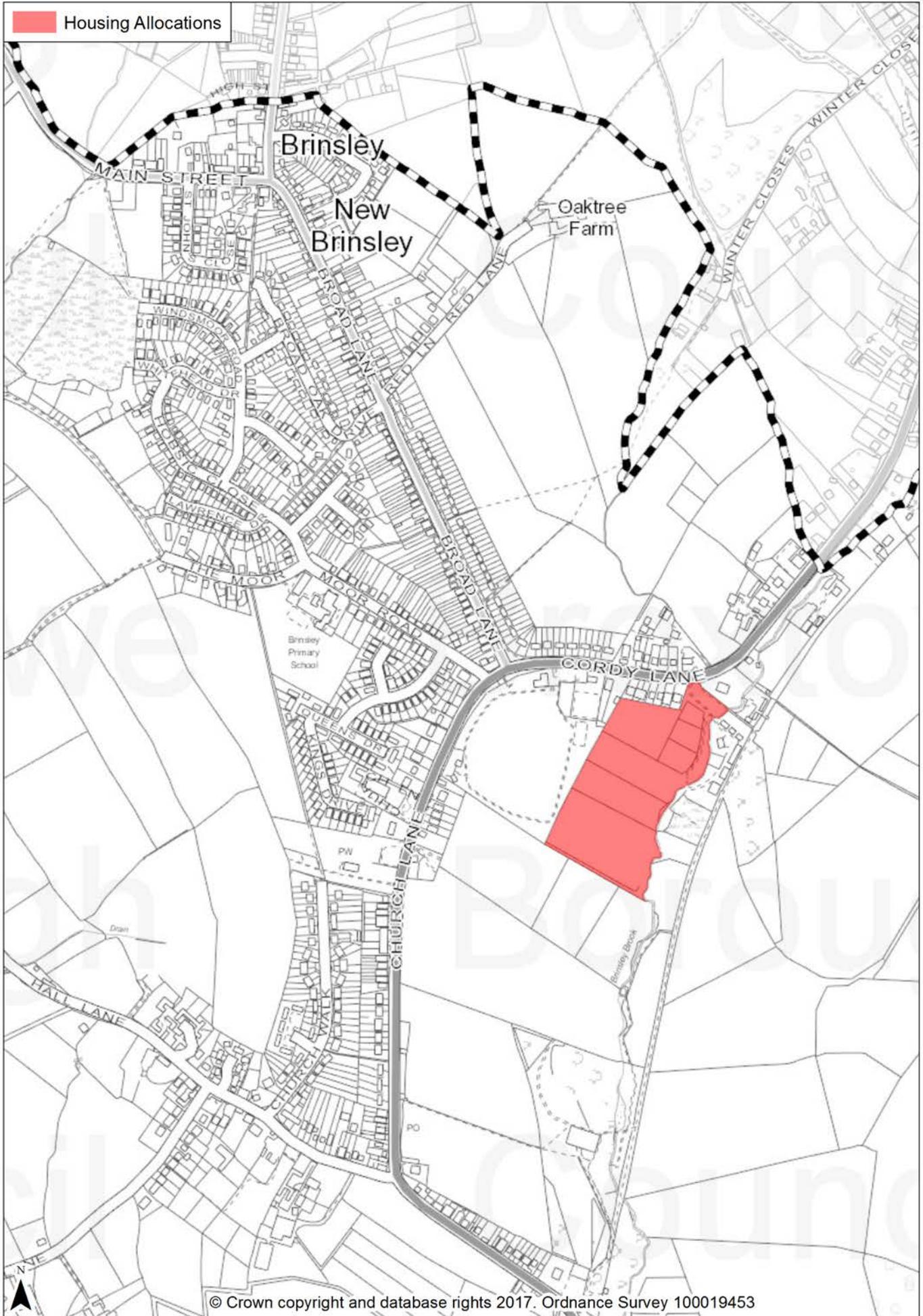
**2.37** The site identified in the policy has been allocated following a site selection process and consultation with local stakeholders. This process considered a number of sites both within and adjacent to the urban area including a mix of brownfield and greenfield sites. It is considered that there are exceptional circumstances required to amend the boundary of the Green Belt to allow residential development.

### What the Sustainability Appraisal says

**2.38** The site allocation has been assessed against reasonable alternatives and provides sustainable development with no significant negative impacts which cannot be sufficiently mitigated.



All policies should be read in conjunction with the Local Plan Part 1 – Broxtowe Borough Aligned Core Strategy. No policy should be applied in isolation; account will be taken of all relevant policies.



## Policy: 5.1 East of Church Lane

**2.39** The site is located to the east of the settlement and is contained by the recreation ground to the west and Brinsley Brook to the east. The site is greenfield agricultural land.

**2.40** The following key development requirements must be met.

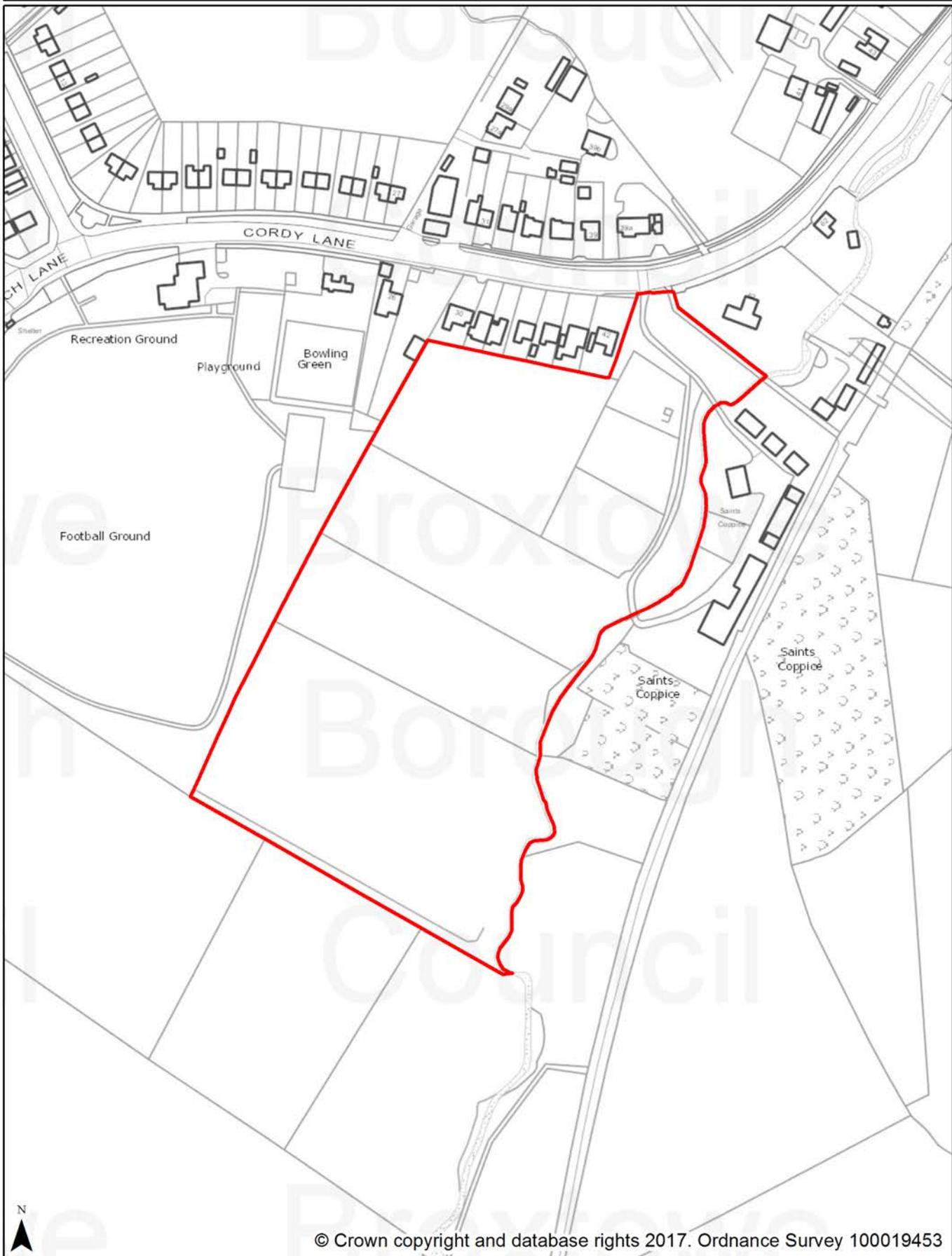
### Key Development Requirements:

- 110 Homes.
- Enhance Green Infrastructure corridors by linking areas of Brinsley to north and west and D H Lawrence to the east (including Vine Cottage and routes past the Headstocks to Eastwood).
- Preserve the setting of St James the Great Church including open vistas towards the Headstocks.
- Enhance bus routes adjacent to the site.
- Provide SuDS to the south of the residential allocation.

### Key Development Aspirations;

1. Mitigate highways impact on wider road network to ensure that congestion is not made worse than currently exists.

Policy: 5.1	Brinsley
4.2 hectares	110 dwellings



## Eastwood:

### Strategic policy context

[Aligned Core Strategy Policy 2: The Spatial Strategy](#)

### What the Aligned Core Strategy says

Policy 2.2 sets out the broad spatial strategy of new homes around Broxtowe Borough. It identifies Eastwood as a key settlement for growth.

Policy 2.3 distributes up to 1,250 homes at Eastwood.

**2.41** Eastwood is a key settlement for growth in the Aligned Core Strategy and is located to the west of Nottingham to the north of the A610 between Awsworth and Brinsley. Eastwood is a former coal mining town and is the birthplace for the famous novelist D H Lawrence whose books featured many characteristics from the local landscape and buildings.

## Policy 6: Eastwood Site Allocation

The following site is allocated for residential development, as shown on the Policies Map:

- Policy: 6.1 Walker Street, Eastwood: 200 homes

### Justification

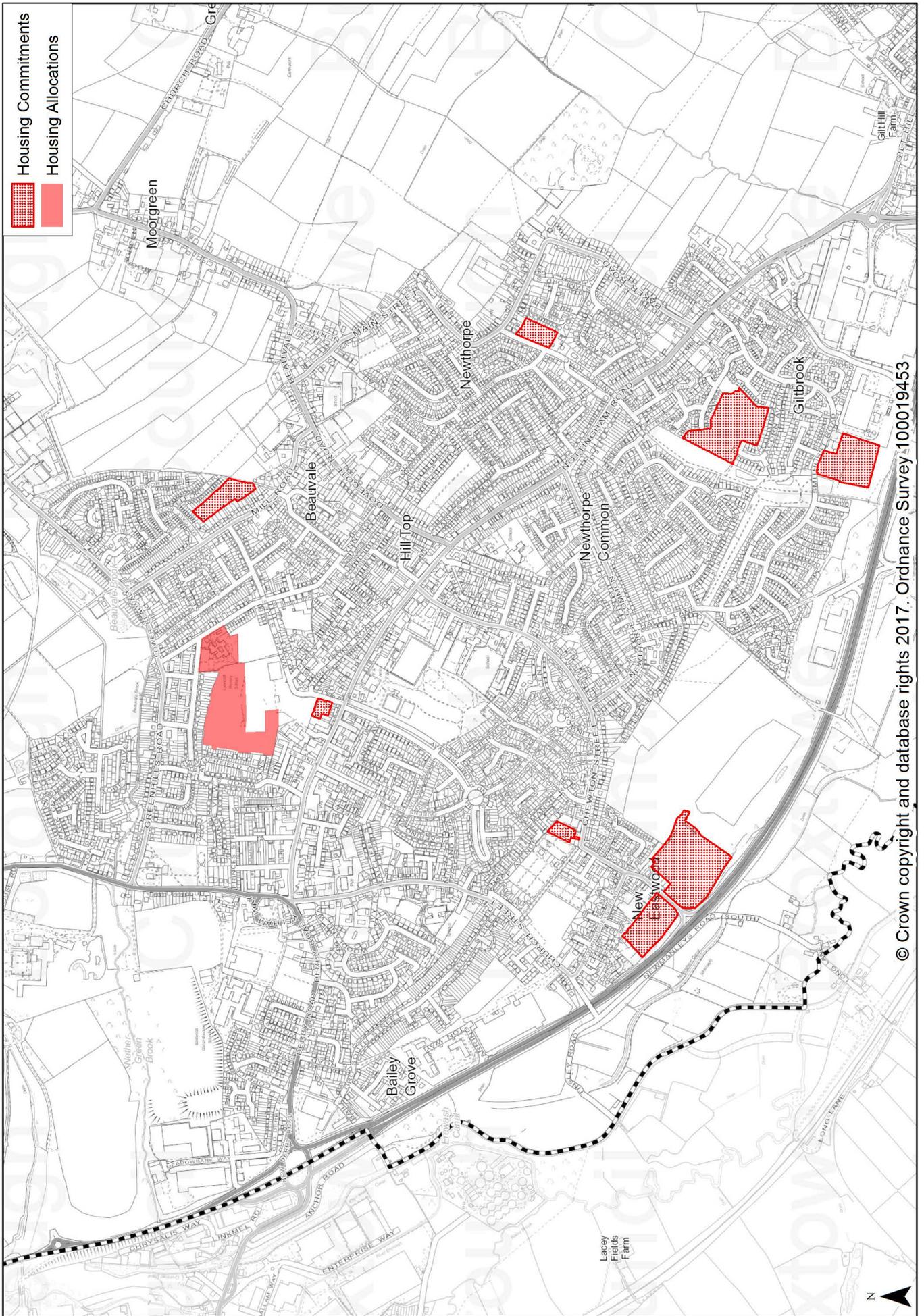
**2.42** The site identified in the policy has been allocated following a site selection process and consultation with local stakeholders. This process considered a number of sites both within and adjacent to the urban area including a mix of brownfield and greenfield sites.

### What the Sustainability Appraisal says

**2.43** The site allocation has been assessed against reasonable alternatives and provides sustainable development with no significant negative impacts which cannot be sufficiently mitigated.



All policies should be read in conjunction with the Local Plan Part 1 – Broxtowe Borough Aligned Core Strategy. No policy should be applied in isolation; account will be taken of all relevant policies.



## Policy: 6.1 Walker Street, Eastwood

**2.44** The site is located centrally within Eastwood within the urban area. The site is within the ownership of Nottinghamshire County Council and is predominantly brownfield. The site contains the existing Lynncroft Primary School which is proposed for relocation within the existing site to the north.

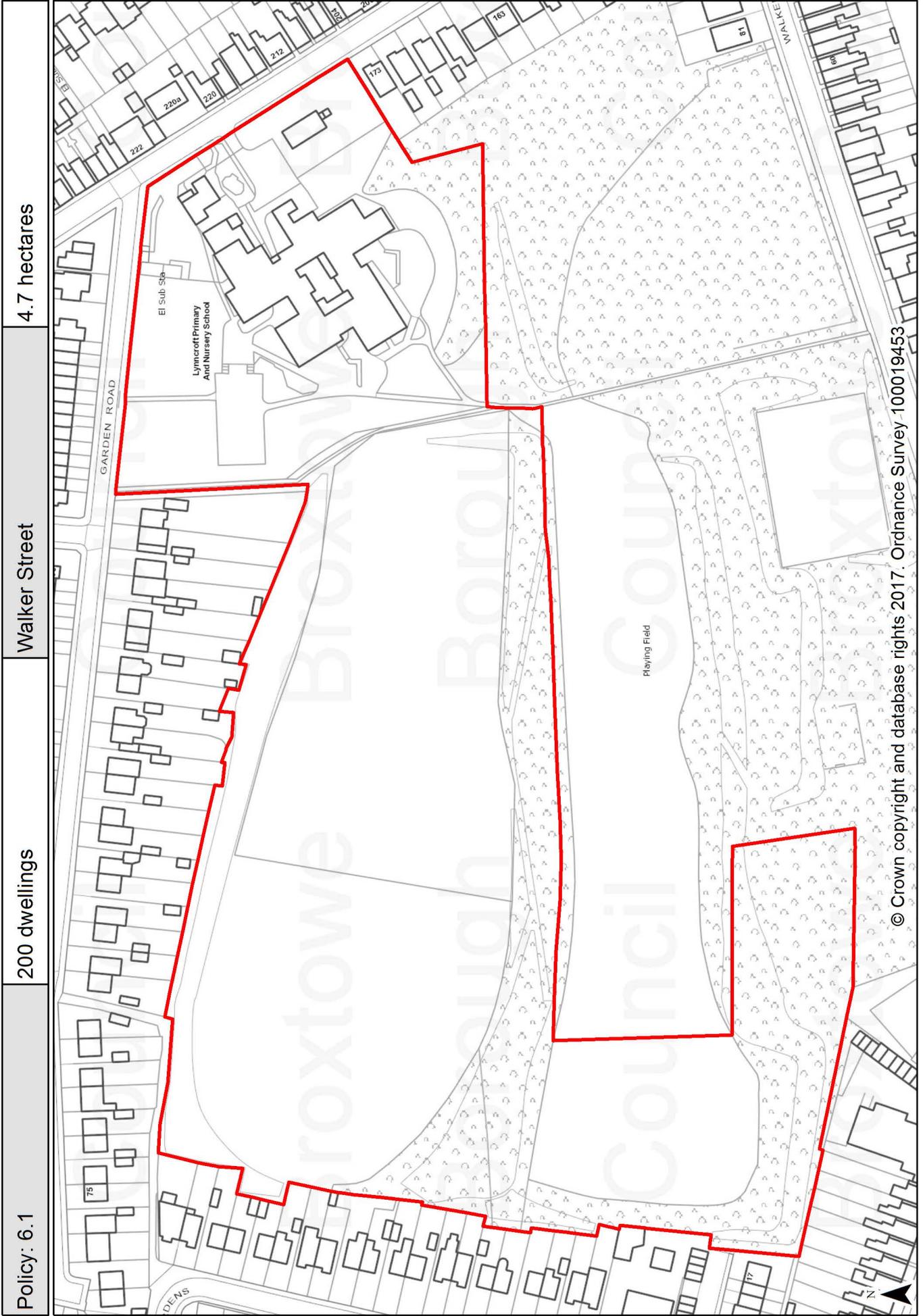
**2.45** The following key development requirements must be met.

### Key Development Requirements:

- 200 homes.
- Retain 'the Canyons' as open space.
- Maintain views of D H Lawrence heritage from Walker Street as part of the D H Lawrence heritage trail.
- Redevelop Lynncroft Primary school on Walker Street site frontage.
- Enhance Green Infrastructure corridors via the D H Lawrence heritage trail.

### Key Development Aspirations;

1. Mitigate highways impact on wider road network to ensure that congestion is not made worse than currently exists.



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## Kimberley:

### Strategic policy context

[Aligned Core Strategy Policy 2: The Spatial Strategy](#)

### What the Aligned Core Strategy says

Policy 2.2 sets out the broad spatial strategy of new homes around Broxtowe Borough. It identifies Kimberley as a key settlement for growth.

Policy 2.3 distributes up to 600 homes at Kimberley.

**2.46** Kimberley is located to the west of Nottingham between Nuthall and Eastwood. It is an ancient settlement recorded in the Domesday book. Kimberley developed historically as a result of the local coal mining, brewing and lace making industry with the former brewery still present as a landmark of the town.

## Policy 7: Kimberley Site Allocations

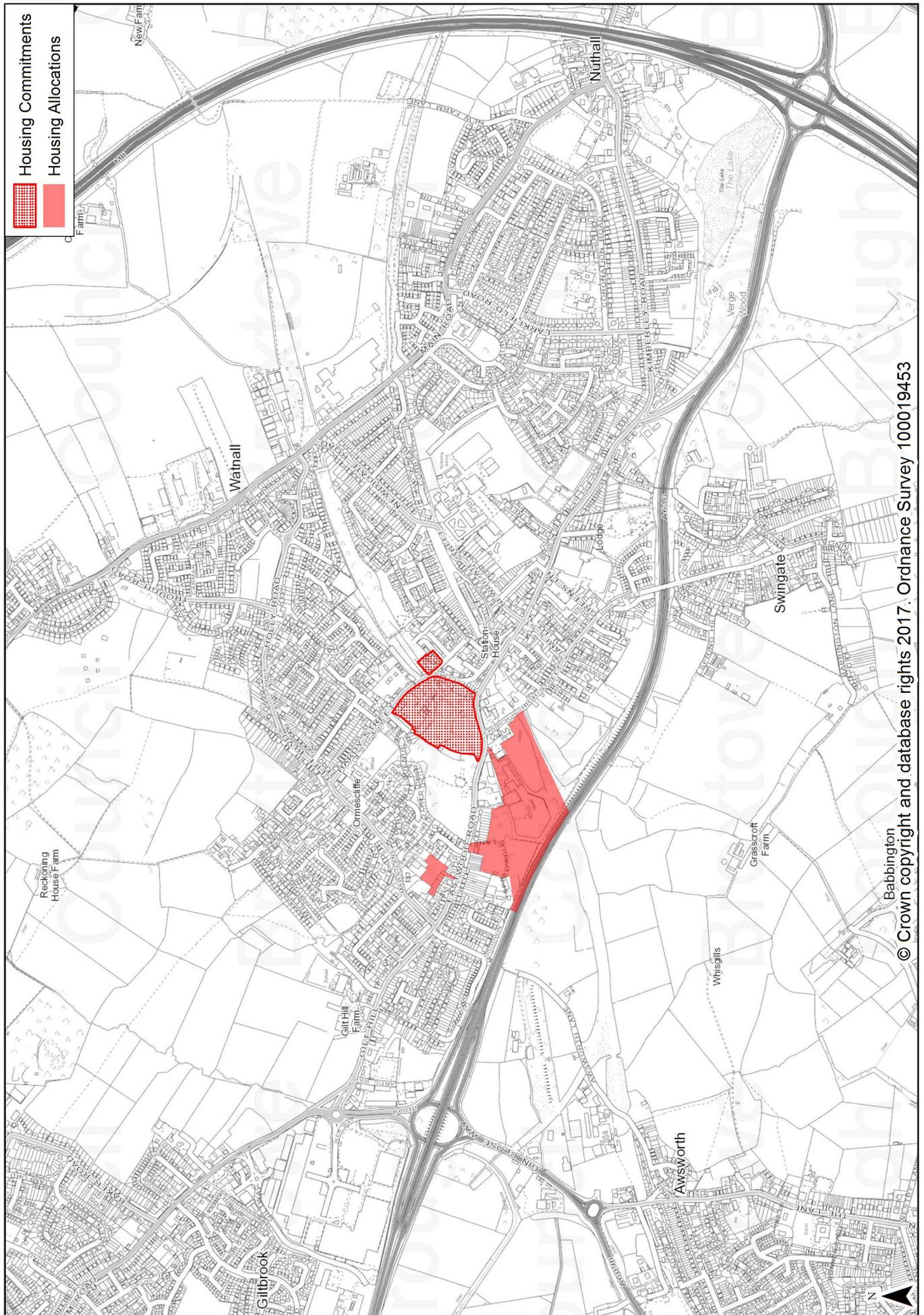
The following sites are allocated for residential development, as shown on the Policies Map:

- Policy: 7.1 Land South of Kimberley including Kimberley Depot: 105 homes
- Policy: 7.2 Land south of Eastwood Road, Kimberley: 40 homes
- Policy: 7.3 Eastwood Road Builders Yard, Kimberley: 22 homes

### Justification

**2.47** The sites identified in the policy have been allocated following a site selection process and consultation with local stakeholders. This process considered a number of sites both within and adjacent to the urban area including a mix of brownfield and greenfield sites. It is considered that there are exceptional circumstances required to amend the boundary of the Green Belt to allow residential development.





## Policy: 7.1 Land south of Kimberley including Kimberley Depot

**2.48** The site is located to the south west of the settlement and is contained by the disused railway embankment to the south east, existing residential properties to the east, an additional housing allocation and a road to the north and the A610 to the south west. The site is a mix of brownfield and greenfield which currently contains an existing Council refuse vehicle depot.

**2.49** The following key development requirements must be met.

### Key Development Requirements:

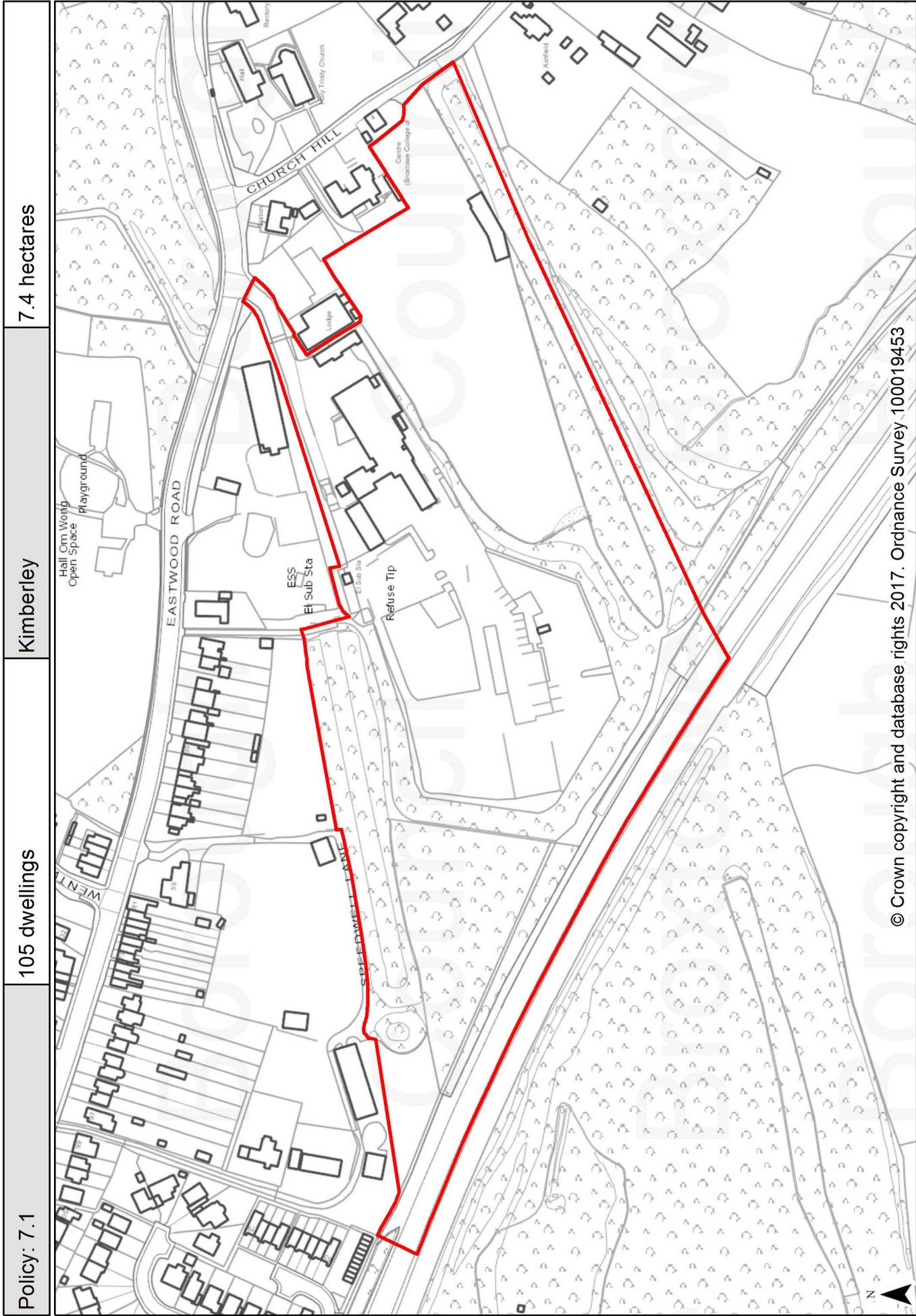
- 105 Homes.
- Enhance Green Infrastructure corridors by linking urban areas of Kimberley to the north and east.
- Vehicular access to the site to be obtained through existing 'Kimberley Depot' access.
- Enhance bus routes adjacent to site.

### Key Development Aspirations;

1. Mitigate highways impact on wider road network to ensure that congestion is not made worse than currently exists.

### What the Sustainability Appraisal says

**2.50** The site allocation has been assessed against reasonable alternatives and provides sustainable development with no significant negative impacts which cannot be sufficiently mitigated.



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## Policy: 7.2 Land south of Eastwood Road

**2.51** The site was formerly allocated for housing development in the 2004 Local Plan and is located to the south west of the settlement. It is now contained by an additional housing allocation to the south (H7.1) and existing residential properties to the east and west with Eastwood Road to the north. The site is predominantly greenfield and is used for grazing with a residential road frontage.

**2.52** The following key development requirements must be met.

### Key Development Requirements:

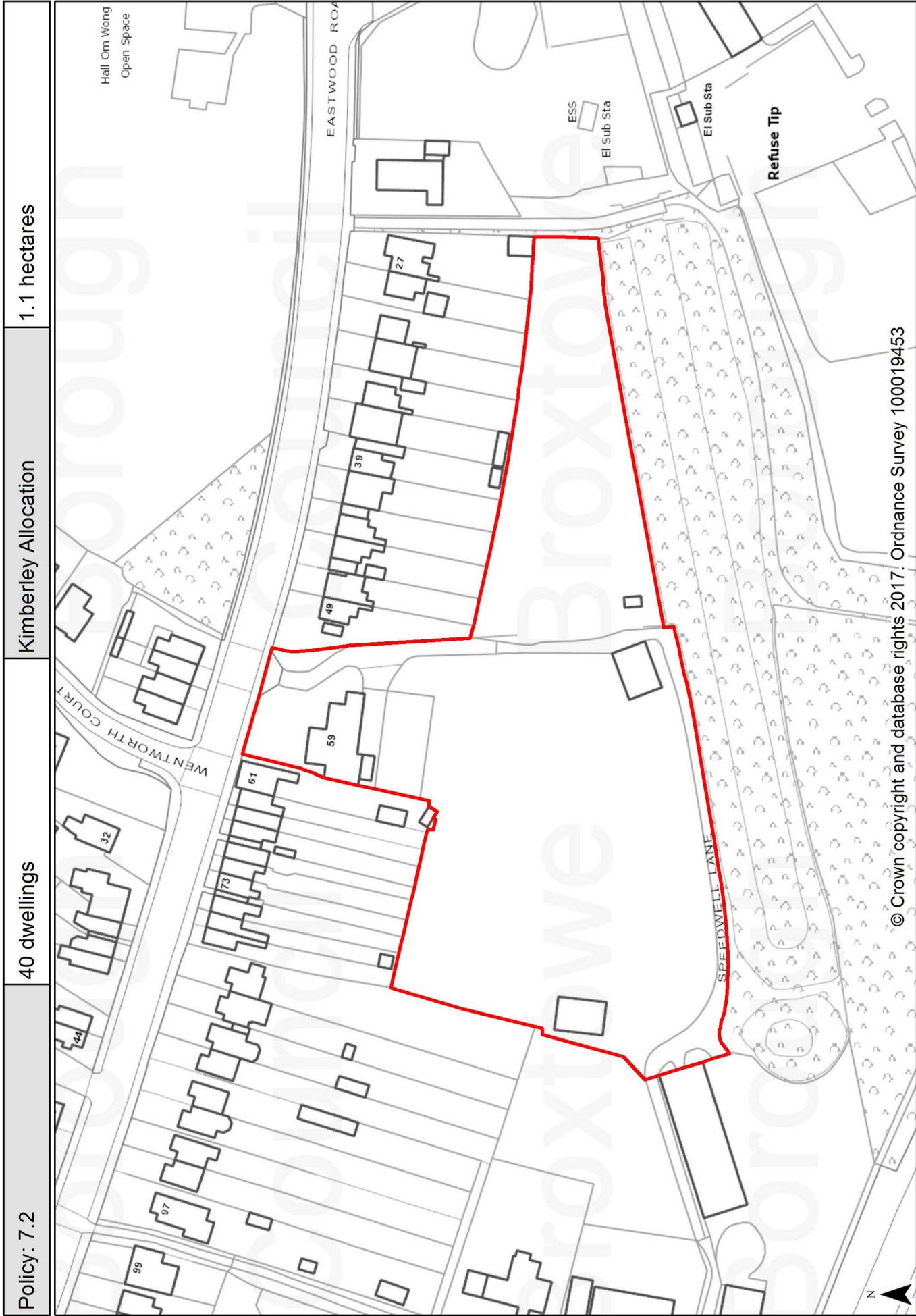
- 40 Homes.
- Enhance Green Infrastructure corridors by linking urban areas of Kimberley to the north and east.
- Vehicular access to be obtained from Eastwood Road.
- Enhance bus routes adjacent to site.

### Key Development Aspirations;

1. Mitigate highways impact on wider road network to ensure that congestion is not made worse than currently exists.

### What the Sustainability Appraisal says

**2.53** The site allocation has been assessed against reasonable alternatives and provides sustainable development with no significant negative impacts which cannot be sufficiently mitigated.



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## Policy: 7.3 Builders Yard, Eastwood Road

**2.54** The site was formerly allocated for housing development in the 2004 Local Plan. The site is located to the south west of the settlement and is contained on all sides by existing residential development. The site is predominantly brownfield and contains a former builders yard and garages.

**2.55** The following key development requirements must be met.

### Key Development Requirements:

- 22 Homes.
- Vehicular access to be obtained from Eastwood Road.

### Key Development Aspirations;

1. Mitigate highways impact on wider road network to ensure that congestion is not made worse than currently exists.

### What the Sustainability Appraisal says

**2.56** The site allocation has been assessed against reasonable alternatives and provides sustainable development with no significant negative impacts which cannot be sufficiently mitigated.

Policy: 7.3

22 dwellings

Builders Yard Eastwood Road

0.5 hectares



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### Monitoring Information:

**2.57** The net number of new dwellings in the Main Built up Area and each of the Key Settlements will be monitored and reported annually in the [Annual Monitoring Report](#) (AMR).

**Table 2**

Target	Indicator
6150 new homes in Broxtowe by 2028	Net additional homes in Broxtowe
Minimum of 3800 new homes in the Main Built up Area by 2028	Net additional homes in the Main Built up Area
Up to 350 new homes in Awsworth by 2028	Net additional homes in Awsworth
Up to 150 new homes in Brinsley by 2028	Net additional homes in Brinsley
Up to 1250 new homes in Eastwood by 2028	Net additional homes in Eastwood
Up to 600 new homes in Kimberley by 2028	Net additional homes in Kimberley



All policies should be read in conjunction with the Local Plan Part 1 – Broxtowe Borough Aligned Core Strategy. No policy should be applied in isolation; account will be taken of all relevant policies.

# Housing Trajectory

Table 3

	2011 2012	2012 2013	2013 2014	2014 2015	2015 2016	2016 2017	2017 2018	2018 2019	2019 2020	2020 2021	2021 2022	2022 2023	2023 2024	2024 2025	2025 2026	2026 2027	2027 2028	TOTAL
Past Completions (Net)	140	67	150	78	100	285												820
MBA SHLAA Sites							246	157	232	215	160	110	125	20				1265
MBA Allocations								50	250	430	450	390	453	176	170	180	180	2729
Awsworth SHLAA Sites							20	10	10	10	10	10	10	5	6			91
Awsworth Allocations										100	100	50						250
Brinsley SHLAA Sites							2							1	21			24
Brinsley Allocations										55	55							110
Eastwood SHLAA Sites							96	100	96	80	80	29	32	25				538
Eastwood Allocations								50	50	50	50							200
Kimberley SHLAA Sites							34	50	43	39			77	10				253
Kimberley Allocations											40		22	84	13	8		167
Other Rural																		0
Windfall Allowance								30	30	30	30	30	30	30	30	30	30	300
Total Projected Completions	140	67	150	78	100	285	398	447	711	1009	975	619	749	351	240	218	210	6747
Cumulative Completions	140	207	357	435	535	820	1218	1665	2376	3385	4360	4979	5728	6079	6319	6537	6747	6747
PLAN – Annual Housing Target	140	60	360	360	360	360	360	430	430	430	430	430	400	400	400	400	400	6150
PLAN - Housing Target (Cumulative)	140	200	560	920	1280	1640	2000	2430	2860	3290	3720	4150	4550	4950	5350	5750	6150	6150
MONITOR - Dwellings above or below cumulative housing target	0	7	-203	-485	-745	-820	-782	-765	-484	95	640	829	1178	1129	969	787	597	597
Remaining Years	17	16	15	14	13	12	11	10	9	8	7	6	5	4	3	2	1	

All policies should be read in conjunction with the Local Plan Part 1 – Broxtowe Borough Aligned Core Strategy. No policy should be applied in isolation; account will be taken of all relevant policies.

## 2b. Beyond the Plan Period

### Strategic policy context

[Aligned Core Strategy Policy 2: The Spatial Strategy](#)

### What the Aligned Core Strategy says

Policy 2.3 iii) allocates a strategic location for growth on land east and west of Toton Lane including Toton Sidings in the vicinity of the proposed HS2 station at Toton, in Broxtowe. The plan specified that the allocation should include a minimum of 500 homes with the appropriate mix of this and other development to be determined in the part 2 local plan.

## Policy: 3.2 Land in the vicinity of the HS2 Station at Toton

The following site is allocated for mixed use development, as shown on the Policies Map:

- Policy: 3.2 Land in the vicinity of the HS2 Station at Toton

### Key Development Requirements within the plan period

- 500 Homes of a minimum net density of 40 dwelling to the hectare and associated infrastructure to deliver this
- Limited local retail provision of a scale that does not compete with the retail offer in nearby centres including Long Eaton, Stapleford and Sandiacre..

### Key Development Requirements beyond the plan period

- The development of an innovation village comprising the following minimum and to be confirmed as part of the review of the Greater Nottingham Aligned Core Strategies:
- Minimum of 18,000 square metres of B class employment space towards the western side of the site around the hub station. This development will be provided as part of a mix of uses including tall buildings along the key north / south gateway between the HS2 Station and Stapleford.
- Minimum of 16ha Open Space, to incorporate Green Infrastructure of sufficient width and quality to provide attractive and usable links between Hobgoblin Wood in the east and Toton Fields Local Wildlife Site in the west and the Erewash Canal, which will blend with a high quality built environment.
- An integrated local transport system that facilitates access enhancements to the station from the two gateway towns of Long Eaton to the south (in Erewash Borough) and Stapleford to the north.
- Safeguarded route for a NET tram extension and vehicular access to the HS2 station (including access from the A52).

- Tram extension to terminate at a level which facilitates the future tram extension beyond the station.
- An integrated traffic system that flows well including proper consideration of access both from Long Eaton and Stapleford.
- Additional land for community facilities including education and the provision of a Leisure Centre (if required)..

## Key Development Aspirations;

1. An aspiration to facilitate with the moving of the electricity substation and sewage works to ensure a more comprehensive and high quality development.

## Justification

**2b.1** There has been extensive work and consultation in relation to development in this location over several years. The Local Plan Policy now defines the area to be removed from the Green Belt as the site. This is shown in the plan on page 66.

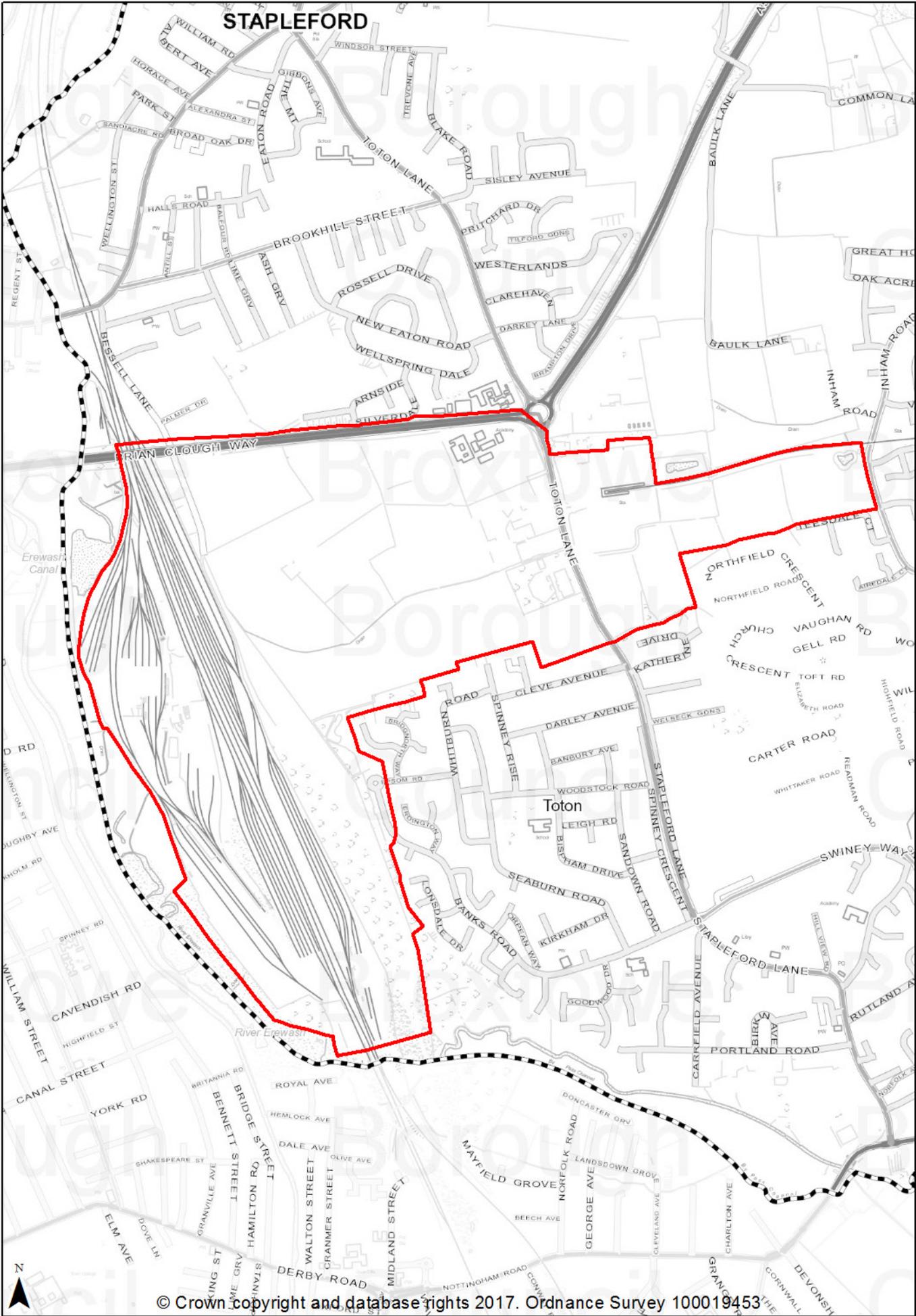
**2b.2** On 15 December 2015 the Broxtowe Cabinet resolved;

- The amount, location mix and site boundaries of development to be put forward as a site specific allocation to be progressed as part of the Broxtowe Part 2 Local Plan.
- The content of this (Cabinet)report, together with relevant background information previously reported to the June and July 2015 HS2 Toton Advisory Committees, is published as an interim policy framework to aid decision takers for this strategic location prior to the adoption of the Broxtowe Part 2 Local Plan

## Vision

**2b.3** The vision for the site is:

- Planned development that uses the locational advantages of the hub station to strengthen and reinforce the roles of existing settlements across the east midlands.
- Establishment of a major new high tech research/institute adjacent to the hub station which adds value to the existing east midlands offer.
- Well-integrated high quality mixed tenure housing and employment development (including provision for relocated businesses), which makes best use of the land around the hub station and reflects the policy and aspirations in the Aligned Core Strategy.
- The avoidance of major retail development that would undermine the role of existing centres.
- Maintenance of the integrity of the Derby-Nottingham Greenbelt west of the M1.
- Continuing to invest in infrastructure elsewhere that supports the roles of existing settlements.



STAPLEFORD

Toton

**2b.4** This can be delivered by an “innovation village” concept adjacent to the station within a flexible framework of interconnected transport and green infrastructure connections. The more detailed aspirations for discussion are given below and these follow from consultation work as part of the [Aligned Core Strategy](#) and beyond, work on the emerging East Midlands Growth Strategy and includes more recent discussions with representatives of the Chetwynd Neighbourhood Forum.

## Community Provision

**2b.5** Aspirations:

- Provide space for provision of an expanded or potentially relocated George Spencer Academy including a new Primary School.
- Provide space for provision of a relocated Leisure hub with space for a Leisure centre including indoor sports centre and 25m swimming pool and outdoor sports pitches .
- Provide a new community centre.
- Provide a new health centre.
- Provide a new neighbourhood scale retail centre.

## Traffic / Transport / Connectivity

**2b.6** Aspirations:

- A system that flows well for all modes of transport including proper consideration of access both from Long Eaton and Stapleford, and how the HS2 site will connect and complement development at the Chetwynd Barracks site. As a minimum this will include good connectivity for cycling and pedestrians from the northern end of Chetwynd Barracks to access the tram and HS2 station via a network of interconnected Green Infrastructure. It will also enable the provision of high quality transport links to the other nearby centres in Broxtowe and Erewash, the three city centres of Derby, Leicester and Nottingham, the airport and strategic rail connected development at Roxhill in Leicestershire to the south and towns in East Derbyshire and West Nottinghamshire to the north.
- Maximise the potential for trips to and beyond the station to be achieved through non-private car modes of transport. This should include:
  - Tram extension to HS2 station which should be high level access and complete prior to the opening of the station. It should be designed in such a way as to allow for its potential expansion to Long Eaton, Derby and East Midlands Airport. This will need to include a bridge over the station of sufficient size to accommodate different modes of transport which in addition to the tram would be bus, car, cycle and pedestrian.
  - Safe and attractive pedestrian and cycling links between new and existing communities including Toton, Long Eaton, Stapleford and Sandiacre utilising attractive routes though the location to the HS2 hub and neighbouring areas.
- A hierarchy of attractive routes and interconnected places should be created. Green routes should be provided and, where necessary, preserved and enhanced to assist with this including the Erewash Valley/Canal and additional green space to the north of existing settlements at Toton and

Chilwell and to the south of Stapleford.

- Pedestrian access should be provided to the station from the east with an additional secondary western access. This should include a safe route over the station.
- In terms of cycling provision, development should be compatible with future north-south and east-west segregated cycle routes. Cycling should be made a viable option for accessing the hub from within a five mile radius. NET extensions should incorporate a tram-side shared path (to extend to Derby if the tram is extended this far).
- Bessell Lane should be incorporated in plans to access the station and significant improvements will need to be made to the quality of the public realm to encourage better connections to Stapleford Town Centre and to assure the quality of the cycling provision on this north-south route including extension of Midland Street, Long Eaton. On a wider scale the plan to open Bennerley Viaduct should be taken into account with its potential to create wider major leisure routes attracting visitors to use Toton Hub as a starting point for cycling tours. A link should be provided to national cycle route 6 along the Erewash Canal directly to the HS2 Hub station.
- Private vehicle access to the station to be provided via the A52, terminating in ideally underground parking or failing this a multi-storey car park to serve the station.
- Good quality transport links from the HS2 station to nearby town centres including a north/south link road to provide local vehicle, walking and cycling access to the station and to facilitate through bus services.
- Onward rail service connections to other principal East Midlands Stations.
- The provision of a comprehensive and well contained transport interchange in very close proximity to the station and ideally being contained entirely on HS2 operational land.
- Prevent overspill parking in existing residential areas when the station is operational. This may include Toton to become 'residents only parking' area to mitigate issues with Station/Tram traffic.

## Green Infrastructure

### 2b.7 Aspirations:

- Extensive multi-purpose interconnected Green Infrastructure routes to be provided to connect areas of growth and existing communities all of which should be of sufficient width and quality to provide attractive and useable links in the following locations:
  - Along the southern boundary of the location north of existing communities of Toton and Chilwell between Hobgoblin Wood in the east and Toton Fields Local Wildlife Site in the west;
  - Along the northern boundary of the location south of Stapleford;
  - Along the Erewash Canal to the west of the location (incorporating flood mitigation on the low lying Sidings part of the site);
  - Along a north/south corridor immediately to the west of Toton towards Bessell Lane.
- A new primary route through the centre of the location linking development areas to the HS2 Hub linking to a high quality 'station square' as part of a new attractive principal pedestrian route.

- No loss of TPO trees and extensive additional planting to be undertaken at appropriate locations to enhance provision as wildlife corridors of varying widths.
- Multi use sporting provision should be provided in appropriate locations ideally adjacent to the school for use by school children and others.

## Economic development

### 2b.8 Aspirations:

- The creation of an innovation village to provide significant numbers of new high skilled jobs to drive economic development in the immediate area and the wider region.
- The provision of iconic tall buildings in close proximity to the station and on the western edge of the higher land further west. This is to provide suitable premises for economic ambitions to be met in a flexible format to allow for, and encourage, a mix of uses and also to provide a visual link to the northern gateway of the site leading to Stapleford Town Centre and in doing so encourage additional investment in, and enhancements to, Stapleford Town Centre.
- This development may include large scale conferencing facilities, university research/development provision, possible potential for hotels and other high tech developments seeking premises in proximity to a HS2 station.

## School / Leisure

### 2b.9 Aspirations:

- Option to provide space on the eastern side of Toton Lane for a 'South Broxtowe Leisure Hub', if required. This would include a new Leisure Centre and associated indoor and outdoor facilities and a relocated GSA School campus.

## Housing

### 2b.10 Aspiration:

- 500 housing units provided as part of a high quality mixed use development with a minimum net density of 40 dwelling per hectare.

## Land Assembly

### 2b.11 Aspiration:

- Provide a School site of sufficient scale to accommodate the full educational needs of 3 to 18 year olds at George Spencer Academy within the strategic location and potentially as part of a school/Leisure hub on the eastern side of Toton/ Stapleford Lane.
- Relocate the plant nursery, electricity substation, sewage works and Network Rail/ DB Schenker off site.

## Delivery

Key concepts-

**2b.12** An “Innovation village” within a mixed use campus that provides high quality living, working and socialising space without a rigid zoning system between one area and another. The site is split into three broad areas which do not have rigid boundaries and instead form linked parts of an integrated place.

### West

**2b.13** Area 1 around the station is a low valley and development here may be able to incorporate tall buildings within a campus setting. Such buildings would be linked with the extensive network of Green Infrastructure and transport connections detailed above and will include a bridge over the railway line. These buildings could include landmark development onto the higher level of the site announcing the route towards Stapleford and the northern gateway of the site onto the A52. On the basis of 40% plot coverage and buildings of between 4 to 6 storey high, there will be the potential to accommodate 1,000,000 square metres of floorspace in this area which lends itself to a mix of uses blended into an extensive network of Green Infrastructure including that to the west along the Erewash River and Canal. This area will contain a multi modal transport hub adjacent to a new station square and will include local north/ south connections over the station to link Long Eaton to the south with Stapleford and Sandiacre to the north, via a significantly enhanced Bessell Lane northern gateway to the site.

### Central

**2b.14** Area 2 would be the western part of the high plateau to the west of Toton/ Stapleford Lane and could incorporate lower buildings including the 500 homes as part of a community hub. The density of housing could still be increased above that in the surrounding areas and could include a transition both in scale and use of buildings from the taller more innovation focussed uses to the west to the housing development in this central portion of the site. As with the area further west the buildings in this location would be linked with the same network of Green infrastructure and transport and it is within this area that the tram would be extended to the station, possibly on a segregated route. The station would be accessed from the A52 within this area, and with the relocation of the school and sewage treatment works there will be scope for further large scale gateway buildings fronting onto the A52. In the residential offer there will be provision for accommodation for different ages including the elderly, and the neighbourhood centre and community building would be in this location likely to be opposite the tram terminus. If the school remains on its current site, space will be provided for a school extension including a new primary school, although the provision of a new school campus if feasible would free additional space for transport infrastructure if needed and/ or additional economic development at this northern gateway to the site.

## East

**2b.15** Area 3 would be the eastern part of the high plateau to the east of Toton/ Stapleford Lane could comprise a Leisure / education hub, with the potential of relocating Park and Ride. Whether the park and ride remains in the current location or not, there remains space to incorporate a Leisure and education hub to the south of this whilst maintaining sufficient space to link the Chetwynd development with this development area. It will be a decision for Broxtowe to take.

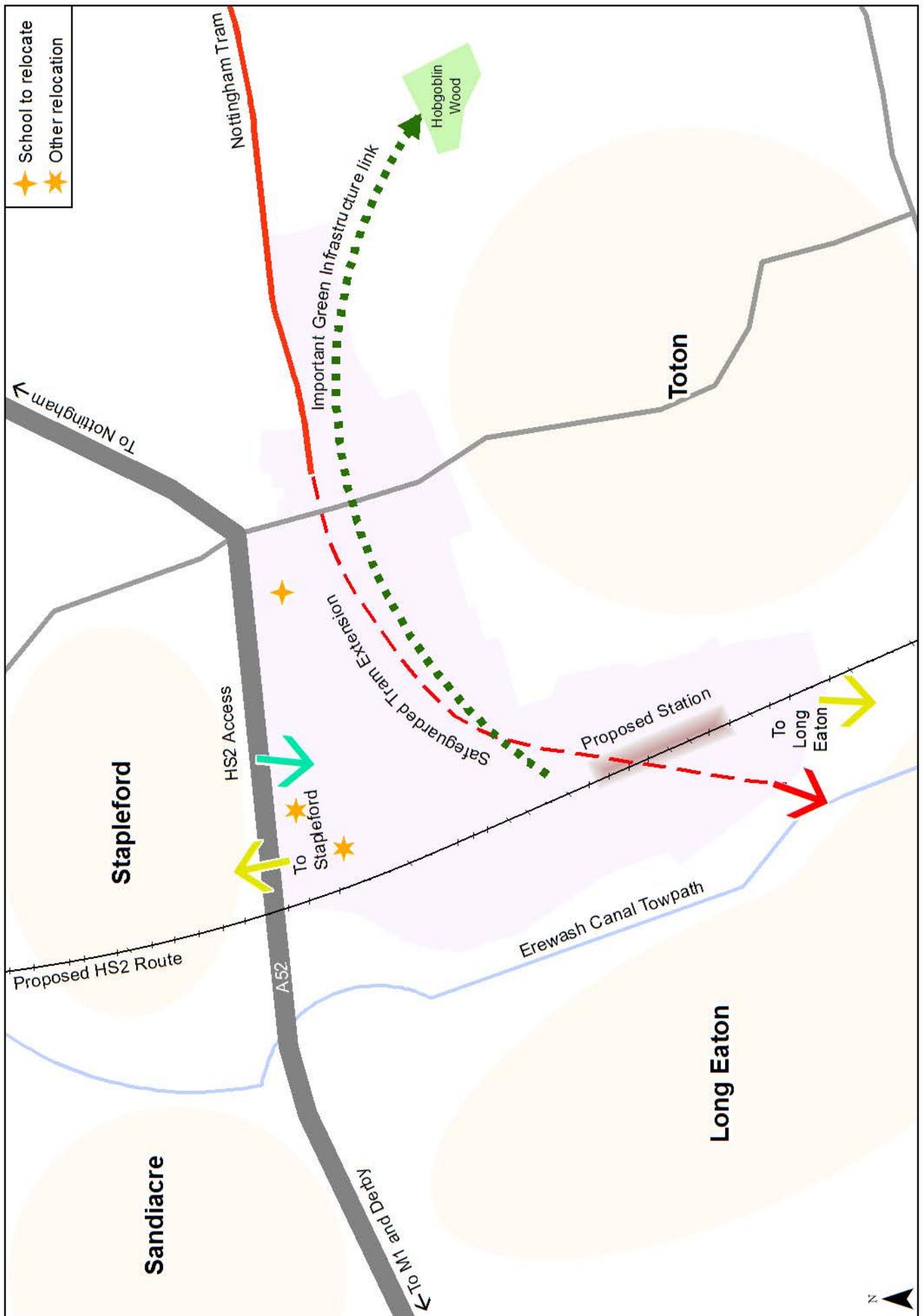
### **What the Sustainability Appraisal says**

**2b.16** The site allocation has been assessed against reasonable alternatives and provides sustainable development with no significant negative impacts which cannot be sufficiently mitigated.

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# Aligned Core Strategy Policy 3. The Green Belt

## Strategic policy context

[Aligned Core Strategy Policy 3: The Green Belt.](#)

## What the Aligned Core Strategy says

Policy 3 says that Part 2 Local Plans will review Green Belt boundaries; however it does not give guidance on part 2 policies for development within the Green Belt.

## Policy 8: Development in the Green Belt

1. The boundaries of the Green Belt in Broxtowe are as defined on the Policies Map.
2. Applications for development in the Green Belt will be determined in accordance with the [NPPF](#), as supplemented by the following Broxtowe-specific points.
3. Proposals for diversification of the rural economy will be supported provided that they comply with the relevant parts of paragraphs 89 and 90 of the [NPPF](#).
4. 'Disproportionate additions' to a building will be treated as those that exceed 30% of the volume of the original building.
5. The health and well-being benefits of changes of use of open land to outdoor sport and outdoor recreation will constitute 'very special circumstances' which clearly outweigh the 'by definition' harm to the Green Belt, subject to assessment of their effect on the openness of the Green Belt, and on the purposes of including land in the Green Belt.
6. References to 'towns' in paragraph 80 of the [NPPF](#) will be treated as applying to settlements within the Main Built up Area of Nottingham and Awsworth, Brinsley, Cossall, Eastwood, Kimberley, Strelley and Trowell in line with Policy 3a of the Aligned Core Strategy.

## Justification

**3.1** With regard to point 4 of the policy, calculations of increases in volume will not include any existing outbuildings. The need for removal of permitted development rights will be considered on a case-by-case basis and with regard to particular aspects of the [General Permitted Development Order](#).

**3.2** The government and the Borough Council place considerable importance on promoting healthy communities. The [NPPF](#) does not indicate that any changes of use of open land are 'not inappropriate' in the Green Belt. However, the Council believes that in Broxtowe protection of the Green Belt can be combined with

supporting changes of use to outdoor sport and outdoor recreation in order to encourage healthy lifestyles, and this belief is recognised in point 5 of the policy. In assessing the impact of such proposals on the openness of the Green Belt, attention will be paid to detailed matters including the scale of the proposal and the parking and lighting arrangements.

**3.3** Among the national purposes of Green Belt are preventing neighbouring towns merging into one another and preserving the setting and special character of historic towns. In the case of the Nottingham-Derby Green Belt, a fundamental purpose is to prevent the merging of Nottingham and Derby, and in order to achieve this it is essential to prevent the merging of the towns and villages between the two cities, as recognised in [Policy 3 of the Aligned Core Strategy](#). In the absence of the local clarification provided by point 6 of the policy, it could be argued that the merging of villages in Broxtowe with neighbouring towns and villages might be acceptable. Similarly, several villages in Broxtowe have special historic character which needs to be protected by Green Belt policy. This clarification was included in the assessment criteria that was used in the [‘Preferred Approach to Site Allocations \(Green Belt Review\)’](#) consultation of February 2015, following previous consultation and agreement with Ashfield, Gedling and Nottingham City Councils.

**What the Sustainability Appraisal says**

**3.4** The policy has been assessed against reasonable alternatives and provides sustainable development with no significant negative impacts which cannot be sufficiently mitigated.

**What consultation responses say**

**3.5** In response to the [‘Issues and Options’](#) consultation, representations were made that the current policy should be retained and that rural diversification should be promoted. At the ‘Topics Workshops’ there were a variety of opinions expressed, with strong support for the protection of the Green Belt and consensus that sports facilities of an appropriate scale should generally be supported.

**Monitoring**

- The number of permissions granted contrary to Green Belt policy by the Council and by inspectors, together with the reasons for those decisions.



All policies should be read in conjunction with the Local Plan Part 1 – Broxtowe Borough Aligned Core Strategy. No policy should be applied in isolation; account will be taken of all relevant policies.

# Aligned Core Strategy Policy 4. Employment Provision and Economic Development

## Strategic policy context

[Aligned Core Strategy Policy 4: Employment Provision and Economic Development.](#)

## What the Aligned Core Strategy says

Policy 4h)ii) implies that Part 2 Local Plans will retain good quality existing employment sites. Paragraph 3.4.19 says that part 2 Plans will protect existing employment land and premises that are well-located and continue to meet the needs of modern businesses.

## Policy 9: Retention of good quality existing employment sites

1. Permission will be granted for the expansion, conversion or redevelopment of land and premises for employment purposes on allocated and protected employment sites, as identified on the Policies Map, provided:
  - a) The employment use is within Use Class B1 – B8 or sui generis use of a similar nature; and
  - b) The redevelopment provides the necessary quality of design, landscaping, parking and amenity in accordance with other policies in this Local Plan, having regard to the local environment and in particular the amenity of nearby and adjoining occupiers.
2. Permission will not be granted for the redevelopment or reuse of the site or premises for other purposes unless:
  - a) The quantity and quality of the existing employment floorspace is maintained or increased; or
  - b) The annual review of sites, published in the [SHLAA](#) indicates that the site or premises is not suitable for retention or redevelopment for B Class employment development; or
  - c) It is demonstrated that the site is not viable for its specified employment use.

## Justification

**4.1** The retention of good quality existing employment sites is essential to the well-being of the borough's economy and to the provision of local jobs for local residents. Inappropriate loss of these sites to other uses would be likely to require alternative employment sites to be developed; these would likely be in less accessible locations and may result in unnecessary loss of Green Belt land. The sites to be retained were the subject of careful analysis by the Council's Economic Development team in 2016, taking account of previous consultants' studies, and the results were set out in the Council's [Strategic Housing Land Availability Assessment 2015/16](#). The schedule of sites will be reviewed on an annual basis and any updates will be taken into account in future decision-making. The review

undertaken in late 2016 to inform the most recently published SHLAA indicates that the following sites, as shown on the Policies Map, are viable employment sites for B Class employment uses and should be retained for this purpose:

**Attenborough:**

- Chilwell Meadows Business Park, Brailsford Way
- Eldon Road Business Park

**Awsworth:**

- Gin Close Way

**Beeston:**

- Beeston Business Park Technology Drive
- Padge Road, Boulevard Industrial Park
- Lilac Grove
- Boots Campus Lilac Grove
- Evelyn Street
- The Poplars

**Bramcote:**

- Balloon Wood Industrial Estate, Coventry Lane

**Chilwell:**

- Simplex Knitting Co. 164 Bye Pass Road
- Chetwynd Business Park, Regan Way
- Factory Lane, Wilmot Lane and Holly Lane

**Cossall:**

- Cossall Industrial Estate, Soloman Road
- Robinettes Lane

**Eastwood:**

- Microlise Engineering Ltd, Farrington Way
- Meadowbank Court, Meadowbank Way
- Nottingham 26

**Giltbrook:**

- Giltbrook Industrial Park, Giltway
- Amber Trading Estate
- Essentra, Giltbrook Industrial Park, Giltway
- Birch Park, Halls Lane

**Newthorpe:**

- Moorgreen Colliery Site, Engine Lane, Moorgreen Industrial Park

**Nuthall:**

- Phoenix Park

**Stapleford:**

- Palmer Drive and Bessell Lane
- Former Dyeworks Site West End Street
- Pasture Road and Silicone Altimex
- New Road Industrial Estate
- Hickings Lane

**Strelley:**

- Strelley Hall

**Trowell:**

- Stapleford Road
- Eagle Mill, Ilkeston Road



### **Watnall:**

- Main Road, Fernwood Drive, Common Road and British Bakeries Ltd

**4.2** This policy provides detail on the principle of allowing existing employment sites to be redeveloped. Elsewhere in this Local Plan there are policies relating to design, neighbouring amenity, parking, heritage, ecology, landscaping and noise. These policies will be relevant in most cases to assess the detail of any redevelopment proposal.

**4.3** In order to demonstrate that a site is not viable for its specified employment use a detailed financial appraisal and evidence of appropriate marketing for a period of 12 months will be required.

### **What the Sustainability Appraisal says**

**4.4** The policy has been assessed against reasonable alternatives and provides sustainable development with no significant negative impacts which cannot be sufficiently mitigated.

### **What consultation responses say**

**4.5** In response to the '[Issues and Options](#)' consultation there was a representation that policy should consider the release of poor quality employment land and should recognise the importance of jobs that are not in the 'B' Use Classes. At the 'Topics Workshops' it was suggested that criteria for retention or release should include location, proximity to housing, occupancy, period of vacancy and reasons for vacancy.

### **Monitoring**

- The amount (floorspace and area) and type of B Class employment lost to other uses on the specified sites.
- The net gain and loss (floorspace and area) of B Class employment provision by type within the borough.



All policies should be read in conjunction with the Local Plan Part 1 – Broxtowe Borough Aligned Core Strategy. No policy should be applied in isolation; account will be taken of all relevant policies.

# Aligned Core Strategy Policy 5. Nottingham City Centre

5.1 No policies applicable to Nottingham City Centre.



All policies should be read in conjunction with the Local Plan Part 1 – Broxtowe Borough Aligned Core Strategy. No policy should be applied in isolation; account will be taken of all relevant policies.

# Aligned Core Strategy Policy 6. Role of Town Centres and Local Centres

## Strategic policy context

[Aligned Core Strategy Policy 6: Role of Town Centres and Local Centres.](#)

## What the Aligned Core Strategy says

Policy 6.1 sets the network and hierarchy for centre promotion with the Town Centre of Beeston being the highest in Broxtowe. This is followed by the District Centres of Eastwood, Kimberley, and Stapleford.

Policy 6.1 also says that Part 2 Local Plan will define centres of Neighbourhood Importance, where appropriate.

Policy 6.2 says that the boundaries of centres and primary shopping areas will be defined in the Part 2 Local Plan including the identification of sites for main town centre uses to meet identified need.

## Policy 10: Town Centre and District Centre Uses

### 1. Ground Floor

Within the Town Centre and District Centre boundaries, as defined on the Policies Map, permission will only be granted for development which:

- a) Comprises Use Class A1; or
- b) Comprises another '[main town centre use](#)' as defined in the NPPF, provided the class of use does not;
  - i. Result in over 10% of the ground floor frontage of the centre falling within this use class; or
  - ii. Result in over 50% of the primary frontage of the centre falling within a Use Class other than A1; and
  - iii. Result in an adverse impact on the vitality and viability of the centre.
- c) In all cases reasonable steps must be taken to secure the use of upper floors for a '[main town centre use](#)' as defined in the NPPF or residential.

### 2. Upper Floors

Within the Town Centre and District Centre boundaries, as defined on the Policies Map, permission will be granted for development which comprises a '[main town centre use](#)' as defined in the NPPF or residential.

## Justification

**6.1** Smaller area but higher density, increasing compactness, making it easier and more likely to walk from one side of a centre to the other, and increasing vitality and viability in this way.

**6.2** Reference to evidence in the Greater Nottingham Retail Assessment (GNRA) regarding town and district centre boundaries. Our amends go further than this but follows evidence from our own town centres team regarding sensible and logical boundaries (and not removing main retail uses from the town and district centres apart from Morrisons), seeks to result in more compact centres which focus retail and other main town centre uses in a smaller area, but combined with a proactive strategy to achieve main town centre uses and residential at upper floors which are significantly underutilised. The comparatively small reduction in town and district centre boundaries will be counterbalanced by a proactive strategy to secure main town centre uses in upper floors, and in proposals to secure high density (and high) development within Beeston Town Centre.

**6.3** Key Shopping Areas as outlined in the NPPF are, for the purpose of this document, include all of the town and district centres.

## What the Sustainability Appraisal says

**6.4** The policy has been assessed against reasonable alternatives and provides sustainable development with no significant negative impacts which cannot be sufficiently mitigated.

### Monitoring

- Proportion (shown as a percentage by use class) of A1 and 'main town centre' ground floor units within the Town and District Centre boundaries.
- Proportion (shown as a percentage by use class) of A1 and 'main town centre' units within the primary frontage of the Town and District Centres.
- Number and type of permissions granted at upper floor level for 'main town centre use' or residential within the Town and District Centre boundaries.



All policies should be read in conjunction with the Local Plan Part 1 – Broxtowe Borough Aligned Core Strategy. No policy should be applied in isolation; account will be taken of all relevant policies.

## Beeston Town Centre:

### Strategic policy context

[Aligned Core Strategy Policy 6: Role of Town Centres and Local Centres.](#)

### What the Aligned Core Strategy says

Policy 6.1 sets the network and hierarchy for centre promotion with the Town Centre of Beeston being the highest in Broxtowe.

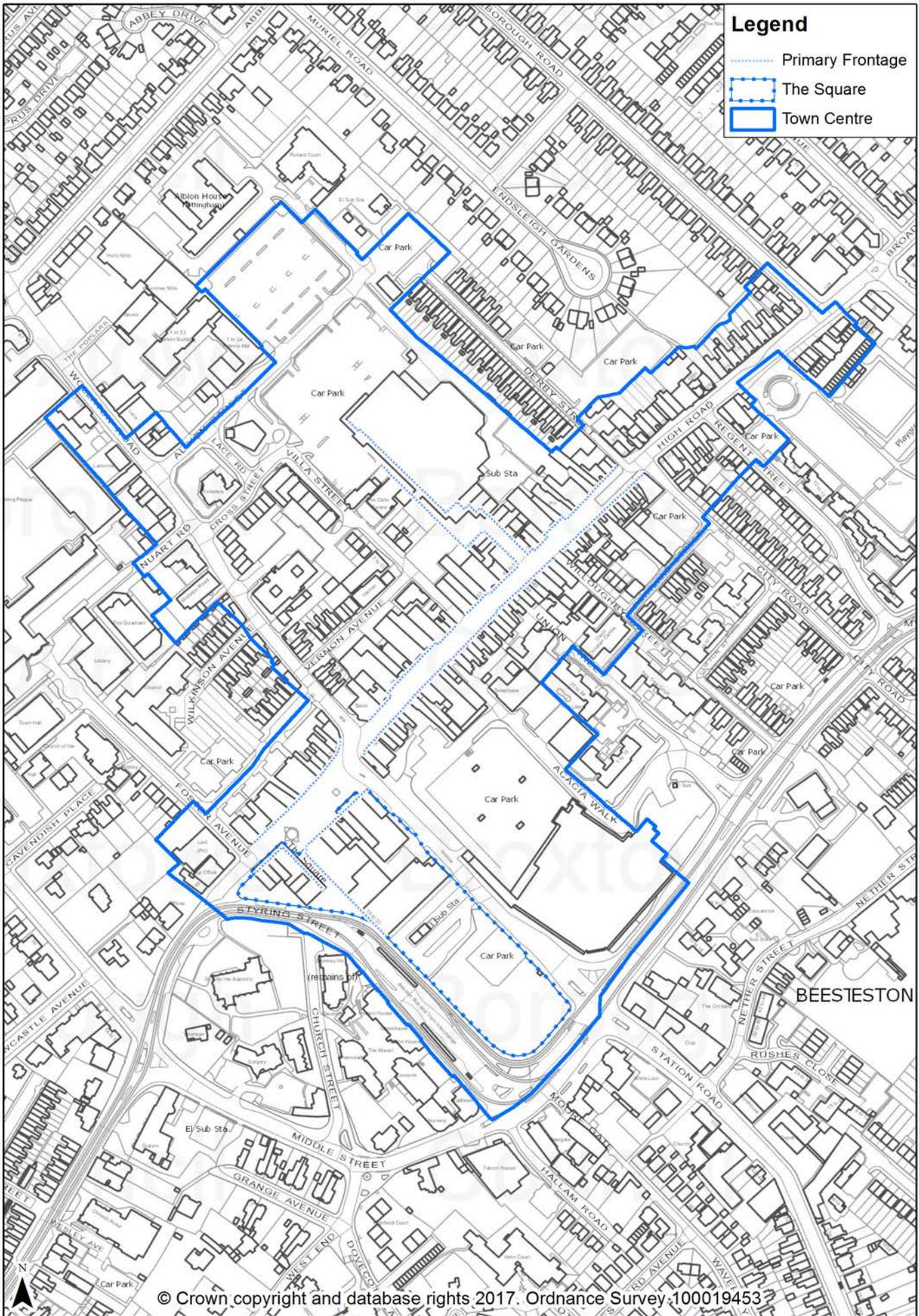
Policy 6.2 says that the boundaries of centres and primary shopping areas will be defined in the Part 2 Local Plan including the identification of sites for main town centre uses to meet identified need.

### Justification

**6.5** Beeston is a Town Centre currently with a 94% occupancy rate. It is proposed to amend the Town Centre boundary, with a contraction to the west and south west and a small enlargement to the north east to encourage residential development at ground floor level in suitable areas outside of the new boundary. This will not result in unmet retail need, as identified in the Greater Nottingham Retail Study.

**6.6** The restriction of 10% of non-retail uses will encourage the Council to assess schemes for particular types of non-A1 development on an individual basis.





## Policy 11: The Square, Beeston

The following site is allocated for mixed use, retail-led development, as shown on the Policies Map:

- Policy: 11 The Square, Beeston

**6.7** Phase 1 of the Town Centre redevelopment has recently been completed which around The Square shopping precinct, including a new 24/7 gym and retail units. Beeston is one of the UK's leading areas in terms of public transport modernisation with the recent extension of the Nottingham Express Transit tram line with a new bus and tram interchange in the town centre. The second phase of The Square is allocated for development.

**6.8** The following key development requirements must be met.

### Key Development Requirements:

- 100 homes (minimum).
- Cinema.
- Emphasis on evening economy.
- Public realm enhancements to the east.
- Landmark Buildings which provide a gateway into Beeston from the south and tram/bus terminus to the southwest.

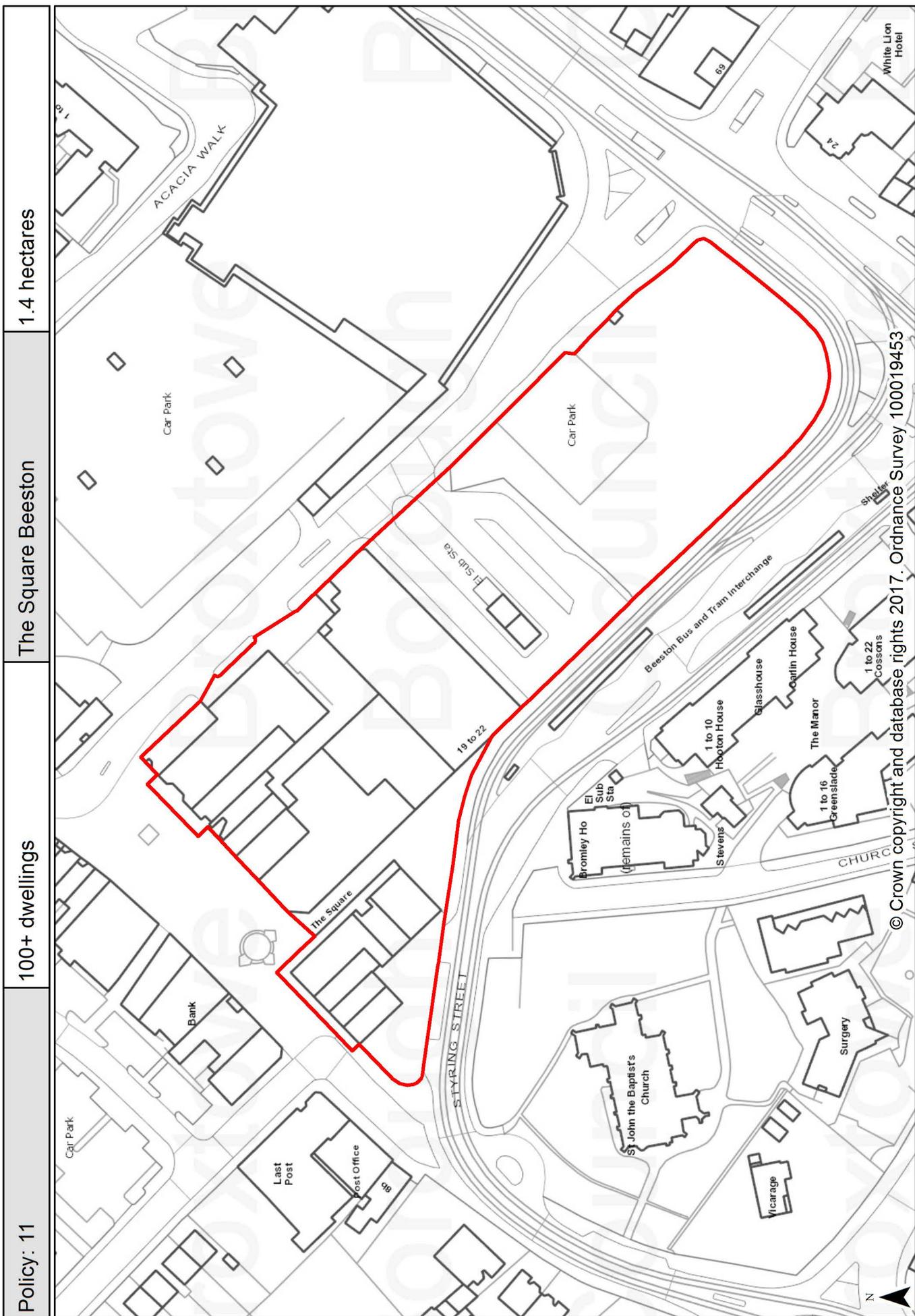
### Justification

**6.9** Beeston has the largest town centre in Broxtowe Borough, and is a popular retail centre with a diverse selection of independent shops and high street stores. It is important to ensure that new development increases the vitality and viability of the Town Centre. It is expected that the second phase of development will undergo an independent Design Review process and modify proposals accordingly to ensure the highest standard of design.

### What the Sustainability Appraisal says

**6.10** The policy has been assessed against reasonable alternatives and provides sustainable development with no significant negative impacts which cannot be sufficiently mitigated.





## Eastwood District Centre:

### Strategic policy context

[Aligned Core Strategy Policy 6: Role of Town Centres and Local Centres.](#)

### What the Aligned Core Strategy says

Policy 6.1 sets the network and hierarchy for centre promotion in Broxtowe. The District Centre of Eastwood is the second tier after Beeston.

Policy 6.2 says that the boundaries of centres and primary shopping areas will be defined in the Part 2 Local Plan including the identification of sites for main Town Centre uses to meet identified need.

Policy 6.5 says that Eastwood is considered to be in need of enhancement or to be under-performing.

### Justification:

**6.11** Eastwood is a District Centre currently with a 90% occupancy rate. It is proposed to contract the District Centre boundary to the west and south to encourage residential development at ground floor level in suitable areas outside of the new boundary. This will not result in unmet retail need, as identified in the Greater Nottingham Retail Study.

**6.12** The restriction of 10% of non-retail uses will encourage the Council to assess schemes for particular types of non-A1 development on an individual basis, this is particularly important for the District Centre.

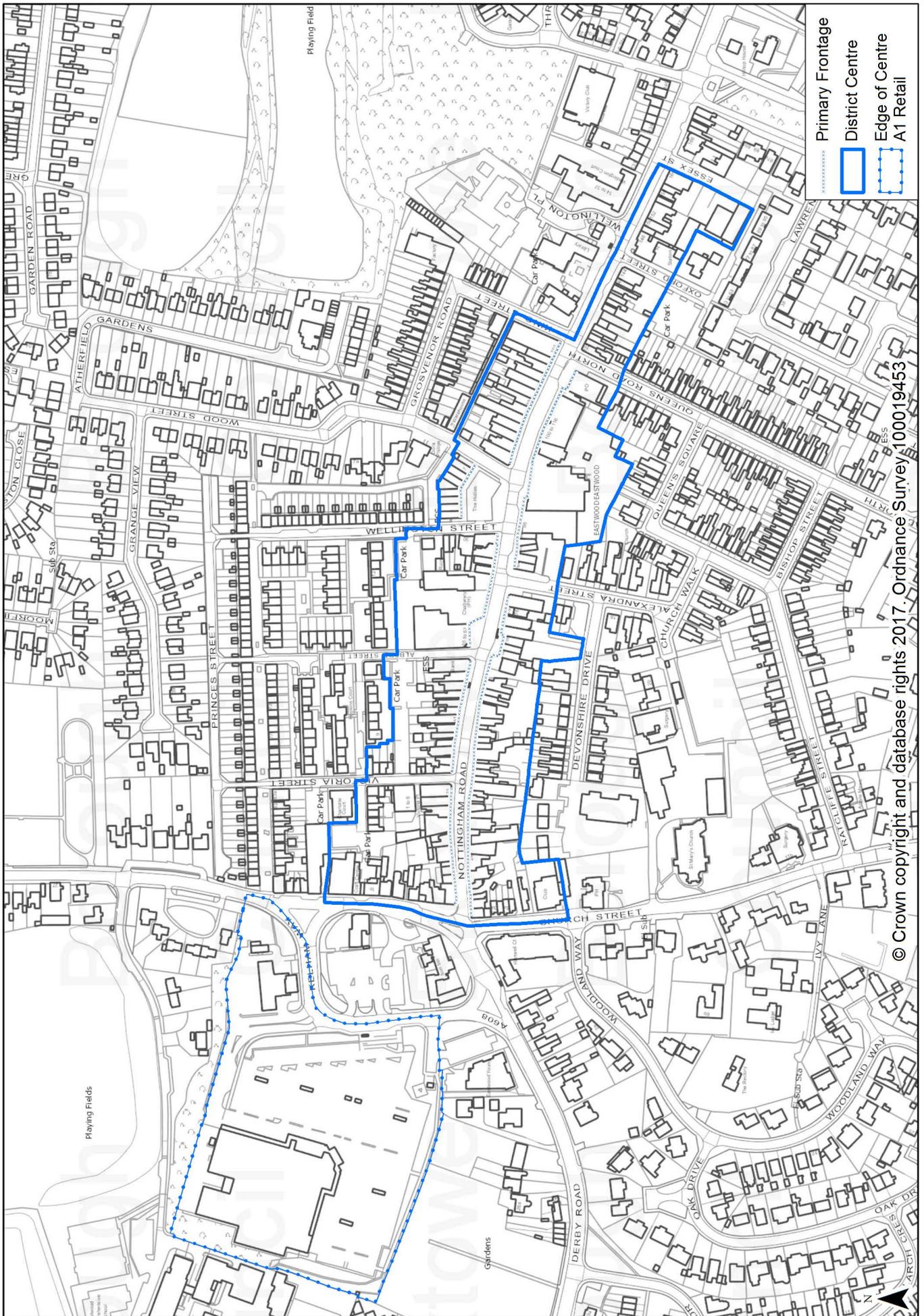


## Policy 12: Edge-of-Centre A1 Retail in Eastwood

Permission will be granted for limited alterations and extensions to the edge-of-centre A1 retail area currently in use as a Morrisons Supermarket, as defined on the Policies Map, provided it enhances links to the main District Centre of Eastwood, and does not result in any adverse impact on the vitality and viability of the District Centre.

### What the Sustainability Appraisal says

**6.13** The policy has been assessed against reasonable alternatives and provides sustainable development with no significant negative impacts which cannot be sufficiently mitigated.



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## Kimberley District Centre:

### Strategic policy context

[Aligned Core Strategy Policy 6: Role of Town Centres and Local Centres.](#)

### What the Aligned Core Strategy says

Policy 6.1 sets the network and hierarchy for centre promotion in Broxtowe. The District Centre of Kimberley is the second tier after Beeston.

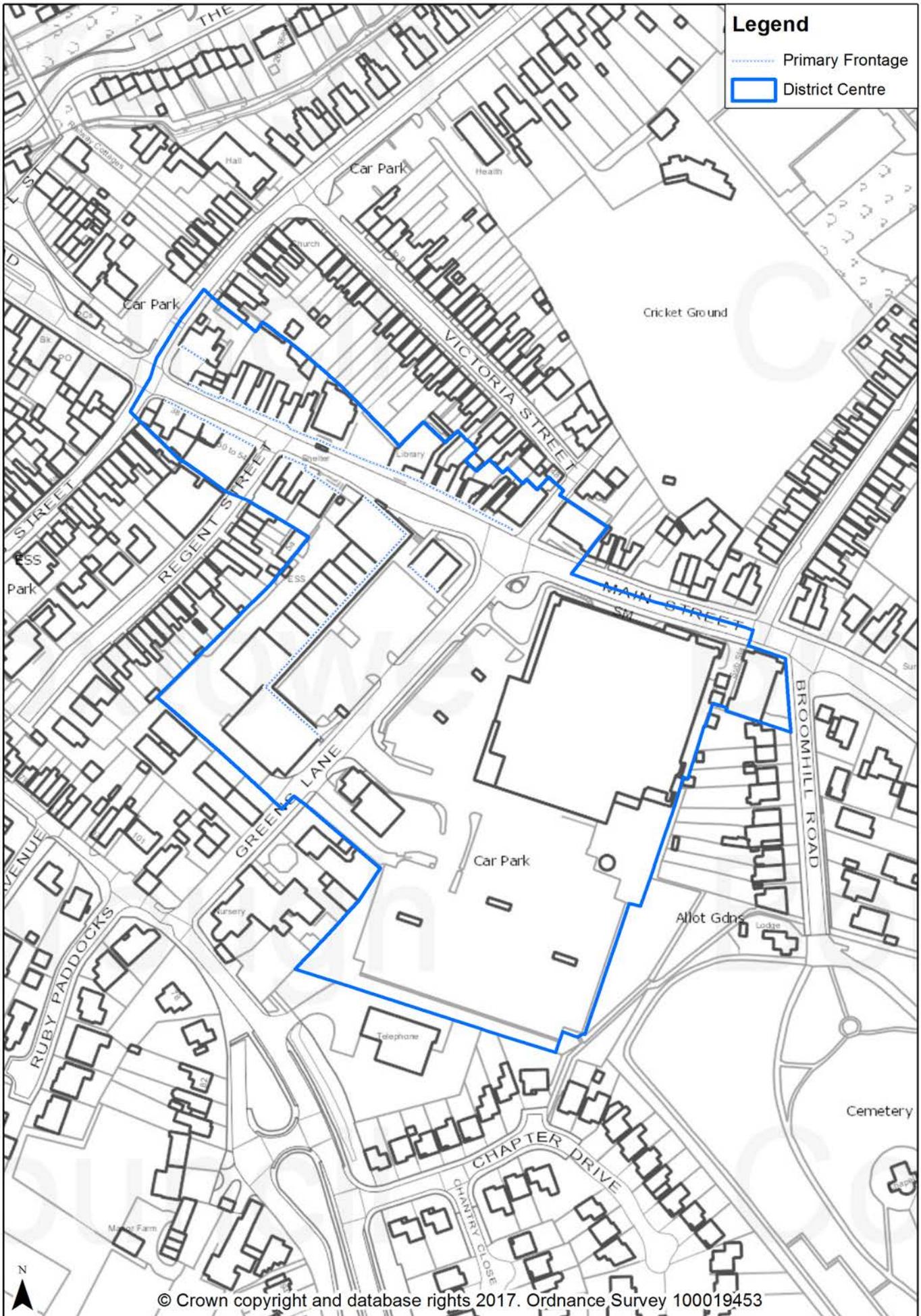
Policy 6.2 says that the boundaries of centres and primary shopping areas will be defined in the Part 2 Local Plan including the identification of sites for main Town Centre uses to meet identified need.

### Justification:

**6.14** Kimberley is a District Centre currently with a 92% occupancy rate. It is proposed to contract the District Centre boundary to encourage residential development at ground floor level in suitable areas outside of the new boundary, in particular to the west of the District Centre. This will not result in unmet retail need, as identified in the Greater Nottingham Retail Study.

**6.15** The restriction of 10% of non-retail uses will encourage the Council to assess schemes for particular types of non-A1 development on an individual basis, this is particularly important for the District Centre.





# Stapleford District Centre:

## Strategic policy context

[Aligned Core Strategy Policy 6: Role of Town Centres and Local Centres.](#)

## What the Aligned Core Strategy says

Policy 6.1 sets the network and hierarchy for centre promotion in Broxtowe. The District Centre of Stapleford is the second tier after Beeston.

Policy 6.2 says that the boundaries of centres and primary shopping areas will be defined in the Part 2 Local Plan including the identification of sites for main Town Centre uses to meet identified need.

Policy 6.5 says that Stapleford is considered to be in need of enhancement or to be under-performing.

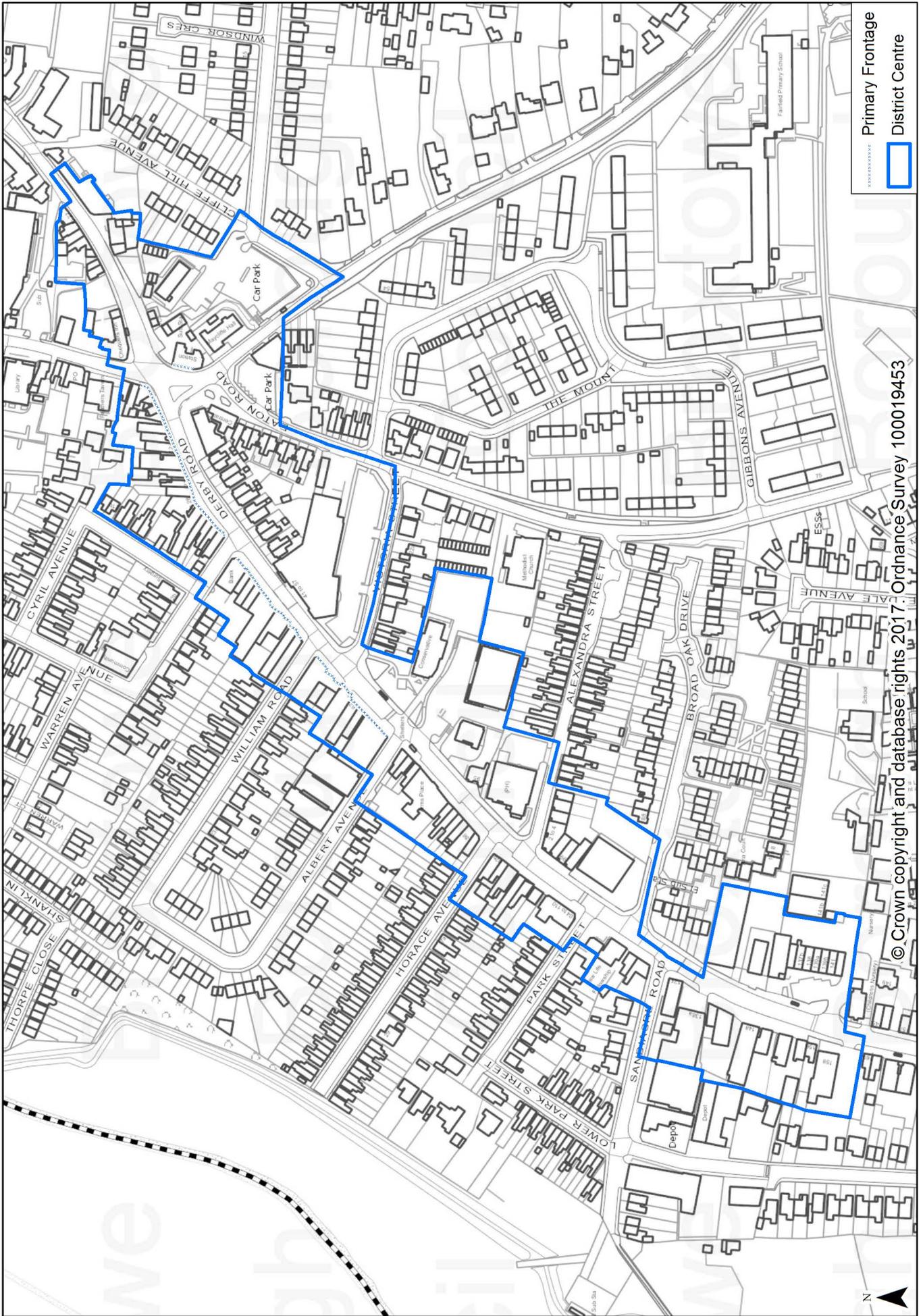
## Justification

**6.16** Stapleford is a District Centre currently with an 87% occupancy rate. It is proposed to contract the District Centre boundary to the north and south to encourage residential development at ground floor level in suitable areas outside of the new boundary. This will not result in unmet retail need, as identified in the Greater Nottingham Retail Study.

**6.17** The restriction of 10% of non-retail uses will encourage the Council to assess schemes for particular types of non-A1 development on an individual basis, this is particularly important for the District Centre.



All policies should be read in conjunction with the Local Plan Part 1 – Broxtowe Borough Aligned Core Strategy. No policy should be applied in isolation; account will be taken of all relevant policies.



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## Strategic policy context

[Aligned Core Strategy Policy 6: Role of Town and Local Centres.](#)

### What the Aligned Core Strategy says

Policy 6.7 says that Part 2 Local Plans will set thresholds where impact assessments will be required for main town centre development in edge-of-centre and out-of-centre locations.

## Policy 13: Proposals for main town centre uses in edge-of-centre and out-of-centre locations

1. Permission will be granted for retail, leisure, office or food and drink uses in edge-of-centre and out-of-centre locations providing;
  - a) It is below 500 square metres gross floorspace; and
  - b) It is in an area of deficiency and meets local needs, including that generated by major new housing development; and
  - c) Such a use does not result in a significant adverse impact on the vitality and viability of any nearby centre taking account of both extant permissions and the cumulative effect of previous increases in floorspace in edge-of-centre and out-of-centre locations.
2. Impact assessments will be required for all edge-of-centre and out-of-centre retail, leisure, office or food and drink uses proposals (new-build, extensions, mezzanines, changes of use or variations of conditions) of 500 square metres gross or more.

## Justification

**6.18** This policy strongly supports the emphasis in the [NPPF \(paragraph 23\)](#) on the viability and vitality of centres. This recognises the findings of the Retail Study (referred to below) and the fact that the [Aligned Core Strategy \(Policy 6.5\)](#) notes that Eastwood and Stapleford centres “are considered to be in need of enhancement or to be under-performing”. For the avoidance of doubt, the sequential test, as set out in the [NPPF \(paragraph 24\)](#) and referred to in the [Aligned Core Strategy \(Policy 6.7\)](#), will also apply.

**6.19** Evidence of need for retail development will be reviewed, on a Greater Nottingham-wide basis, during the plan period.

## What the Sustainability Appraisal says

**6.20** The policy has been assessed against reasonable alternatives and provides sustainable development with no significant negative impacts which cannot be sufficiently mitigated.

## What consultation responses say

**6.21** In response to the '[Issues and Options](#)' consultation, representations were made that there should be no limit to the growth of floorspace at Giltbrook Retail Park and that the threshold for impact assessments should be 2,500 square metres. At the 'Topics Workshops' there was general support for a policy restricting out-of-centre development.

## What other relevant information says

**6.22** The Carter Jonas 'Broxtowe, Gedling, Nottingham City & Rushcliffe Retail Study 2015' provides a basis for plan-making and decision-taking over the Plan period.

**6.23** It clearly indicates that growth of out-of-centre retailing has limited the potential for Broxtowe's centres to grow and improve (see, for example, paragraphs 7.14, 12.25, 16.28, 16.30 and Appendix 8). It suggests that this effect has been particularly notable at Eastwood (see, for example, paragraph 7.14 and Appendix 8).

**6.24** The Retail Study strongly recommends that retail expenditure should be directed to existing centres and not to out-of-centre locations (see, for example, paragraphs 12.19, 12.24, 16.23 and 16.28).

**6.25** It also recommends a local floorspace threshold for impact assessments of 500 square metres for both convenience and comparison retailing (paragraph 16.34) and advises that this threshold should apply to changes of use and variations of conditions (paragraph 16.35).

### Monitoring

- The number of permissions and the amount of floor space permitted in the centres and in the edge-of-centre and out-of-centre locations.



## Policy 14: Centre of Neighbourhood Importance (Chilwell Road / High Road)

Within the centre of Neighbourhood Importance, as defined on the Policies Map, permission will be granted for main town centre uses, as defined in the NPPF, or housing and only providing such a use does not;

1. Comprise over 500 square metres gross floorspace for an individual unit (applies to main town centre use only); or
2. Erode the character of the Centre of Neighbourhood Importance in providing a complementary evening economy offer to Beeston Town Centre; or
3. Result in less than 30% of ground floor units comprising residential units; or
4. Result in an inefficient use of upper floors.

### Justification

**6.26** The policy recognises that Chilwell Road / High Road is an important mixed use centre, which is of a scale within the local hierarchy which would come below that of Town or District Centre. The Centre of Neighbourhood Importance which is bookended by the land mark buildings of Barton House and Chilwell Road Methodist Church which acts as a gateway into the Town Centre of Beeston. It is located along the tram route from the Tram Park and Ride at Toton towards Nottingham City Centre and is served by its own tram stop. It is typified by small units that are mainly occupied by independent and specialist local retailers which are interspersed by clusters of residential properties.

**6.27** It is considered important to retain the small size of unit and include a residential threshold within the Centre of Neighbourhood Importance to support the smaller / independent retailers, to retain a good mix of uses and to ensure that the vitality and viability of the nearby Town Centre of Beeston is not significantly adversely impacted by the larger retailers moving out of the Town Centre and into the Centre of Neighbourhood Importance.

**6.28** The use of the upper floors is considered important as it supports the Aligned Core Strategy aim of urban concentration and regeneration, it encourages the use of empty or under-used spaces for residential and commercial uses which will add to the vitality and viability of the Centre of Neighbourhood Importance and also the nearby Town Centre of Beeston.

### What the Sustainability Appraisal says

**6.29** The policy has been assessed against reasonable alternatives and provides sustainable development with no significant negative impacts which cannot be sufficiently mitigated.

### **Monitoring**

- The number and type of permissions granted within the Centre of Neighbourhood Importance
- The Proportion (shown as a percentage) of ground floor residential units within the Centre of Neighbourhood Importance.
- The number and type of permissions granted at upper floor level for 'main town centre' uses and residential within the Centre of Neighbourhood Importance.

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# Aligned Core Strategy Policy 7. Regeneration

7.1 Addressed through the site allocations and employment provision policies.



All policies should be read in conjunction with the Local Plan Part 1 – Broxtowe Borough Aligned Core Strategy. No policy should be applied in isolation; account will be taken of all relevant policies.

# Aligned Core Strategy Policy 8. Housing Size, Mix and Choice

## Strategic policy context

[Aligned Core Strategy Policy 8: Housing Size, Mix and Choice.](#)

### What the Aligned Core Strategy says

Policy 8.5 sets a 30% affordable housing target for Broxtowe and policy 8.6 says that any local variation in affordable housing requirements, and the mix and threshold for affordable housing, will be set out in Part 2 Local Plans.

Policy 8.2 says that Part 2 Local Plans will define a proportion of homes that should be capable of being adapted to suit the lifetime of its occupants.

## Policy 15: Housing size, mix and choice

1. Affordable housing should be provided at the newly-allocated sites at Awsworth, Bramcote, Brinsley, Stapleford and Toton, as shown on the Policies Map, or for any site within the Green Belt comprising 10 or more dwellings at a proportion of 30% or more.
2. Affordable housing should be provided at the newly-allocated site at Kimberley at a proportion of 20% or more.
3. For proposals on unallocated sites for development of more than 10 units within Use Classes C2 or C3, affordable housing should be provided at the following proportions:
  - 'Beeston' submarket: 30% or more;
  - 'Eastwood' submarket: 10% or more;
  - 'Kimberley' submarket: 20% or more;
  - 'Stapleford' submarket: 10% or more.
4. Any applications which propose less affordable housing than is indicated in parts 1, 2 and 3 of this policy must be accompanied by a viability assessment.
5. Affordable housing provision should be made on site, unless there are exceptional circumstances. Affordable properties should be integrated with market housing and should be of a similar size, type and external style as the market housing.
6. Developments of market and affordable housing should provide an appropriate mix of house size, type, tenure and density to ensure that the needs of the residents of all parts of the borough are met.

7. For developments of more than 10 dwellings, at least 10% of dwellings should comply with requirement M4(2) of the Building Regulations regarding 'accessible and adaptable dwellings'.
8. For developments of more than 20 dwellings, at least 5% of provision should be in the form of serviced plots for self-build or custom-build, and/or custom-build homes by other delivery routes.

## Justification

**8.1** As recognised in the Council's Corporate Plan and Housing Strategy, there is an urgent need to maximise the delivery of affordable housing in the borough. It is however also essential that expectations of affordable housing provision should not harm delivery by making developments unviable. Parts 1, 2 and 3 of the policy therefore strike a balance between the two objectives. The electoral wards included in each submarket, as shown on page 103, are given below and relate to the urban areas of each ward and not the Green Belt which is considered under the 'Green Belt' part of the policy. The point that affordable housing will be expected to be provided on Green Belt sites should not be taken as support for development in such locations, which is restricted by other policies in this Local Plan, the Aligned Core Strategy and the [NPPF](#).

- The Beeston sub-market comprises the wards of Attenborough and Chilwell East, Beeston Central, Beeston North, Beeston Rylands, Beeston West, Bramcote, Chilwell West, and Toton and Chilwell Meadows;
- The Eastwood sub-market comprises the wards of Eastwood Hall, Eastwood Hilltop, Eastwood St Mary's, Brinsley and Greasley;
- The Kimberley submarket comprises the wards of Kimberley, Nuthall East and Strelley, Watnall and Nuthall West, and Awsworth, Cossall and Trowell;
- The Stapleford sub-market comprises the wards of Stapleford North, Stapleford South East and Stapleford South West.

**8.2** The viability assessments referred to in part 4 of the policy must include a declaration, from a director or person of similar standing of the applicant company, that:

- The assessment is a true and fair reflection of the viability of the proposed development and that costs and values in the assessment are consistent with those within viability assessments that have been undertaken for internal or financial purposes; and
- The company undertaking the assessment has not been incentivised according to the outcome of the viability process or the level of planning obligations that the applicant is required to provide.



**8.3** In the interests of transparency and public confidence in the planning process, viability assessments will be made publicly available alongside other application documents, unless there are exceptional circumstances. The Council does not consider it appropriate for an appraisal to apply a fixed land value as an input which is based on a price paid for land or an aspirational sum sought by a landowner. Any permission granted contrary to part 1, 2 or 3 of the policy on the basis of a viability assessment will be subject to a clause requiring viability to be reviewed in the future.

**8.4** With regard to part 6 of the policy, the appropriate mix of size, type, tenure and density will be assessed in liaison between the Council's housing and planning departments, in accordance with the Council's Housing Strategy.

**8.5** Given the relatively high proportion of elderly people in the borough, it is important that a sufficient proportion of new housing makes appropriate provision for people with mobility issues. Part 7 of the policy addresses this matter.

**8.6** Self-build and custom-build dwellings can help to meet the needs of local people who have expressed interest in this form of development via the Council's Register. They can also provide a boost to small-scale local housebuilders and add to the variety of housing provision. Part 8 of the policy is intended to help in these regards.



## **What the Sustainability Appraisal says**

**8.7** The policy has been assessed against reasonable alternatives and provides sustainable development with no significant negative impacts which cannot be sufficiently mitigated.

## **What consultation responses say**

**8.8** In response to the '[Issues and Options](#)' consultation there were representations in support of having a local policy. There were suggestions that Neighbourhood Plans could deal with the issues, that any policy should be flexible and that custom/self-build could form part of affordable provision. At the 'Topics Workshops' various opinions were expressed on several issues, including: whether or not affordable housing requirements should vary across the borough; the appropriateness of various size thresholds; the importance of 'flexibility'; the merits of on-site and off-site provision; the extent to which associated viability assessments should be made public; and the potential for a Supplementary Planning Document.

## **What other relevant information says**

**8.9** The 'Nottingham Core Viability Update Study' (September 2013), which updates the 'Nottingham Core Affordable Housing Viability Assessment' (October 2009), indicates that the percentage figures used in the policy are likely to be appropriate.

**8.10** The Aligned Core Strategy ‘Housing Background Paper’ (June 2012) and its ‘Addendum’ (May 2013) refer to potential levels of net affordable housing need per annum (taken from the ‘Nottingham Core Strategic Housing Market Assessment Needs Updates’ of 2009 and 2012) of 445 and 535 respectively. They also note that: “Evidence clearly indicates that achieving this level of provision through the planning system is unviable”.

**8.11** Broxtowe’s [‘Corporate Plan 2016-2020’](#) defines one of the Council’s five ‘priorities’ as being: “A good quality affordable home for all residents of Broxtowe”.

**8.12** Broxtowe’s [‘Housing Strategy 2015-2020’](#) notes that the borough contains a higher proportion of older people than the national average. It also notes the importance of achieving “the highest possible delivery of new affordable homes”.

### Monitoring

- The number of completions by dwelling type, size and tenure;
- The number of completions that comply with requirement M4(2) of the Building Regulations.
- The number of serviced plots for self-build or custom-build provided.
- The number of custom-build homes delivered.





# Aligned Core Strategy Policy 9. Gypsies, Travellers and Travelling Showpeople

## Strategic policy context

[Aligned Core Strategy Policy 9: Gypsies, Travellers and Travelling Showpeople.](#)

## What the Aligned Core Strategy says

Policy 9 says that Part 2 Local Plans will allocate sites in accordance with the evidence base.

## Policy 16: Gypsies and Travellers

A suitable site will be identified within the existing built up area to accommodate the requirement for two pitches for Gypsies and Travellers to ensure the identified need is met. This provision will be made by 2019.

## Justification

**9.1** The Council will take a pro-active approach to ensure provision to meet identified need. Notwithstanding this, it may be that sites are promoted by the private sector. Any such proposals will be assessed against the criteria of Policy 9.2 of the [Aligned Core Strategy](#); suitable locations within the urban area are more likely to be appropriate.

**9.2** This policy does not deal with Travelling Showpeople, who are not of a defined ethnicity but rather follow a particular economic occupation. As noted in the Gypsy & Traveller Accommodation Assessment (referred to below), the most appropriate planning approach is therefore considered to be to respond to demand as it emerges, should sites be proposed for Travelling Showpeople use.

## What the Sustainability Appraisal says

**9.3** The policy has been assessed against reasonable alternatives and provides sustainable development with no significant negative impacts which cannot be sufficiently mitigated.

## What consultation responses say

**9.4** There were no representations on this issue in response to the '[Issues and Options](#)' consultation. At the 'Topics Workshops' there were comments that: a criteria-based policy might be more appropriate than site allocations; Council-owned land might be considered; and previously-developed sites might be allocated on an interim basis prior to development for other purposes.

## What other relevant information says

**9.5** The '[South Nottinghamshire Gypsy & Traveller Accommodation Assessment 2014-2029](#)' was published in January 2016. It covers Broxtowe, Gedling, Nottingham City and Rushcliffe. It identifies a need of 2 pitches for Broxtowe for the period 2014-2019. It also suggests that the majority of this need relates to the period 2014-2019.

### Monitoring

- The number of pitches which are allocated, granted permission and implemented.



All policies should be read in conjunction with the Local Plan Part 1 – Broxtowe Borough Aligned Core Strategy. No policy should be applied in isolation; account will be taken of all relevant policies.

# Aligned Core Strategy Policy 10. Design and Enhancing Local Identity

## Strategic policy context

[Aligned Core Strategy Policy 10: Design and Enhancing Local Identity.](#)

## What the Aligned Core Strategy says

Policy 10 says that Part 2 Local Plans will set out best practice guidance and standards for design, sustainability and place making.

## Policy 17: Place-making, design and amenity

1. For all new development, permission will be granted for development which, where relevant:
  - a) Integrates into its surroundings; and
  - b) Provides, or is close to, community facilities; and
  - c) Has good access to public transport; and
  - d) Creates a place with a locally-inspired or otherwise distinctive character; and
  - e) Takes advantage of existing topography, buildings and landscape features; and
  - f) Creates well-defined streets and spaces; and
  - g) Makes it easy to find your way around; and
  - h) Encourages low vehicle speeds; and
  - i) Provides sufficient, well-integrated, parking; and
  - j) Provides attractive, clearly-defined and safe private and public spaces; and
  - k) Provides adequate external storage and amenity space; and
  - l) Ensures a satisfactory degree of amenity for occupiers of the new development and neighbouring properties; and
  - m) Enables convenient use by people with limited mobility; and
  - n) Incorporates ecologically sensitive design, with a high standard of planting and features for biodiversity; and
  - o) Uses native species of trees, shrubs and wild-flower seeds in landscaping proposals; and
  - p) Integrates bat and/or bird boxes into the fabric of new buildings; and
  - q) Ensures that the development would not prejudice the satisfactory development of a larger area.
2. Applicants for housing developments of 10 dwellings or more will be required to submit a design and access statement which includes an assessment of the proposals against each of the 'Building for Life' criteria (see Appendix 5).

3. In the case of major development on sites released from the Green Belt as part of this Local Plan, or the Aligned Core Strategy, or for any site within the Green Belt comprising 10 or more dwellings the development will be required to score 9 or more 'greens' in the Building For Life 12 or equivalent.
4. In the case of householder development (including extensions, outbuildings and boundary treatments):
  - a) All such development should be of a size, siting and design that makes a positive contribution to the character and appearance of the area and does not dominate the existing building or appear over-prominent in the street scene;
  - b) Two-storey side extensions should avoid a terraced or cramped effect;
  - c) Dormers should not dominate the roof;
  - d) Any development should not cause an unacceptable loss of amenity for the occupiers of neighbouring properties;
  - e) Fences and walls should not cause risk to pedestrians or road users by reducing visibility for drivers when entering or exiting the driveway.

## Justification

**10.1** Parts 1 and 3 of this policy should be read in conjunction with Policy 10 of the [Aligned Core Strategy](#), which includes several other important considerations. Part 1 of the policy relates to proposals of all types and sizes, however not all the criteria will be relevant in all cases.

**10.2** Part 1 of the policy is largely based on '[Building for Life](#)' ('BfL12'), a widely-used guide to better design that is aligned to the [National Planning Policy Framework](#) and the [National Planning Practice Guidance](#) and is endorsed by the Design Council and the Home Builders Federation. Details of BfL12 itself are in Appendix 5 and this should be used as a design tool and a basis for discussion throughout the pre-application and community engagement stages of all major applications.

**10.3** With regard to part 4 of the policy, in most cases the design of extensions should incorporate the following:

- for two storey side extensions, a set-back at first floor level with a corresponding drop of roof level;
- for roof extensions, these should reflect the design, angle of pitch and shape of the original roof;
- for windows in extensions, these should line up vertically and horizontally with existing windows.

**10.4** With regard to both parts 1 and 3, innovative design will be encouraged in appropriate circumstances.



**10.5** Consideration of simple, low-cost design details can produce significant benefits for wildlife without harming the viability of the development or the amenity of future occupants.

### What the Sustainability Appraisal says

**10.6** The policy has been assessed against reasonable alternatives and provides sustainable development with no significant negative impacts which cannot be sufficiently mitigated.

### What consultation responses say

**10.7** In response to the '[Issues and Options](#)' consultation, representations were made that design policy should be locally distinctive and should refer to biodiversity and occupiers' amenity, among other things. Other respondents felt that any policy should not be unduly prescriptive and that the Aligned Core Strategy is sufficient. At the 'Topics Workshops' there was support for including detailed design guidance in the Plan, however there was also concern, again, that the Plan should not be unduly prescriptive.

#### Monitoring

- The proportion of permissions (of 10 or more dwellings) which achieve at least nine 'greens' against in-house assessment of the quality of design with regard to BfL 12.



All policies should be read in conjunction with the Local Plan Part 1 – Broxtowe Borough Aligned Core Strategy. No policy should be applied in isolation; account will be taken of all relevant policies.

### Strategic policy context

- [Aligned Core Strategy Policy 6: Role of Town and Local Centres](#)
- [Aligned Core Strategy Policy 10: Design and Enhancing Local Identity](#)
- [Aligned Core Strategy Policy 11: The Historic Environment](#)

## Policy 18: Shopfronts, signage and security measures

1. Proposals for shopfronts, signage and security measures will be granted permission/consent provided that they relate well to the design of the building concerned, are in keeping with the frontage as a whole and respect the character of the area.
2. Security shutters should ensure that at least two thirds of their area comprises an open grille or large slots, in order to give a reasonable degree of visibility. Shutter boxes should be located discreetly within the frontage.

### Justification

**10.8** Shopfronts, signage and security measures should respect the local characteristics of the neighbourhood, including scenic, historic, architectural and cultural features. Particular attention to detail will be needed in respect of proposals within Conservation Areas.

**10.9** Shutters which consist of bare metal, are solid or incorporate only small perforations create a stark appearance which harms the character and vitality of the area. In contrast, shutters which are colour-coated and which give a high degree of visibility into the shop can maintain an attractive appearance, encourage window shopping, deter vandalism and theft and help to protect the vitality of the area.



**10.10** The policy requires an open grille or 'large' slots: the size of such slots will depend partly on their density and the precise design of the shutter, however they should normally measure at least 150mm x 25mm.

**10.11** More detailed advice may be included in a future Supplementary Planning Document (SPD) or similar.

### What the Sustainability Appraisal says

**10.12** The policy has been assessed against reasonable alternatives and provides sustainable development with no significant negative impacts which cannot be sufficiently mitigated.

All policies should be read in conjunction with the Local Plan Part 1 – Broxtowe Borough Aligned Core Strategy. No policy should be applied in isolation; account will be taken of all relevant policies.

## What consultation responses say

**10.13** In response to the [‘Issues and Options’](#) consultation English Heritage (now Historic England) recommended the inclusion of a policy on shopfront design, security and signage. Other comments were made in support of the inclusion of a policy on shopfront design and both in support of, and in opposition to, a policy on shopfront signage. At the ‘Topics Workshops’ various views were expressed on the issues of security, signage and shopfronts.

### Monitoring

- The number of permissions for shutters which are, or are not in accordance with the policy.



All policies should be read in conjunction with the Local Plan Part 1 – Broxtowe Borough Aligned Core Strategy. No policy should be applied in isolation; account will be taken of all relevant policies.

### Strategic policy context

- [Aligned Core Strategy Policy 1: Climate Change](#)
- [Aligned Core Strategy Policy 10: Design and Enhancing Local Identity](#)

### What the Aligned Core Strategy says

Policy 1 says that Part 2 Local Plans will, where appropriate, set out further guidance on how development should contribute to reducing carbon dioxide emissions.

Policy 10 says that part 2 Plans will set out standards for design, sustainability and place making.

## Policy 19: Pollution, Hazardous Substances and Ground Conditions

1. Permission will not be granted for development which would result in:
  - a) An unacceptable level of pollution, or is likely to result in unacceptable exposure to sources of pollution or risks to safety; or
  - b) Lighting schemes unless they are designed to use the minimum amount of lighting necessary to achieve their purposes and to minimise any adverse effects beyond the site, including effects on the amenity of local residents, the darkness of the local area and nature conservation (especially bats and invertebrates); or
  - c) Development which would be liable to result in the infiltration of contaminants into groundwater resources, having regard to any cumulative effects of other developments and the degree of vulnerability of the resource, unless measures would be carried out as part of the development to prevent such contamination taking place; or
  - d) Development in the vicinity of a site known to be used for the use, storage or transport of a hazardous substance, if it would result in the health and safety of the public or the natural environment being put to any unacceptable risk or prejudice the use or development of nearby land.
2. Development of land potentially affected by contamination will not be permitted unless and until:
  - a) A site investigation has been carried out to assess the nature and degree of contamination, using a method of investigation agreed in writing with the Council; and
  - b) Details of effective and sustainable remedial measures required to deal with any contamination have been agreed in writing with the Council, taking into account actual or intended uses; and
  - c) There will be no significant risk to the health and safety of the occupants of the development; and
  - d) There will be no contamination of any surface water, water body, groundwater or adjacent land.

e) There will be no threat to the structural integrity of any building on or adjacent to the site.

3. Proposals for development must identify potential nuisance issues arising from the nature of the proposal and address impacts on that development from existing land uses.

Conditions will be applied relating to the restriction or mitigation of pollution effects where appropriate.

## Justification

**10.14** The effects (including cumulative effects) of pollution on health, the natural environment or general amenity, and the potential sensitivity of the area or proposed development to adverse effects from pollution, should be taken into account. This policy seeks to ensure that any proposal for development is accompanied by an appropriate scheme of mitigation.



**10.15** Controls of pollution under planning and environmental health should complement (rather than duplicate) each other. Planning decisions focus on whether a particular type of development is an acceptable use of the land under consideration and whether associated impacts can be managed, rather than the control of processes or emissions themselves.

**10.16** Nuisance issues, for example noise, dust and odour can have a significant impact on the quality of life, community cohesion, health and amenity. These issues are also material planning considerations and, when determining planning

applications, consideration needs to be given to existing land uses in the vicinity, for example an existing factory next to a proposed housing development. Every effort must be made to ensure that nuisance problems are not generated during construction or operation and conditions may be applied to control and mitigate these potential problems.

**10.17** Noise can be an unwanted intrusion that adversely impacts on quality of life, affecting an individual's health and well-being. Commercial or industrial premises and construction sites are common sources of noise pollution and therefore a restriction on working hours often needs to be applied as part of the planning permission. Noise needs to be considered both in the context of the additional noise generated by new development and when new development would be sensitive to the prevailing acoustic environment.

**10.18** There are other types of pollution such as odour, dust, heat and vibration which can also be of concern due to their effect on local amenity. These issues need to be considered when determining planning applications.

**10.19** Light pollution can add to the visual intrusion of a development, cause annoyance, nuisance and loss of amenity for neighbours and detract from the quality of the night sky. It can also be detrimental to highway safety, harmful to wildlife, undermine enjoyment of the countryside and, by using energy unnecessarily, it can contribute to climate change. Appropriate design can address these issues. The lighting implications of proposals will be considered in consultation with the Council's Environmental Health department. All applications should include full details of any proposed lighting, which are likely to be the subject of conditions (including hours restrictions) to ensure that adverse effects are minimised.

**10.20** The protection of groundwater is an important issue for Broxtowe as the borough is situated on principal and secondary aquifers which provide a high level of water storage. Substantial areas are highly vulnerable to contamination due to the high permeability of the rocks and the high leaching potential of the soil. Other areas are less vulnerable but still require protection, as groundwater forms part of the base flow of rivers and provides a substantial proportion of water used for public supply. The groundwater implications of proposals will be considered in consultation with the Environment Agency. Conditions are likely to be applied to ensure that suitable safeguards are in place.

**10.21** Previous incidents such as Buncefield in 2005 demonstrate the importance of controlling sites where hazardous substances could be present and where development is proposed nearby.

**10.22** Regulations provide controls to prevent major accidents and to maintain appropriate safety distances between hazardous substances and residential areas, public areas, recreational areas and major transport routes. These controls are enforced by the Hazardous Substances Authority, which is the local planning authority.

**10.23** Sites which hold certain quantities of hazardous substances must obtain hazardous substances consent. Broxtowe will consult the Health and Safety Executive (HSE) on these applications and on applications for development near major hazard installations and pipelines.

**10.24** The Council wishes to encourage the effective use of land by re-using land that has been previously developed ('brownfield' sites) and ensuring that new development is appropriate for its location. However, it is essential that future occupants and broader environmental concerns are protected from the effects of contamination and not all relevant issues are covered by separate environmental permitting regulations. Where a site is affected by contamination issues, responsibility for securing a safe development rests with the developer and/or landowner. If planning permission is granted conditions will be applied which require the implementation of necessary remedial measures prior to occupation.

**10.25** 'Contaminated land' is a legal term defined in Part 2A of the Environmental Protection Act 1990. Currently Broxtowe Borough contains no contaminated land. The term 'land potentially affected by contamination' is used here to capture all sites with potential contamination and not just those designated in accordance the Act.

## What the Sustainability Appraisal says

**10.26** The policy has been assessed against reasonable alternatives and provides sustainable development with no significant negative impacts which cannot be sufficiently mitigated.

## What consultation responses say

**10.27** With regard to the previous policy on pollution, in response to the 'Issues and Options' consultation one consultee requested greater clarity.

**10.28** In response to the '[Issues and Options](#)' consultation Natural England supported the inclusion of a policy on light pollution, including reference to wildlife. Other representations were made both in support of, and in opposition to, the inclusion of such a policy.

**10.29** In response to the 'Issues and Options' consultation the Environment Agency requested the retention of a 'standalone' policy on the protection of groundwater resources and the retention of the previous policy on contamination.

### Monitoring

- The number of permissions which are contrary to the advice of the Council's Environmental Health department and/or the Environment Agency, together with the reasons for those decisions.



## Policy 20: Air Quality

1. For any development proposals, all reasonable steps will be required to be taken to provide effective alternatives for users of the development to utilise modes of transport other than the private car.
2. Permission will not be granted for development which would directly result in a significant deterioration in air quality either through poor design or as a consequence of site selection.
3. Electric Vehicle charging points will be required in all housing developments of 10 or more houses and commercial developments of 1,000sqm or more of floorspace.

### Justification

**10.30** Air quality in Broxtowe is a significant issue, mainly because of nitrogen dioxide emissions from vehicles using the M1 and A52. Large parts of the borough fall within the 'Nottingham Urban Area agglomeration zone', in which emissions of nitrogen dioxide are a concern. The government's Air Quality Plan for this Area includes expectations that, within Broxtowe, the impact of new developments on air quality will be considered and that the Council will continue to seek evidence that developers have taken appropriate steps to minimise any increases in air pollution. There are also Air Quality Management Areas at Tiree Close/Iona Drive, Trowell and Nottingham Road/Back Lane, Nuthall which require particular attention. The county-wide Air Quality Improvement Strategy (['A Breath of Fresh Air for Nottinghamshire'](#), 2008) recommends the use of planning conditions to mitigate effects where a significant deterioration in air quality is predicted. Whether deterioration would be 'significant' will be assessed having regard to the characteristics of the site and surroundings in consultation with the Council's Environmental Health department and, where necessary, conditions will be applied to control emissions and/or mitigate effects.

**10.31** A shift to the use of electric vehicles can help to reduce harmful emissions and conditions will therefore be applied to ensure that charging points are incorporated in large new developments.

### What the Sustainability Appraisal says

**10.32** The policy has been assessed against reasonable alternatives and provides sustainable development with no significant negative impacts which cannot be sufficiently mitigated.

### Monitoring

- The number of electric vehicle charging points delivered.

## Policy 21: Unstable land

Within the Coal Authority's 'Development High Risk Area' permission for non-householder development will only be granted if it is demonstrated that the site is, or can be made, safe and stable.

### Justification

**10.33** There is an extensive legacy of past coal mining activity within the borough, including several substantial collieries and many hundreds of small mine entries. The associated, locally distinct, issue of unstable land must be afforded due consideration when proposals are assessed. The Coal Authority has defined a 'Designated High Risk Area' which is shown on the map on page 117. The data from the Coal Authority is updated periodically so please check on the Council's website for the most up-to-date information. Within this Area proposals for non-householder development will be required to include a Coal Mining Risk Assessment Report, or equivalent, to demonstrate that the site is, or can be made, safe and stable to accommodate the proposed scheme.

### What the Sustainability Appraisal says

**10.34** The policy has been assessed against reasonable alternatives and provides sustainable development with no significant negative impacts which cannot be sufficiently mitigated.

### What consultation responses say

**10.35** In response to the '[Issues and Options](#)' consultation the Coal Authority recommended the inclusion of a policy relating to the defined 'Development High Risk Area'.

### Monitoring

- The number of permissions which are contrary to the advice of the Coal Authority, together with the reasons for those decisions.



All policies should be read in conjunction with the Local Plan Part 1 – Broxtowe Borough Aligned Core Strategy. No policy should be applied in isolation; account will be taken of all relevant policies.



## Policy 22: Minerals

Development will not be permitted which would needlessly sterilise mineral resources of economic importance or pose a serious hindrance to future extraction in the vicinity.

### Justification

**10.36** Nottinghamshire County Council is the Minerals Planning Authority for Broxtowe; however the Borough Council will determine applications for non-mineral development which may affect mineral resources. In accordance with the [NPPF](#), this policy will help to protect mineral resources without creating a presumption that resources will be worked. In Nottinghamshire the safeguarding and consultation areas are identical, and follow the economic mineral resource as identified by British Geological Survey. For the administrative area covered by Broxtowe the principle mineral types are Sand and Gravel; Limestone Aggregate and Shallow Coalfield deposits.

### What the Sustainability Appraisal says

**10.37** The policy has been assessed against reasonable alternatives and provides sustainable development with no significant negative impacts which cannot be sufficiently mitigated.

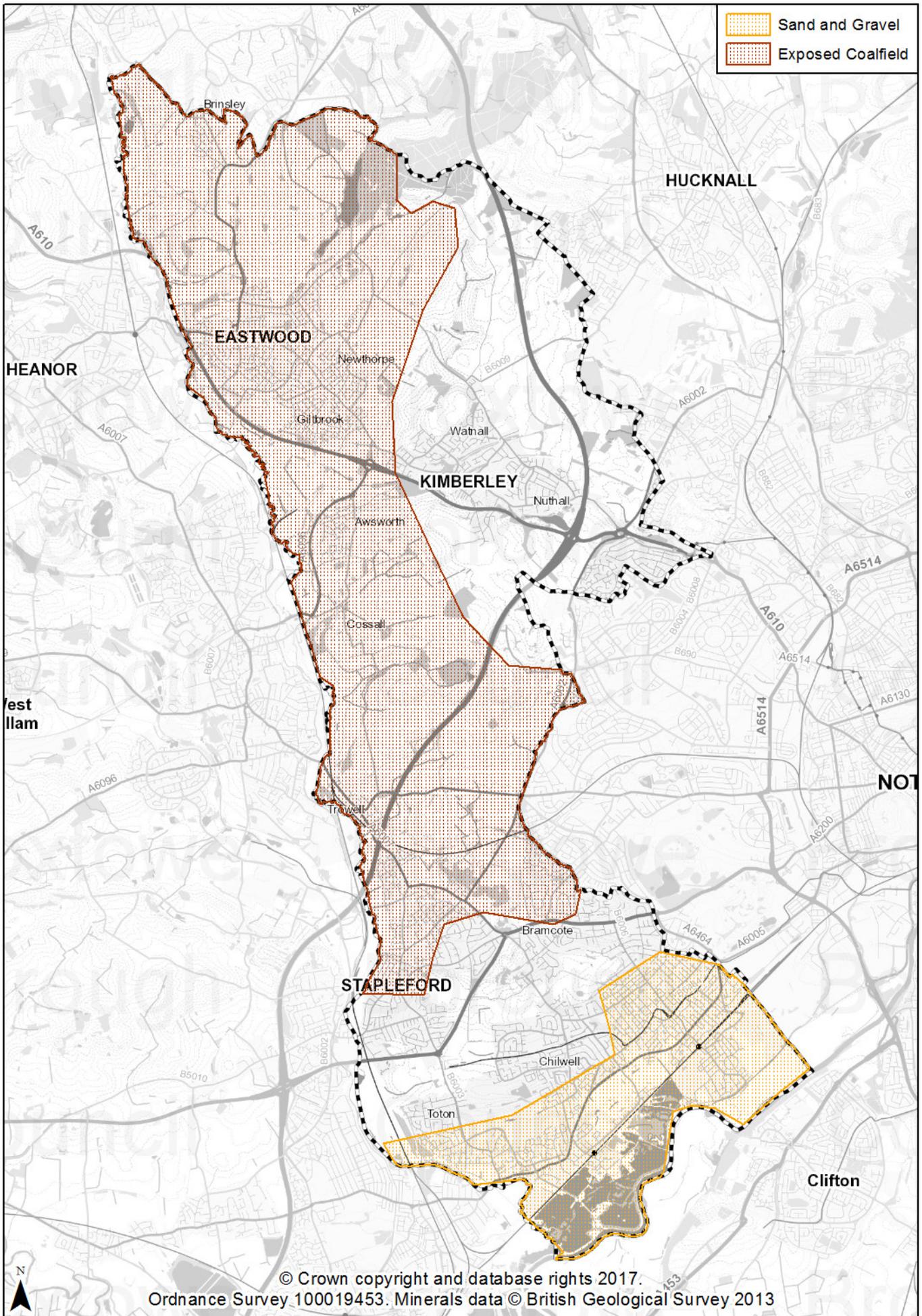
### What consultation responses say

**10.38** In response to the '[Issues and Options](#)' consultation, the Coal Authority and Nottinghamshire County Council encouraged the inclusion of a policy on this issue.

### Monitoring

- The number of permissions which are contrary to the recommendations of the County Council or the Coal Authority.





# Aligned Core Strategy Policy 11. The Historic Environment

## Strategic policy context

[Aligned Core Strategy Policy 11: The Historic Environment.](#)

## What the Aligned Core Strategy says

Policy 11.2 says that Part 2 Local Plans will set out further details about conservation and enhancement of the historic environment. It identifies DH Lawrence literary heritage, Bennerley Viaduct and Boots D6 and D10 buildings as being of particular importance.

## Policy 23: Proposals affecting designated and non-designated heritage assets

1. Proposals will be supported where heritage assets and their settings are conserved or enhanced in line with their significance.
2. Proposals that affect heritage assets will be required to demonstrate an understanding of the significance of the assets and their settings, identify the impact of the development upon them and provide a clear justification for the development in order that a decision can be made as to whether the merits of the proposals for the site bring public benefits which decisively outweigh the harm arising from the proposals.
3. Proposals affecting a heritage asset and/or its setting will be considered against the following criteria, where relevant:
  - a) The significance of the asset;
  - b) Whether the proposals would be sympathetic to the character and appearance of the asset and any feature of special historic, architectural, artistic or archaeological interest that it possesses;
  - c) Whether the proposals would preserve and enhance the character and appearance of the heritage asset by virtue of siting, scale, building form, massing, height, materials and quality of detail;
  - d) Whether the proposals would respect the asset's relationship with the historic street pattern, topography, urban spaces, landscape, views and landmarks;
  - e) Whether the proposals would demonstrate high standards of design appropriate to the historic environment;
  - f) Whether the proposals would contribute to the long-term maintenance and management of the asset;
  - g) Whether the proposals would appropriately provide for 'in-situ' preservation, or investigation and recording, of archaeology; and
  - h) Whether the proposed use is compatible with the asset.

## Justification

**11.1** This policy applies to all heritage assets, including Listed Buildings, Conservation Areas, Scheduled Monuments and non-designated assets of all kinds.

**11.2** Heritage Statements should accompany all applications relating to heritage assets. These should clearly illustrate the nature of the proposals and their effect on the asset. They should refer to relevant sources of local information including [Conservation Area Appraisals](#), the 'Heritage Gateway', relevant literature and paintings, and the Heritage at Risk Register. Attention should be paid to the borough's notable industrial heritage. Applications which are not directly related to heritage assets but could impact visually on their setting should include a proportionate Heritage Statement.

**11.3** There are 16 Conservation Areas in the borough, as shown on the Policies Map and described on the following pages, these are:

- Attenborough Village
- Attenborough, Barratt Lane
- Beeston, St John's Grove
- Beeston, West End
- Bramcote
- Brinsley
- Chilwell
- Chilwell, Cottage Grove
- Cossall
- Eastwood
- Kimberley
- Nuthall
- Sandiacre Lock
- Stapleford, Church Street
- Stapleford, Nottingham Road
- Strelley



**11.4** There are three Article 4 Directions in the borough, as shown on the Policies Map and described on the following pages, this restricts certain 'permitted development' rights. The Article 4 Directions are:

- [Cossall](#)
- [Strelley](#)
- [Part of Kimberley](#)

**11.5** The Council will aim to produce Appraisals and Management Plans for all its Conservation Areas and will consider the merits of amendments to Conservation Area boundaries. It will also consider the production of a Local List of non-designated assets, criteria for their identification and/or an associated SPD. The Council will look to work pro-actively with established Civic Societies to aid understanding of the local historic environment.

## What the Sustainability Appraisal says

**11.6** The policy has been assessed against reasonable alternatives and provides sustainable development with no significant negative impacts which cannot be sufficiently mitigated.

## What consultation responses say

**11.7** In response to the '[Issues and Options](#)' consultation, English Heritage (now Historic England) considered that further development management policy is essential and that reference to archaeology should be included. There was also support for a Local List. At the 'Topics Workshops' there was general support for the inclusion of a policy on non-designated heritage assets.

### Monitoring

- A decrease in the number of heritage assets at risk on the national register.
- An increase in the number of Conservation Area Appraisals.



All policies should be read in conjunction with the Local Plan Part 1 – Broxtowe Borough Aligned Core Strategy. No policy should be applied in isolation; account will be taken of all relevant policies.

## Attenborough Conservation Area



### Attenborough Village (1977)

**11.8** The village core contains many older cottages and derives character from its narrow lanes, and the maturity, density and variety of vegetation. On its south side, the Conservation Area includes the edge of the Attenborough Nature Reserve which is based on flooded gravel pits.

## Barratt Lane Attenborough Conservation Area



### Attenborough, Barratt Lane (1981)

**11.9** The small area at the junction of Barratt Lane and Attenborough Lane is known locally as “The Green”. The area from here along Barratt Lane contains many individual houses of various ages with large gardens and many mature trees.

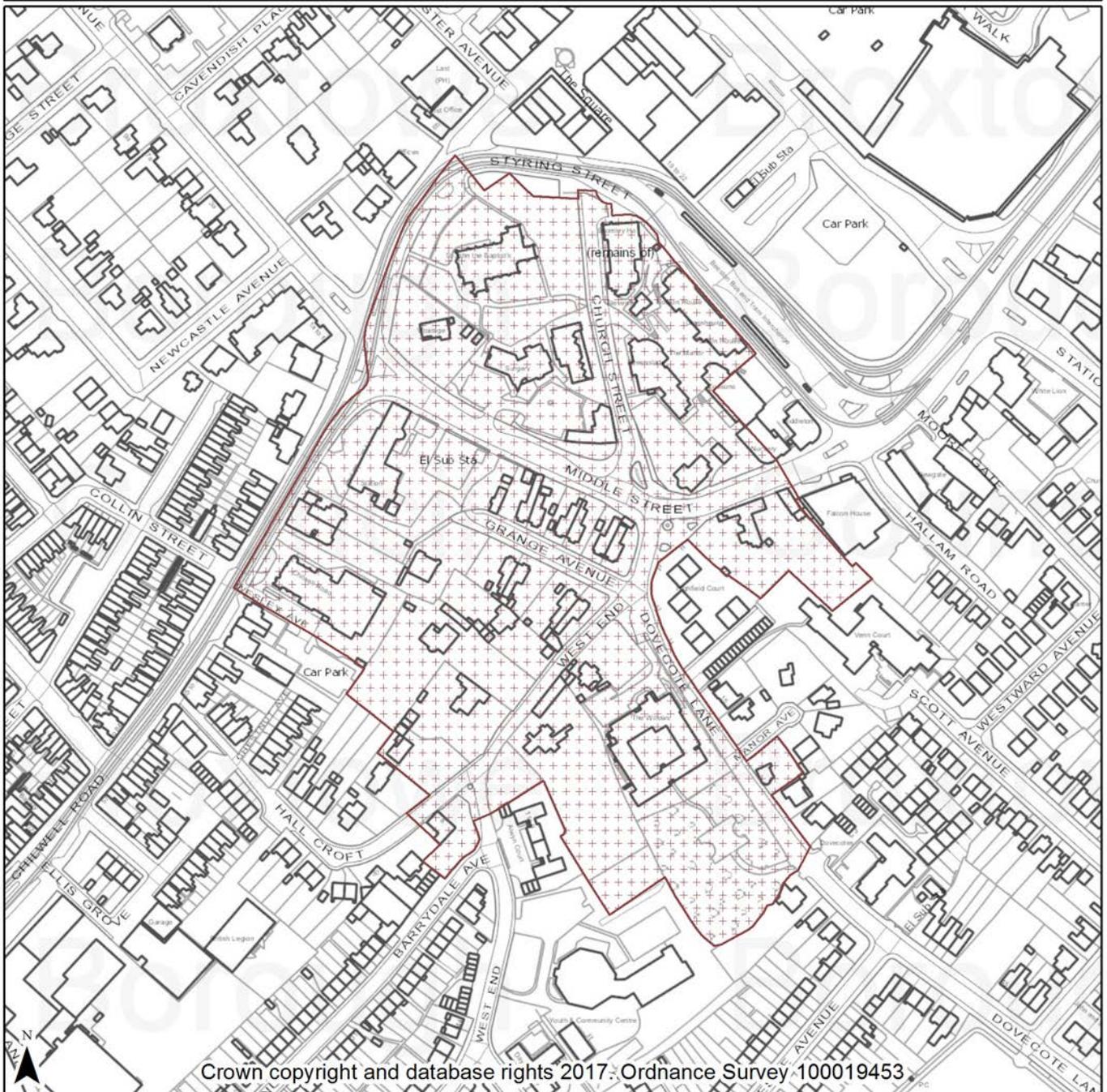
## St John's Grove Beeston Conservation Area



### Beeston, St John's Grove (1993)

**11.10** Based on the straight, wide streets of Devonshire Avenue and Elm Avenue, St John's Grove has a spacious residential character, complemented by extensive mature landscaping. The majority of the houses in the area are of Edwardian or late Victorian origin, set in large enclosed plots with consistent building lines. Many have wooden sash windows, ornamental ridge tiles and finials, and other characteristic details worthy of retention.

## Beeston West End Conservation Area

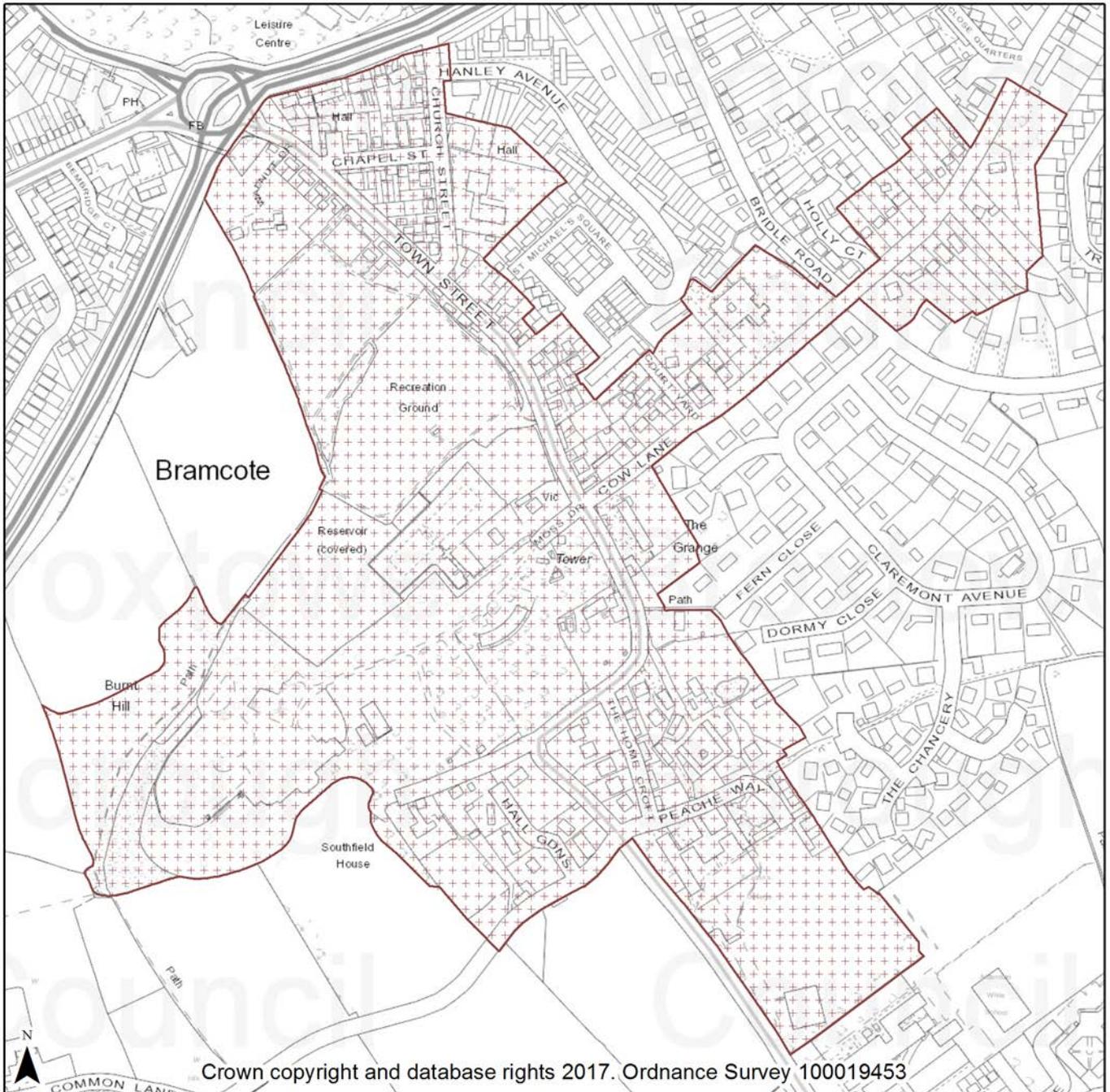


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### Beeston, West End (1976)

**11.11** The grouping of Victorian and earlier historic buildings creates the area's village-like character and the narrow streets enclosed by long stretches of old brick walling. St John's Church and the Manor House are among the key individual buildings in this area.

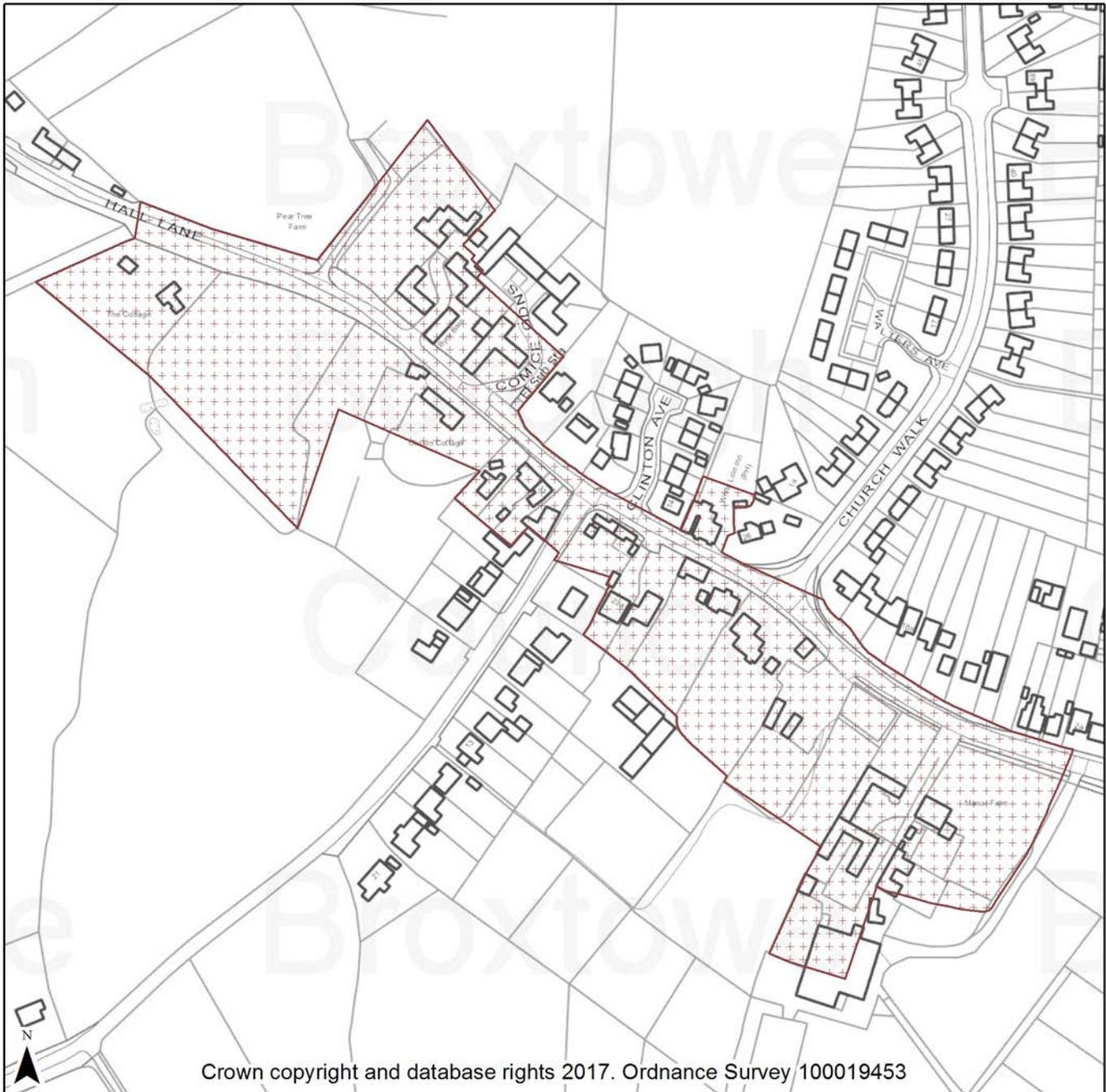
## Bramcote Conservation Area



### **Bramcote (1970)**

**11.12** The village lies astride a sandstone ridge with an abundance of trees on the skyline. In its southern part, large houses are set in spacious grounds with many mature trees. In contrast, the northern part on lower ground comprises small properties tightly grouped along Town Street. Prominent areas of local sandstone walling are also a feature. An extension to the Conservation Area was made in 1986 to include a row of properties fronting Derby Road including knitters' cottages and a former toll-house.

## Brinsley Conservation Area

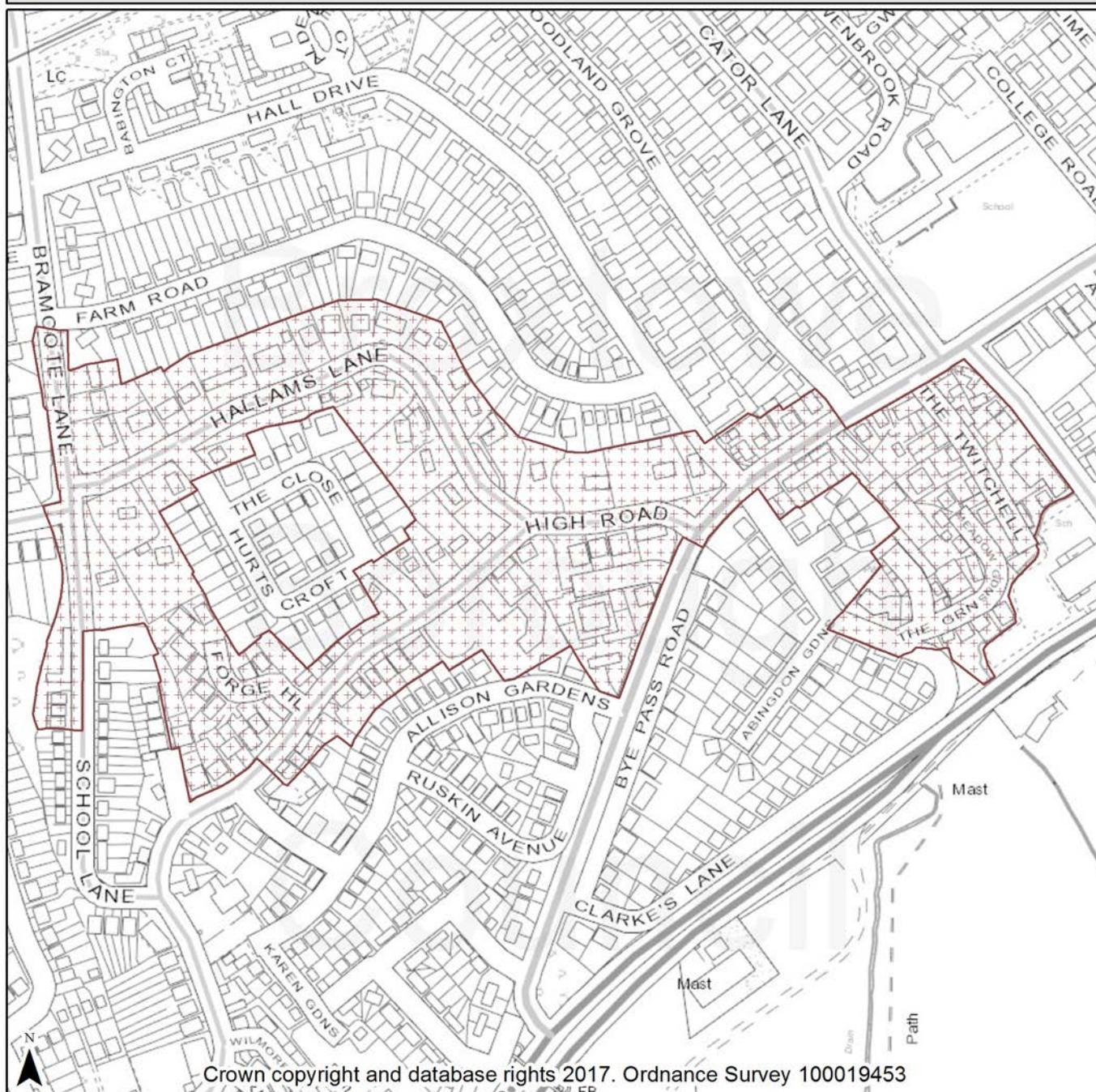


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### Brinsley (1978)

**11.13** The historic core of this village is based on a number of older properties along Hall Lane, including two farm complexes (Pear Tree and Manor Farms). The rural appearance here contrasts with the newer residential development, which makes up the rest of the village to the north.

## Chilwell Conservation Area



### Chilwell (1978)

**11.14** The distinctive character of this part of Chilwell relies upon the grouping of old cottages dating from the early 19th Century, either side of the High Road. There is much tree cover and a number of narrow lanes lined by high brick and stone walls or hedges.

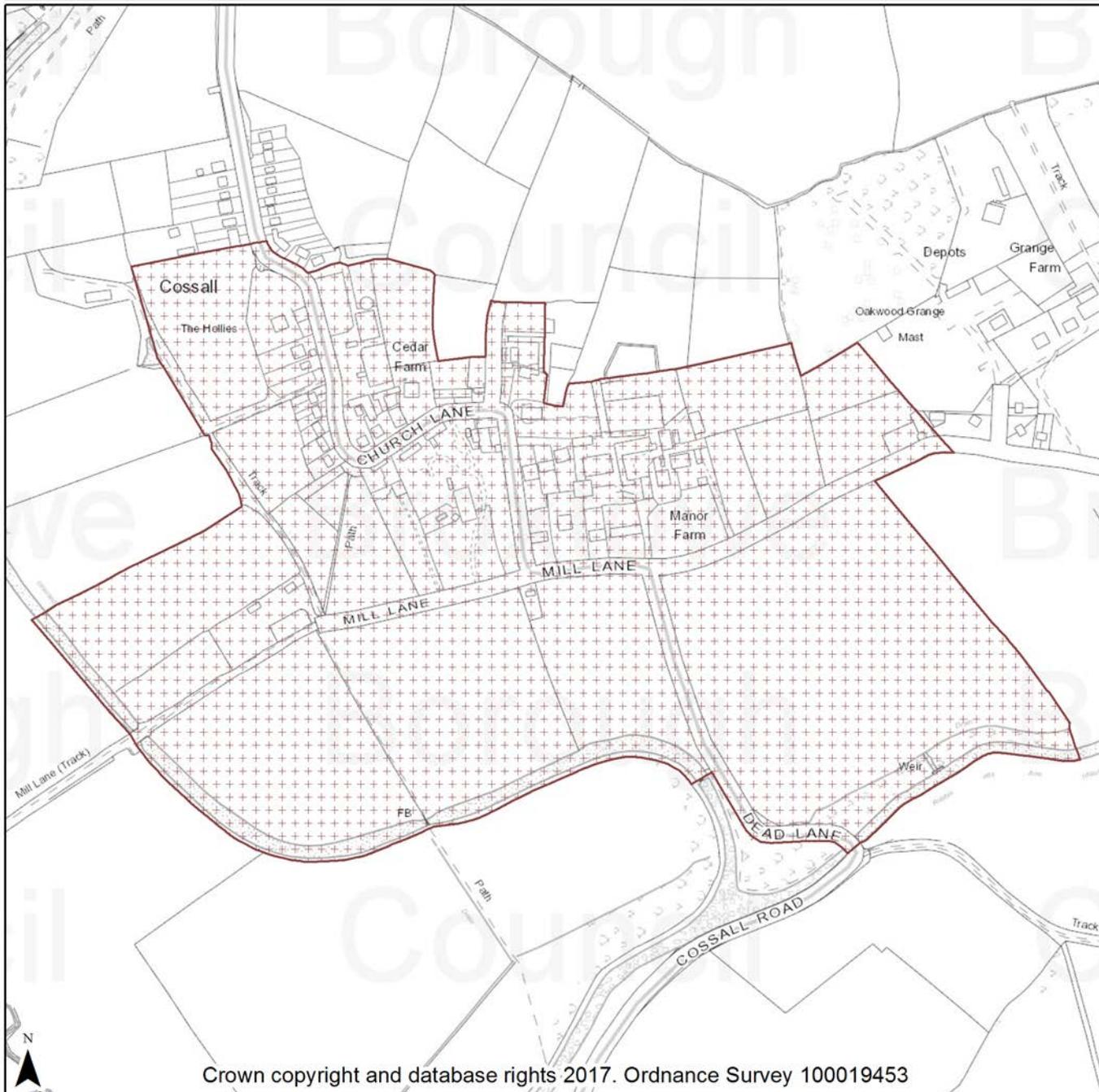
## Chilwell Cottage Grove Conservation Area



### Chilwell, Cottage Grove (2008)

**11.15** The predominant character is of intimate enclosure and separation from the surrounding area. A large number of tall, mature trees; narrow streets with no footpaths; and leafy gardens with tall and thick privet hedging at the road side contribute to that character. The majority of the houses are late 19th to early 20th century, many with fine detailing, while some inter-war period buildings sit well with the older dwellings and share their scale and layout, being set back from the road within leafy gardens.

## Cossall Conservation Area



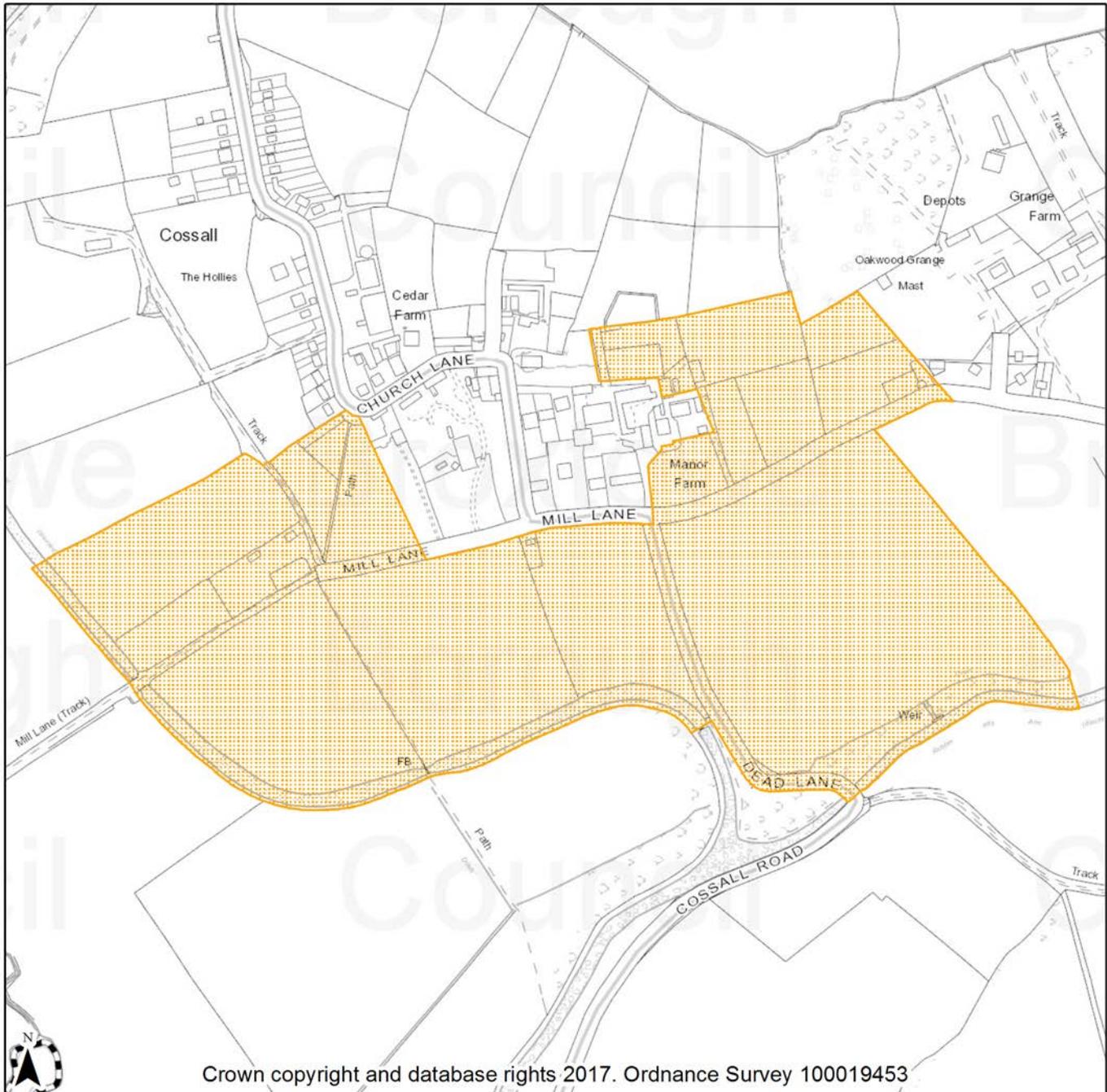
### Cossall (1972)

**11.16** The single road through the village takes a series of sharp turns, which create a series of changing views of attractive red brick and rendered buildings with glimpses out to rolling countryside beyond. There is also an historic connection with D H Lawrence, who featured the cottage next to the church in “The Rainbow”; it was the home of Louise Burrows, to whom Lawrence was engaged. The Willoughby family owned the whole village for centuries, and endowed a distinctive row of almshouses near to the church in 1685.

**11.17** The Conservation Area is given further protection by an Article 4(1) Direction which was designated in 1996. The Direction helps to protect the unique hilltop setting of the village by providing further controls over agricultural developments which could be harmful to the setting of the village.

All policies should be read in conjunction with the Local Plan Part 1 – Broxtowe Borough Aligned Core Strategy. No policy should be applied in isolation; account will be taken of all relevant policies.

## Cossall Article 4 Direction



### Cossall Article 4

**11.18** Cossall is an attractive village of historical importance, set on a hill with views across the Erewash Valley. It presents a distinctive skyline from all approaches, with the spire of the church forming a landmark. The views to and from the village of Cossall are considered to be a particularly important part of the character of the Conservation Area.

**11.19** The Article 4 Direction in Cossall (which covers the area shown on the plan) allows Broxtowe to control the location, size, design and external appearance of all agricultural developments which would not normally require planning permission.

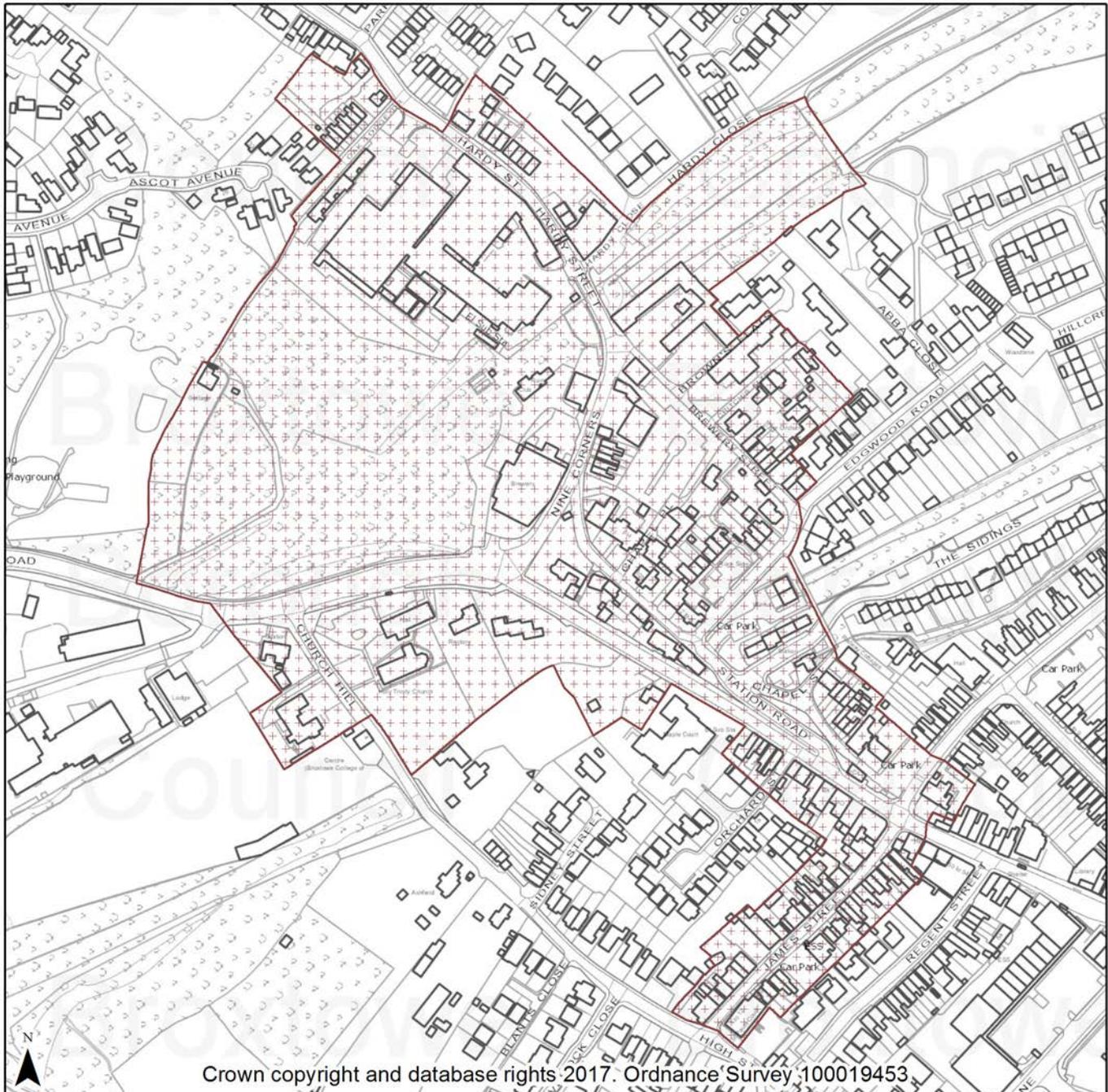
## Eastwood Conservation Area



### Eastwood (1977)

**11.20** The Conservation Area was originally intended to retain and enhance the setting of D H Lawrence's birthplace at 8a Victoria Street. It also includes the older part of Nottingham Road (from Wellington Street to Mansfield Road), an area to the south including parts of Church Street and Woodland Way, and lengths of terracing to the north known as "The Buildings", which won an award for housing renewal in 1978.

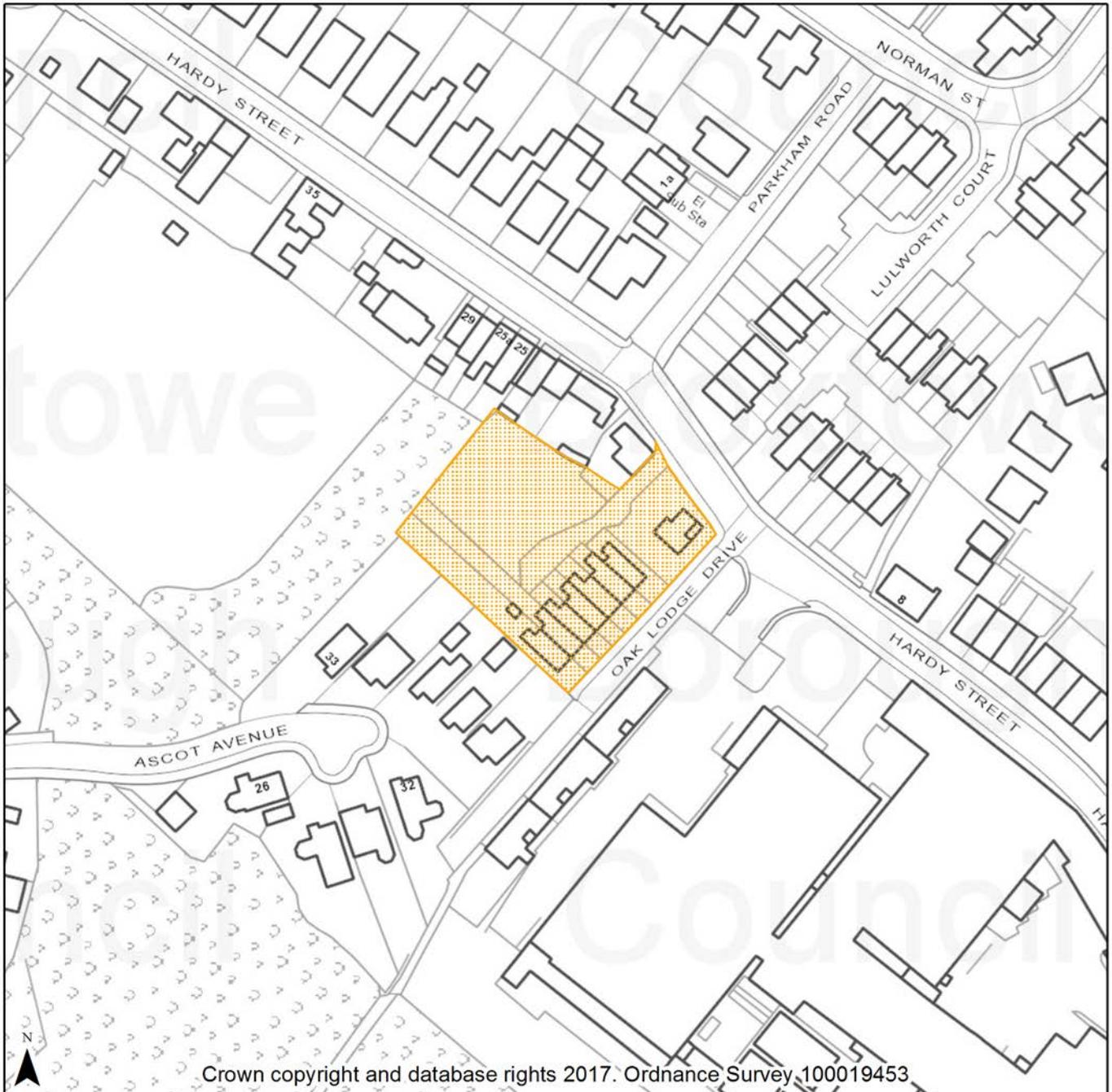
## Kimberley Conservation Area



### Kimberley (1989)

**11.21** A central core of particular character runs from James Street via Station Road to the Brewery, containing some older buildings and attractive spaces. The northern end of James Street contains a group of Victorian shop buildings with largely unspoilt traditional frontages. Around the Brewery are some buildings of particular architectural and historic interest, together with woodland, which adds considerably to the character of the area.

## Kimberley Article 4 Direction



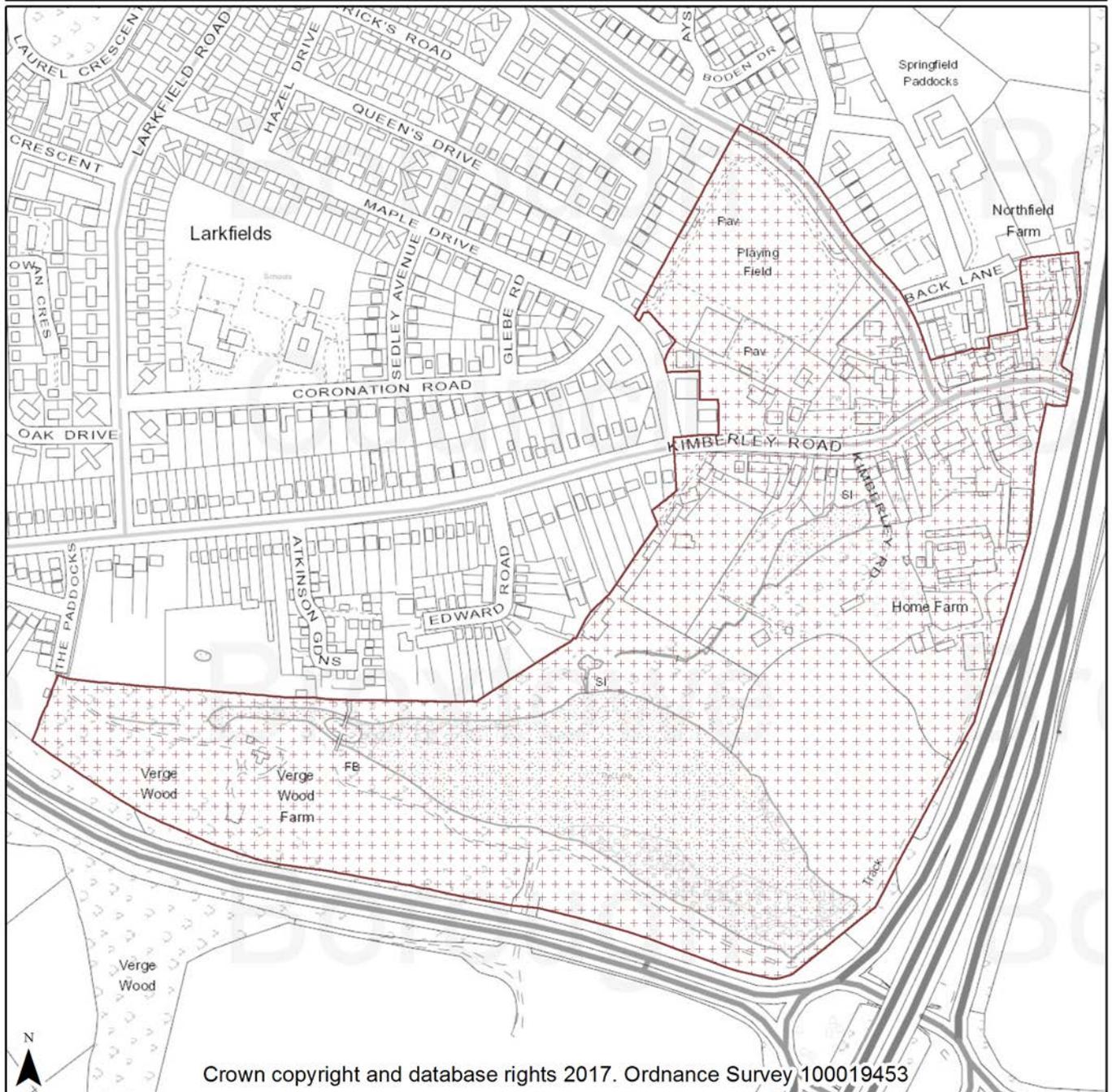
### Kimberley Article 4

**11.22** Oak Lodge Drive in Kimberley includes a row of 7 terraced residential dwellings which have previously been in estate ownership of the former Hardy and Hanson brewery. They are built in a highly decorative style and have retained their 19th century casement windows and original decorative railing fronting the property.

**11.23** The Article 4 Direction in Kimberley (which covers the area shown on the plan) allows Broxtowe to control any enlargements, alterations or additions to; the roof, windows / doors, hard surfacing, porches, means of enclosure (e.g. fences, walls or railings), chimneys, flues, soil and vent pipes, painting of brickwork or stonework, photovoltaic or solar thermal equipment on or within the curtilage of any of the dwelling houses which would not normally require planning permission.

All policies should be read in conjunction with the Local Plan Part 1 – Broxtowe Borough Aligned Core Strategy. No policy should be applied in isolation; account will be taken of all relevant policies.

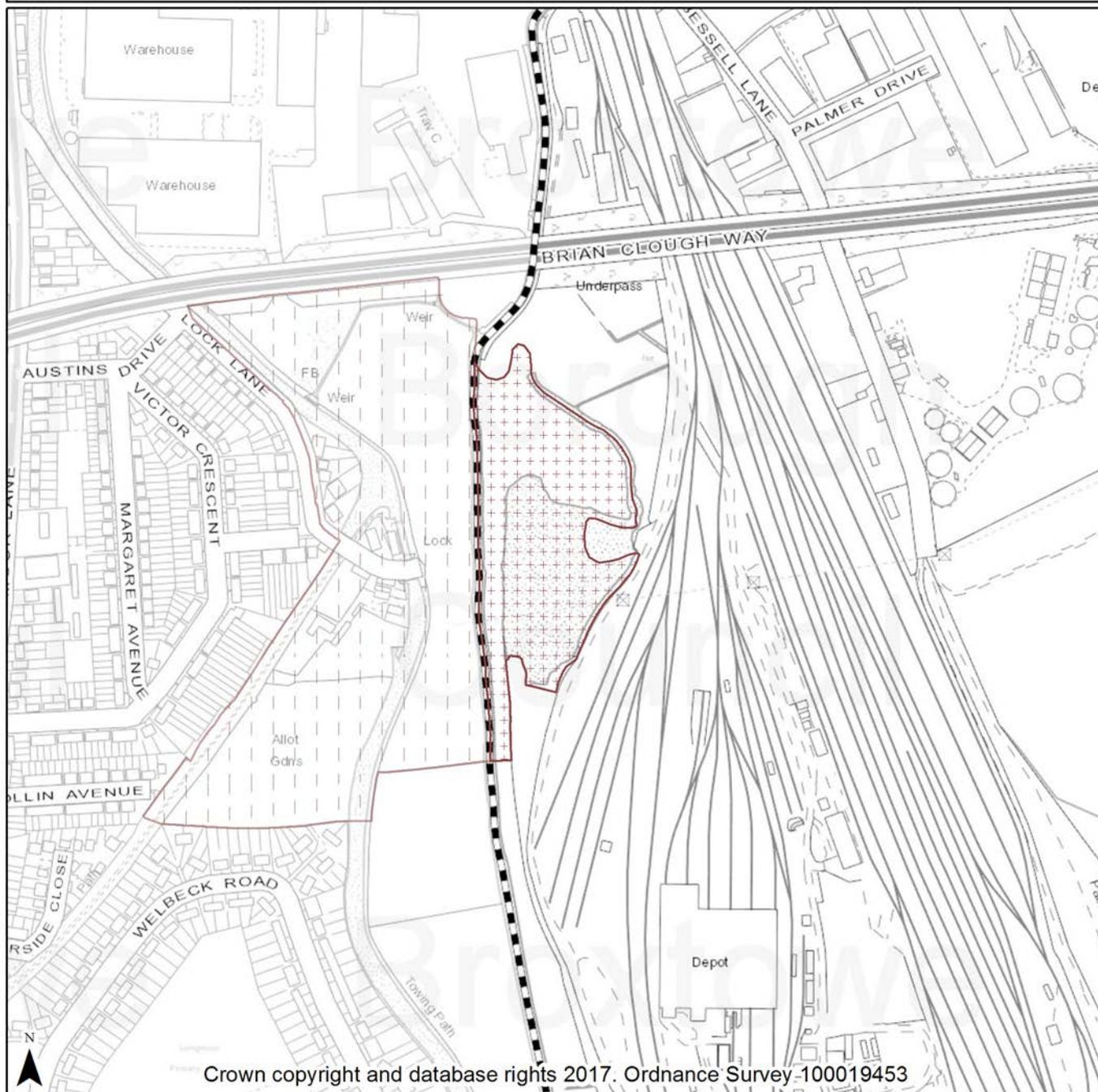
## Nuthall Conservation Area



### Nuthall (1977)

**11.24** Focussed on the 14th Century church and the nearby Georgian rectory, this Conservation Area also includes a large lake and other remnants of the old Temple Estate. A distinctive row of stone-built terraced cottages forms a central feature. There are many well-established trees in gardens and along several of the streets.

## Sandiacre Lock Conservation Area



### Sandiacre Lock (1984)

**11.25** The Conservation Area is largely located within Erewash Borough and is focussed on the area surrounding the Erewash Canal which was authorised by Act of Parliament in April 1777 and was completed in December 1779. The Erewash and Derby Canals were constructed as freight routes – i.e. primarily to connect coal mines around the Erewash Valley with Derby and Leicester. The Sandiacre Lock Conservation Area includes Beech House, the lock chamber and bridge on the Erewash Canal and the lengthman’s cottage (a person who was responsible for a length of the canal) and toll house (these are all located within Erewash Borough to the west with the setting extending into Broxtowe Borough).

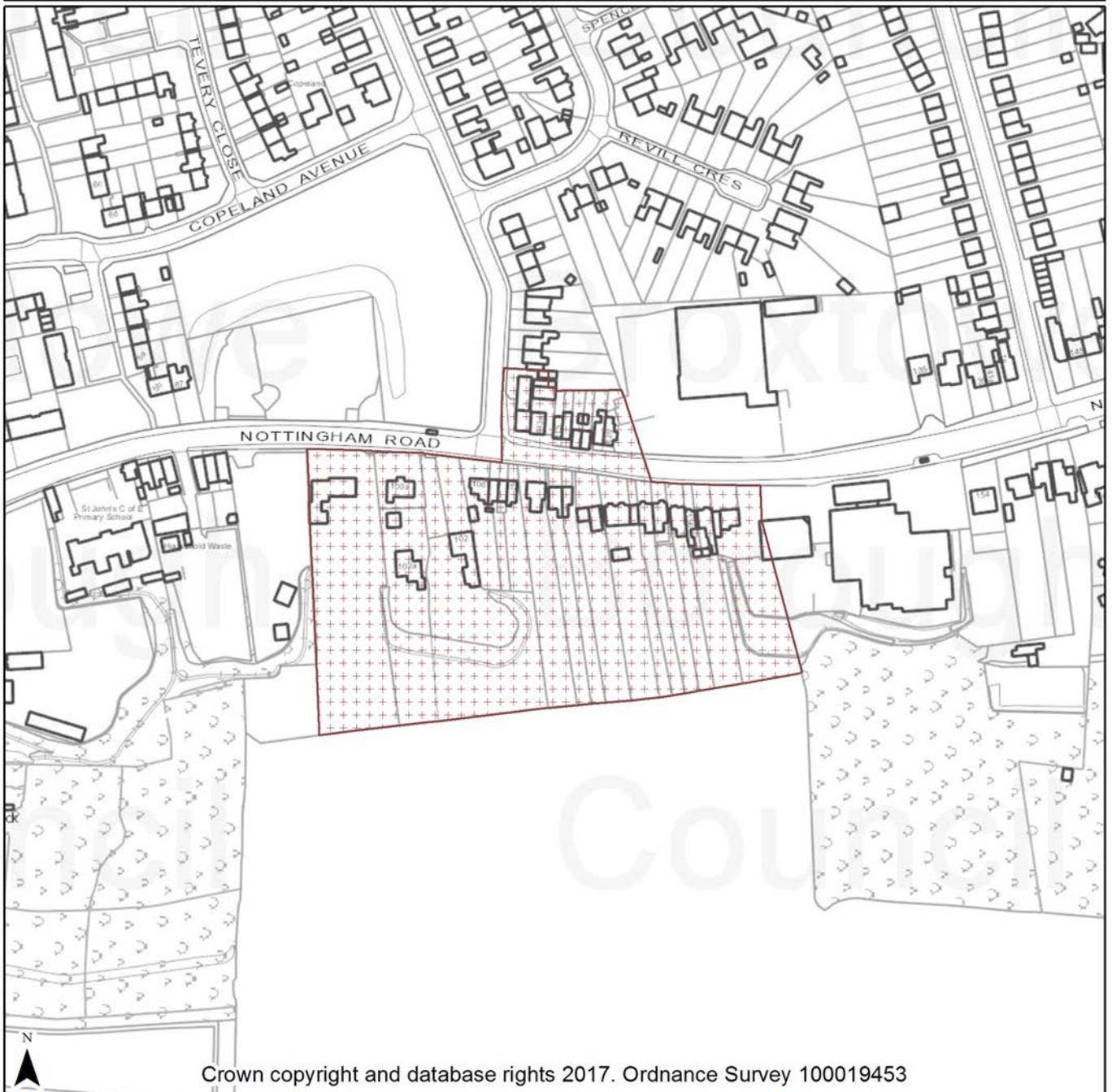
## Church Street Stapleford Conservation Area



### Stapleford, Church Street (1978)

**11.26** This Conservation Area centres on the area immediately around the 13th Century parish church. Its character derives from the tight enclosure of Church Lane and the tranquil character of the church and its grounds. The Conservation Area also includes the school, which Arthur Mee attended in the 1880's, now renamed the Arthur Mee Centre in his honour. He is famous for editing the "Children's Newspaper", the "Children's Encyclopaedia" and "The King's England" series of books.

## Nottingham Road Stapleford Conservation Area

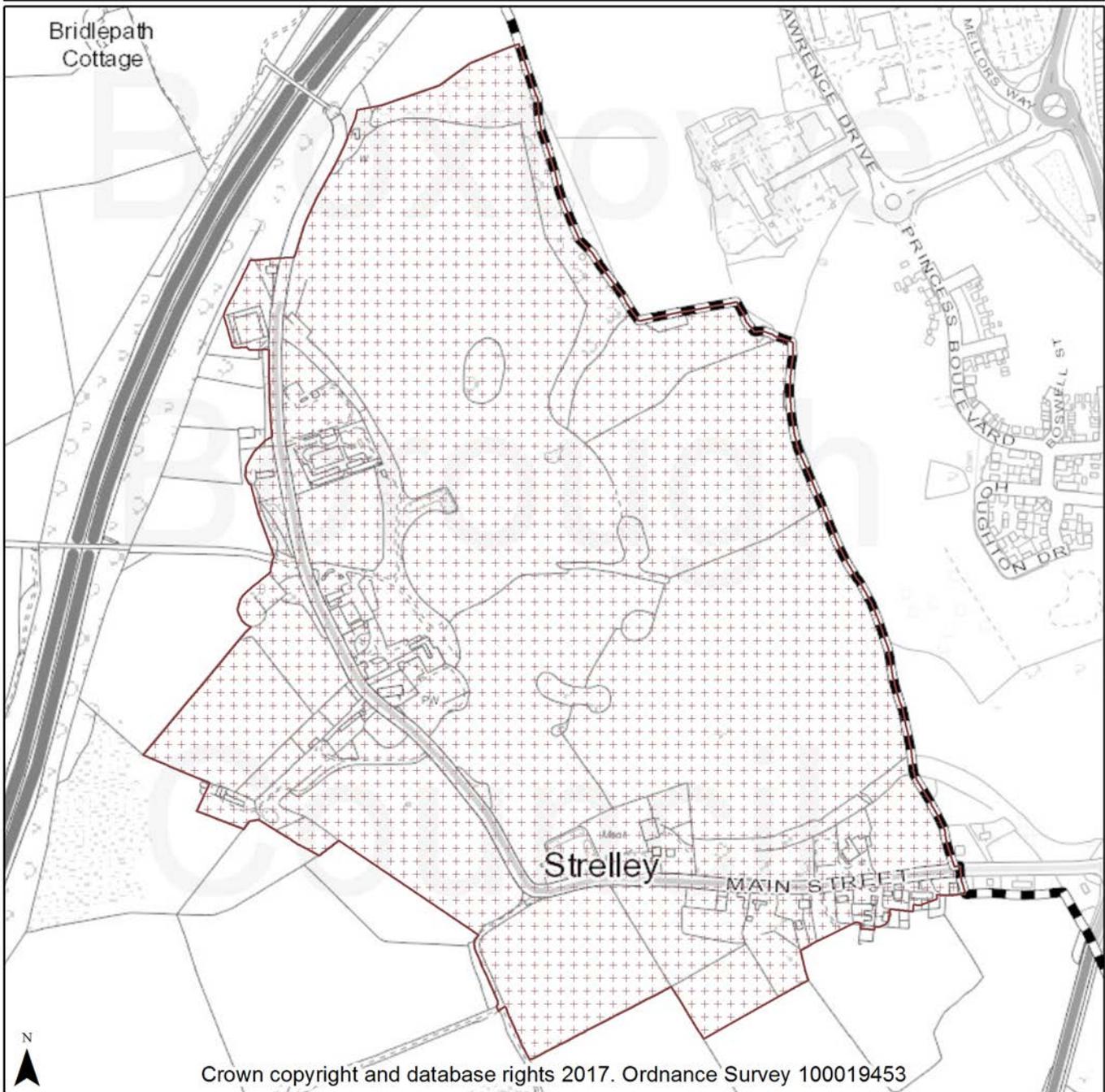


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### Stapleford, Nottingham Road (1986)

**11.27** This small area contains twelve listed buildings, mainly knitters' cottages with large window areas on the top floor. Wooded land behind these buildings rises to a cliff edge, forming a distinctive landscape feature, which is included within the Conservation Area and contributes to its character.

## Strelley Conservation Area

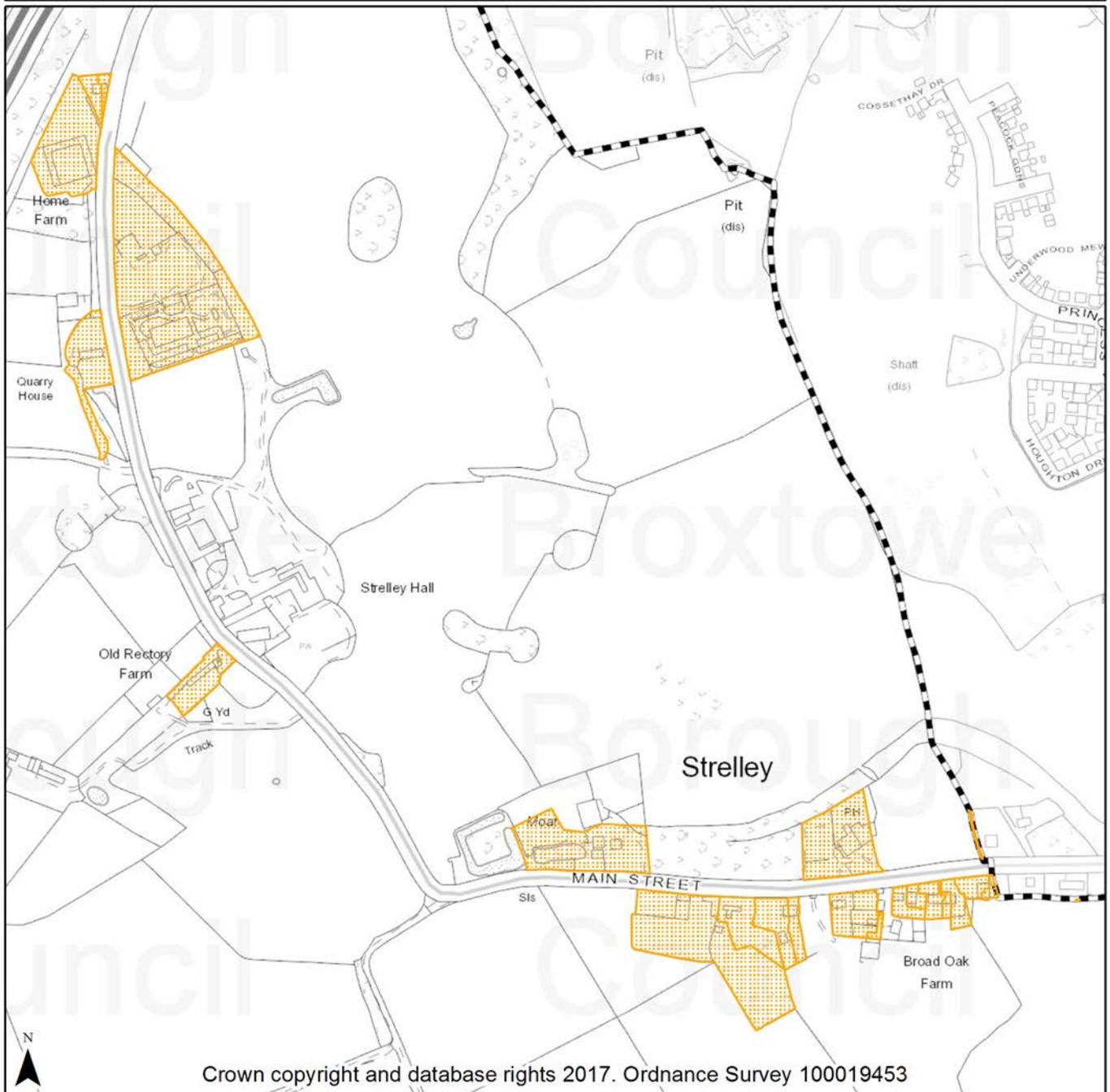


### Strelley (1973)

**11.28** The village was in the ownership of the Edge Estate until 1978 and as such is a rare example of a collection of properties which have been subject to more strict control over alteration, addition and new development than would usually be the case under planning and building regulations. Most of the cottages, strung along the single Village Street, originate from the late 18th Century. A Hall and Church form an impressive centrepiece to the settlement. Part of Strelley extends over the Nottingham City boundary. The village is enhanced by a rare absence of advertisements, signs, street furniture, kerbs and urban lamp standards. An Article 4 Direction was designated in 1981, which continues the strict control on minor changes to properties and the environment. An extension to the Conservation Area was made in 1976 to include additional land to the north of the village, which is an important example of parkland of the 18th Century English landscape movement.

All policies should be read in conjunction with the Local Plan Part 1 – Broxtowe Borough Aligned Core Strategy. No policy should be applied in isolation; account will be taken of all relevant policies.

## Strelley Article 4 Direction



### Strelley Article 4

**11.29** Strelley Village is an attractive village of historical importance that had been in the control of a single family up until 1978. The single ownership has meant that development within the village has been controlled which has retained the historic village character.

**11.30** The Article 4 Direction in Strelley Village (which covers a number of properties throughout the village and is shown on the plan) allows Broxtowe to control all works and development such as enlargements or alterations which would not normally require planning permission on, or within the curtilage of, any of the buildings shown on the plan.

# Aligned Core Strategy Policy 12. Local Services and Healthy Lifestyles

## Strategic policy context

[Aligned Core Strategy Policy 12: Local Services and Healthy Lifestyles.](#)

## What the Aligned Core Strategy says

Paragraph 3.12.3 recognises the importance of a healthy life for all and a reduction in health inequalities.

## Policy 24: The health impacts of development

1. A Health Impact Assessment Checklist, as set out on pages 144-147 will be required for applications for;
  - a) residential development of 50 dwellings or more;
  - b) non-residential developments of 5,000 square metres or more;and
  - c) other developments which are likely to have a significant impact on health and well-being.
2. Hot food takeaways of any size within 400m of any part of the grounds of a school will be assessed against the hot food takeaway question within this checklist unless such takeaways are within the defined boundary of a Town or District Centre.

Where significant adverse impact is identified, measures to substantially mitigate the impact will be required.

## Justification

**12.1** The checklist on pages 144-147 that is referred to in the policy was produced by Nottinghamshire County Council, in consultation with partner authorities and organisations, and was published in '[Spatial Planning for the Health and Well-being of Nottinghamshire, Nottingham City & Erewash](#)' (2016). Its use will help to ensure that the health and well-being of residents is given appropriate weight when applications are prepared and considered.

**12.2** Not all of the points in the Checklist will be relevant to all applications; equally there may be additional health-related issues that are relevant to particular applications.

## What the Sustainability Appraisal says

**12.3** The policy has been assessed against reasonable alternatives and provides sustainable development with no significant negative impacts which cannot be sufficiently mitigated.

## What consultation responses say

**12.4** No representations specifically on this issue were raised in response to the '[Issues and Options](#)' consultation or at the 'Topics Workshops', although the importance of health generally was recognised and attention was drawn to the potential links between A5 uses and obesity.

## What other relevant information says

**12.5** Evidence from the Nottinghamshire Joint Strategic Needs Assessment (JSNA) and from Public Health England ('Broxtowe Health Profile', appended to '[Spatial Planning for the Health & Well-being of Nottinghamshire, Nottingham City & Erewash](#)', 2016) shows that childhood and adult obesity is a significant issue in Broxtowe, at a scale similar to the national average. Another Public Health England publication ('Obesity and the environment: regulating the growth of fast food outlets', 2014) refers to evidence that the quality of the food environment around schools has the potential to influence children's food-purchasing habits, potentially influencing their future diets. The JSNA refers to evidence that weight problems in childhood are liable to continue into adulthood. It identifies one of the issues that need to be addressed as being restrictions on the opening times of fast food outlets. This is in accordance with one of the priorities of the Health and Well-being Strategy of the county-wide Health and Well-being Board, of which Broxtowe is part, and of the associated Sustainability and Transformation Plan. One of the specific points in the checklist on the following pages is the question of whether the proposal seeks to restrict the development of hot food takeaways (A5) in specific areas.

### Monitoring

- The number of applications for which a Health Impact Assessment Checklist is required, together with the outcome of those applications.
- The number of applications relating to A5 uses within 400m of schools, together with the outcome of those applications.



All policies should be read in conjunction with the Local Plan Part 1 – Broxtowe Borough Aligned Core Strategy. No policy should be applied in isolation; account will be taken of all relevant policies.

# Health Impact Assessment Checklist

Table 4

Assessment criteria	Relevant?	Details/ evidence	Potential Health impact?	Recommended amendments or enhancement actions to the proposal under consideration
1. Housing quality and design				
1. Does the proposal seek to address the housing needs of the wider community by requiring provision of variation of house type that will meet the needs of older or disabled people? [For example does it meet all Lifetime Homes Standards, Building for Life etc?]	Yes Partial No		Positive Negative Neutral Uncertain	
2. Does the proposal promote development that will reduce energy requirements and living costs and ensure that homes are warm and dry in winter and cool in summer	Yes Partial No		Positive Negative Neutral Uncertain	
2. Access to healthcare services and other social infrastructure				
3. Does the proposal seek to retain, replace or provide health and social care related infrastructure?	Yes Partial No		Positive Negative Neutral Uncertain	
4. Does the proposal address the proposed growth/ assess the impact on healthcare services?	Yes Partial No		Positive Negative Neutral Uncertain	
5. Does the proposal explore/allow for opportunities for shared community use and co-location of services?	Yes Partial No		Positive Negative Neutral Uncertain	
3. Access to open space and nature				
6. Does the proposal seek to retain and enhance existing and provide new open and natural spaces to support healthy living and physical activity?	Yes Partial No		Positive Negative Neutral Uncertain	

All policies should be read in conjunction with the Local Plan Part 1 – Broxtowe Borough Aligned Core Strategy. No policy should be applied in isolation; account will be taken of all relevant policies.

Assessment criteria	Relevant?	Details/ evidence	Potential Health impact?	Recommended amendments or enhancement actions to the proposal under consideration
7. Does the proposal promote links between open and natural spaces and areas of residence, employment and commerce?	Yes Partial No		Positive Negative Neutral Uncertain	
8. Does the proposal seek to ensure that open and natural spaces are welcoming, safe and accessible to all?	Yes Partial No		Positive Negative Neutral Uncertain	
9. Does the proposal seek to provide a range of play spaces for children and young people (e.g. play pitches, play areas etc.) Including provision for those that are disabled?	Yes Partial No		Positive Negative Neutral Uncertain	
4. Air quality, noise and neighbourhood amenity				
10. Does the proposal seek to minimise construction impacts such as dust, noise, vibration and odours?	Yes Partial No		Positive Negative Neutral Uncertain	
11. Does the proposal seek to minimise air pollution caused by traffic and employment/ commercial facilities?	Yes Partial No		Positive Negative Neutral Uncertain	
12. Does the proposal seek to minimise noise pollution caused by traffic and employment/ commercial facilities?	Yes Partial No		Positive Negative Neutral Uncertain	
5. Accessibility and active transport				
13. Does the proposal prioritise and encourage walking (such as through shared spaces) connecting to local walking networks?	Yes Partial No		Positive Negative Neutral Uncertain	

All policies should be read in conjunction with the Local Plan Part 1 – Broxtowe Borough Aligned Core Strategy. No policy should be applied in isolation; account will be taken of all relevant policies.

Assessment criteria	Relevant?	Details/ evidence	Potential Health impact?	Recommended amendments or enhancement actions to the proposal under consideration
14. Does the proposal prioritise and encourage cycling (for example by providing secure cycle parking, showers and cycle lanes) connecting to local and strategic cycle networks?	Yes Partial No		Positive Negative Neutral Uncertain	
15. Does the proposal support traffic management and calming measures to help reduce and minimise road injuries?	Yes Partial No		Positive Negative Neutral Uncertain	
16. Does the proposal promote accessible buildings and places to enable access to people with mobility problems or a disability?	Yes Partial No		Positive Negative Neutral Uncertain	
6. Crime reduction and community safety				
17. Does the proposal create environments & buildings that make people feel safe, secure and free from crime?	Yes Partial No		Positive Negative Neutral Uncertain	
7. Access to healthy food				
18. Does the proposal support the retention and creation of food growing areas, allotments and community gardens in order to support a healthy diet and physical activity?	Yes Partial No		Positive Negative Neutral Uncertain	
19. Does the proposal seek to restrict the development of hot food takeaways (A5) in specific areas?	Yes Partial No		Positive Negative Neutral Uncertain	
8. Access to work and training				

All policies should be read in conjunction with the Local Plan Part 1 – Broxtowe Borough Aligned Core Strategy. No policy should be applied in isolation; account will be taken of all relevant policies.

Assessment criteria	Relevant?	Details/ evidence	Potential Health impact?	Recommended amendments or enhancement actions to the proposal under consideration
20. Does the proposal seek to provide new employment opportunities and encourage local employment and training?	Yes Partial No		Positive Negative Neutral Uncertain	
9. Social cohesion and lifetime neighbourhoods				
21. Does the proposal connect with existing communities where the layout and movement avoids physical barriers and severance and encourages social interaction? [For example does it address the components of Lifetime Neighbourhoods?]	Yes Partial No		Positive Negative Neutral Uncertain	
10. Minimising the use of resources				
22. Does the proposal seek to incorporate sustainable design and construction techniques?	Yes Partial No		Positive Negative Neutral Uncertain	
11. Climate change				
23. Does the proposal incorporate renewable energy and ensure that buildings and public spaces are designed to respond to winter and summer temperatures, i.e. ventilation, shading and landscaping?	Yes Partial No		Positive Negative Neutral Uncertain	
24. Does the proposal maintain or enhance biodiversity	Yes Partial No		Positive Negative Neutral Uncertain	
12. Health inequalities				
25. Does the proposal consider health inequalities and encourage engagement by underserved communities?	Yes Partial No		Positive Negative Neutral Uncertain	

All policies should be read in conjunction with the Local Plan Part 1 – Broxtowe Borough Aligned Core Strategy.  
No policy should be applied in isolation; account will be taken of all relevant policies.

# Aligned Core Strategy Policy 13. Culture, Tourism and Sport

## Strategic Policy Context

[Aligned Core Strategy Policy 13: Culture, Tourism and Sport](#)

### What the Core Strategy says

Policy 13 says that provision of culture, tourism and sporting facilities will be supported with new facilities of more local importance located in or adjoining town or district centres, or existing facilities improved.

Policy 13 also says that major new sporting facilities of national or regional importance will be encouraged, especially where this complements the strengths of existing facilities located in the south east of the main built up area of Nottingham; and where appropriate, existing cultural, tourism and sporting facilities will be protected and their further development will be supported.

Policy 13 says that details will be set out in Part 2 Local Plans as appropriate.

## Policy 25: Culture, Tourism and Sport

Development proposals will be encouraged that;

1. Make specific provision for sports pitches that are suitable for a wide age range of users, in particular children's sport.
2. Enhance the tourism offer in association with DH Lawrence or the industrial/pharmaceutical heritage of the borough.

## Justification

**13.1** The adopted [Playing Pitch Strategy](#) identifies a deficiency in accessible and secured floodlit football turf pitches to the Football Association accreditation standard within the borough (mainly in the south).

## What the Sustainability Appraisal says

**13.2** The policy has been assessed against reasonable alternatives and provides sustainable development with no significant negative impacts which cannot be sufficiently mitigated.

## Monitoring

- Number, type and amount of net additional sports pitches.
- Number and type of applications relating to tourism.

# Aligned Core Strategy Policy 14. Managing Travel Demand

## Strategic Policy Context:

[Aligned Core Strategy Policy 14: Managing Travel Demand](#)

### What the Core Strategy says

Policy 14.1 aims to reduce the reliance on private cars by directing development to the most sustainable locations in accordance with the spatial strategy as set out in Policy 2 in combination with the delivery of sustainable transport networks to support these developments.

Policy 14.2 prioritises development of sites that are already accessible for walking, cycling and public transport and where deficiencies do exist to address these without compromising the highways network.

Policy 14.3 outlines a hierarchical approach to ensure the delivery of sustainable transport networks to serve new development. This includes; site specific and area wide travel demand management, improvements to public transport services, walking and cycling facilities, optimising the existing highway network to prioritise public transport, Network Management measures and then highway capacity enhancements.

## Policy 26: Travel Plans

All developments of 10 or more dwellings or 1,000 square meters or more gross floorspace will be expected to submit a Travel Plan with their application.

### Justification:

**14.1** The site allocations have been selected in accordance with Policy 2 (the spatial strategy) of the [Aligned Core Strategy](#) and therefore are considered to be in the most sustainable locations. For all other large sites that come forward for development it is important that the transport impacts are assessed and where necessary mitigated in order to promote sustainable development.

### What the Sustainability Appraisal says

**14.2** The policy has been assessed against reasonable alternatives and provides sustainable development with no significant negative impacts which cannot be sufficiently mitigated.

### Monitoring

- The number of applications for which a Travel Plan is required, together with the outcome of those applications.

# Aligned Core Strategy Policy 15. Transport Infrastructure Priorities

**15.1** This is addressed under Section 19 Developer Contributions, Site Specific Allocations and the Infrastructure Delivery Plan.



All policies should be read in conjunction with the Local Plan Part 1 – Broxtowe Borough Aligned Core Strategy. No policy should be applied in isolation; account will be taken of all relevant policies.

# Aligned Core Strategy Policy 16. Green Infrastructure, Parks and Open Space

## Strategic policy context

[Aligned Core Strategy Policy 16: Green infrastructure, Parks and Open Space](#)

## What the Aligned Core Strategy says

Policies 16.1 and 16.2.c say that non-strategic Green Infrastructure corridors, assets and sites will be defined and assessed through Part 2 Local Plans.

Paragraph 3.16.10 refers to embedding the Green Infrastructure network approach into the development of sites.

Policy 16.4 says that parks and open spaces should be protected from development and deficiencies addressed in Part 2 Local Plans.

## Policy 27: Local Green Space

The following areas are designated as Local Green Space, in accordance with paragraphs 76-78 of the National Planning Policy Framework.

1. Prominent Areas for Special Protection:
  - a) Bramcote Hills and Bramcote Ridge
  - b) Burnt Hill, Bramcote
  - c) Catstone Hill Ridge, Strelley
  - d) Stapleford Hill
  - e) Windmill Hill, Stapleford
2. Protected Open Areas:
  - a) Beeston Fields golf course and land to west
  - b) Bramcote Ridge
  - c) Chilwell Manor golf course
3. Land east and west of Coventry Lane at Bramcote and Stapleford, as shown on the plan on page 153.

Within these areas, development that would be harmful to the character or function of the Local Green Space will not be permitted except in very special circumstances.

## Justification

**16.1** The [National Planning Policy Framework](#) indicates that Local Green Space can be designated when plans are reviewed in order to provide special protection for green areas which are of particular importance to local communities. It says that policy for Local Green Space should be “[consistent with policy for Green Belts](#)” ([paragraph 78](#)); [Green Belt policy \(paragraph 87\)](#) states that harmful

development should only be approved in “very special circumstances”. The same test is used here.

**16.2** The land at Bramcote and Stapleford (item 3 in the policy) comprises a former area of Green Belt between Moor Farm Inn Lane, Moor Lane, Derby Road, Ilkeston Road and Coventry Lane, with the exception of land occupied by the schools which was previously designated as a ‘Major Developed Site within Green Belt’. Land to the north of Moor Farm Inn Lane is proposed for housing development and redevelopment is also proposed for some of the other school land. It is therefore particularly important that the rest of the land to the south of Moor Farm Inn Lane is protected from development. This area includes the Bramcote Hills Prominent Area for Special Protection, which is also referred to in item 1 in the policy, and other Green Infrastructure Assets (see Policy 28).

**16.3** Prominent Areas for Special Protection are hills and ridges comprising prominent areas of attractive landscape which provide distinct and permanent landmarks near the edge of the Greater Nottingham conurbation. Protected Open Areas provide important breaks in the built-up areas, contributing to visual amenity and recreational opportunities.

**16.4** All the sites listed in the policy have been assessed as according with the criteria set out in the [NPPF \(paragraph 77\)](#) and are considered to be: in reasonably close proximity to the community they serve; local in character and not an extensive tract of land; and demonstrably special to the local community, holding a particular local significance.

**16.5** Further areas of Local Green Space may be designated through forthcoming Neighbourhood Plans.

## **What the Sustainability Appraisal says**

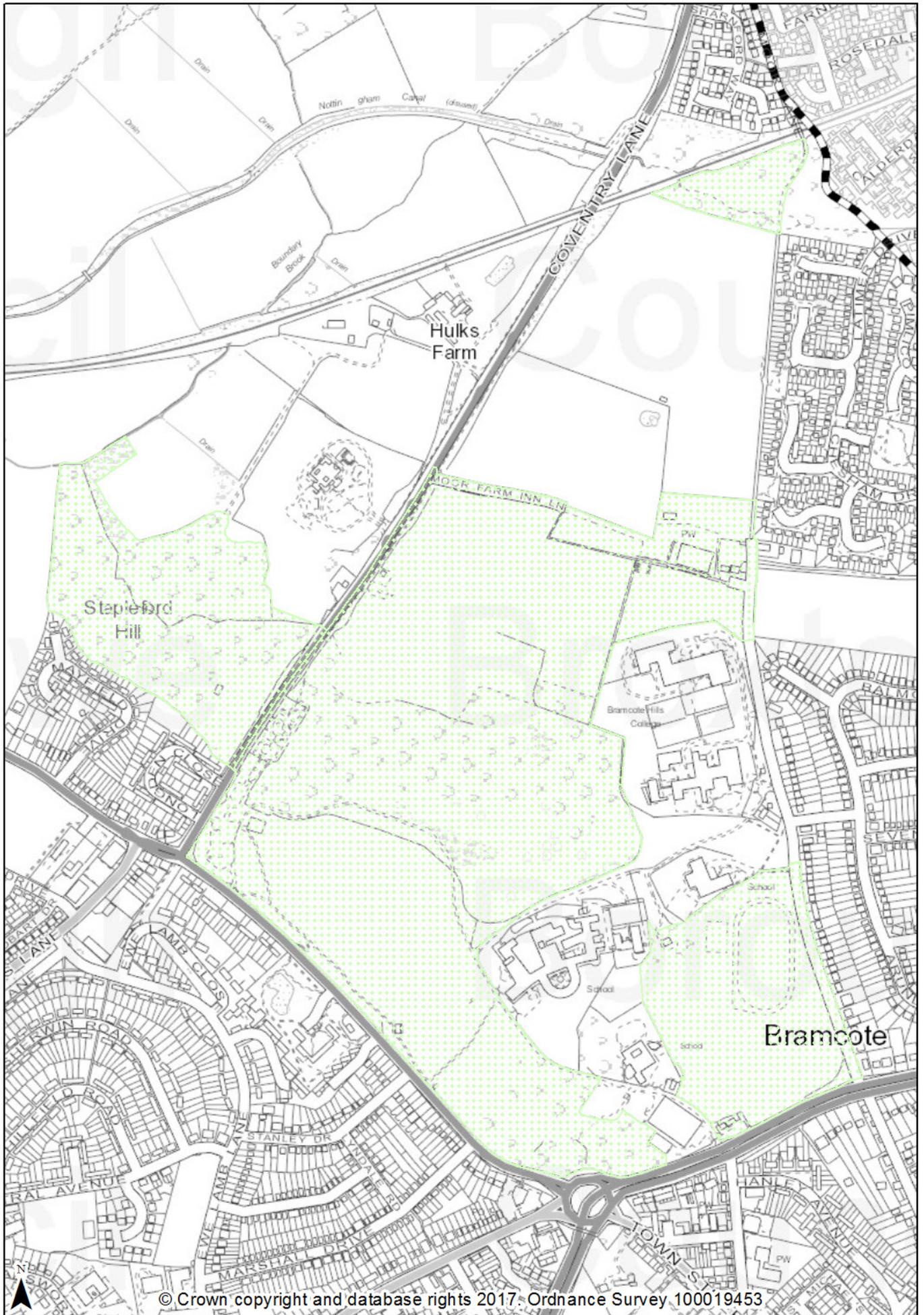
**16.6** The policy has been assessed against reasonable alternatives and provides sustainable development with no significant negative impacts which cannot be sufficiently mitigated.

## **What consultation responses say**

**16.7** In response to the ‘[Issues and Options](#)’ consultation, representations were made that designations as Local Green Space should be made on the basis of robust and transparent assessment against the criteria in the [National Planning Policy Framework](#). Comments were also made (without reference to the ‘Local Green Space’ term) for and against the protection of particular areas or types of area, and for the expansion or contraction of particular areas. At the ‘Topics Workshops’ there was general support for protecting green open spaces and other valued aspects of the local environment.

### **Monitoring**

- The number of permissions granted contrary to the Local Green Space policy by the Council and by inspectors, together with the reasons for those decisions.



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## Policy 28: Green Infrastructure Assets

1. Development proposals which are likely to lead to increased use of any of the Green Infrastructure Assets listed below, as shown on the Policies Map, will be required to take reasonable opportunities to enhance the Green Infrastructure Asset(s). These Green Infrastructure Assets are;
  - a) Green Infrastructure Corridors (not shown on the Policies Map);
  - b) Playing Pitches;
  - c) Informal Open Spaces i.e. ‘natural and semi-natural green space’ and ‘amenity green space’;
  - d) Allotments;
  - e) Recreational Routes; and
  - f) Nature Reserves.
2. In all cases listed in part 1, and in the case of school playing fields permission will not be granted for development that results in any harm to the Green Infrastructure Asset, unless the benefits of development are clearly shown to outweigh the harm.

### Justification

**16.8** Green Infrastructure is defined for the purposes of the [Green Infrastructure Strategy](#) (GIS) and the Part 2 Local Plan as “a network of living multi-functional natural features, green spaces, rivers, canals and lakes that link and connect villages, towns and cities” ([GIS section 2.1](#)).

**16.9** The corridors that are identified in the [GIS](#) and in the Plan bring a variety of environmental and socio-economic benefits (which are summarised in [section 2.4 of the GIS](#)) and any loss of assets within them would have serious implications. However there is a need for these corridors to be enhanced in terms of quality, size, multifunctionality and connectivity, in order to maximise benefits and address needs identified in the [GIS](#). The greatest opportunities for enhancing the corridors will come through development, and the Council intends to work with developers to create and maintain new spaces and to improve connectivity. The details of these opportunities for enhancement will depend on the characteristics of the corridors concerned. The corridors are detailed in [section 6 of the GIS](#) and are shown diagrammatically on map page 157 in this Plan. The corridors do not have fixed boundaries and the map on page 157 should not therefore be interpreted rigidly.



**16.10** Examples of opportunities for enhancing the corridors are listed at [section 5.5.2 of the GIS](#). They include opportunities to enhance or add to the provision of green spaces in areas where there are priorities for improvements or gaps in provision, throughout the borough, as identified in [section 5.1 of the GIS](#). Opportunities also include those for enhancing priority wetland habitats, predominantly within the Erewash Valley, and other habitat types (grassland, woodland and heathland), as identified in [section 5.2 of the GIS](#). Potential access

All policies should be read in conjunction with the Local Plan Part 1 – Broxtowe Borough Aligned Core Strategy. No policy should be applied in isolation; account will be taken of all relevant policies.

improvements include the areas, predominantly in the north and south of the borough, identified in [section 5.3 of the GIS](#). In all cases, attention should be paid to the 'Action Plans' for each corridor, as set out in [section 6.2 of the GIS](#).

**16.11** Broxtowe contains several recreational routes, many of which are shown on page 158 and the Policies Map. The policy will apply to the specified routes and to all routes leading from the built-up areas into the countryside. The policy will apply to the following specified routes;

- the Big Track;
- the Broxtowe Country Trail;
- the Erewash Valley Trail;
- the Great Northern Path;
- the Monks Way;
- the National Cycle Route;
- the Nottingham Canal Towpath/former Cromford Canal; and
- the Robin Hood Way.

**16.12** A potential continuation of the Nottingham Canal towpath north of Eastwood (as shown on page 158) approximately follows the line of the former Cromford Canal. The Council will work with partners to look for ways to achieve this route. Protection of this route would help to retain a possible route for the restoration of the Cromford Canal, should proposals for this emerge in the future. The Nature Reserves that are referred to in part 1f of the policy include Local Nature Reserves designated by the Council and Nature Reserves managed by Nottinghamshire County Council and Nottinghamshire Wildlife Trust.

**16.13** The need for the provision and maintenance of playing pitches, and associated developer contributions, will be assessed on a case-by-case basis, using evidence from the [Playing Pitch Strategy](#) (PPS, adopted in January 2017) and the [Green Infrastructure Strategy](#) (GIS, adopted in January 2015). In smaller developments the improvement of existing facilities will be more relevant than the provision of new facilities; in larger developments on-site provision may be appropriate. The need for contributions for other types of green space will be assessed in accordance with the Broxtowe Green Space Standard, which is set out below (and on [pages 19-20 of the GIS](#)) and which was developed taking account of Natural England's Accessible Natural Greenspace Standards.



**Table 5**

Green Space Type	Maximum distance that any household should be from the green space type	Minimum size of green space type
Parks and gardens	500m	1Ha
Natural and semi-natural green space	300m	2Ha
Outdoor sports facilities	500m	1Ha
Amenity green space	300m	0.25Ha

## What the Sustainability Appraisal says

**16.14** The policy has been assessed against reasonable alternatives and provides sustainable development with no significant negative impacts which cannot be sufficiently mitigated.

## What consultation responses say

**16.15** With regard to all the inter-related Green Infrastructure and open space policies referred to above, in response to the [‘Issues and Options’](#) consultation, Natural England: supported co-ordinating policy on Local Wildlife Sites and long distance trails with Green Infrastructure policy, which in turn should complement the Green Infrastructure Strategy; requested a policy to protect ancient woodland and aged or veteran trees; and recommended the use of their Accessible Natural Greenspace Standards. The Environment Agency requested specific reference to ‘blue infrastructure’. English Heritage (now Historic England): requested a policy on important trees and hedgerows; requested policy recognition of the heritage value of open spaces; and supported a reference to the Cromford Canal. Sport England expected policies to be based on an appropriate evidence base. Responses from other consultees requested that: Nature Improvement Areas should not be included; policy on Local Wildlife Sites should be retained; Green Infrastructure policy should meet various [NPPF](#) requirements; open space requirements should be based on evidence; policy on trees and hedgerows should be more precise and less restrictive than the current policy; and Green Infrastructure policy should reflect the ‘hierarchy’ of the Green Infrastructure Strategy. At the ‘Topics Workshops’ there were references to the importance of protecting the local environment, green open spaces, trees and green corridors, and the opportunities for positive change in these corridors.



### Monitoring

- Percentage of the population with access to Green Infrastructure in accordance with the Broxtowe Green Space Standard.





## Policy 29: Cemetery extensions

Land is allocated for cemetery extensions, as shown on the Policies Map, at:

- a) Church Walk, Brinsley
- b) Field Lane, Chilwell.

Other permanent uses on these sites will not be permitted. Any nearby development should respect the setting of the cemetery.

### Justification

**16.15** It is necessary to protect the sites shown on pages 160-161 for cemetery extensions so as to ensure that adequate burial plots are available in the future. The extensions will be implemented as and when necessary during the plan period.

### What the Sustainability Appraisal says

The site allocation has been assessed against reasonable alternatives and provides sustainable development with no significant negative impacts which cannot be sufficiently mitigated

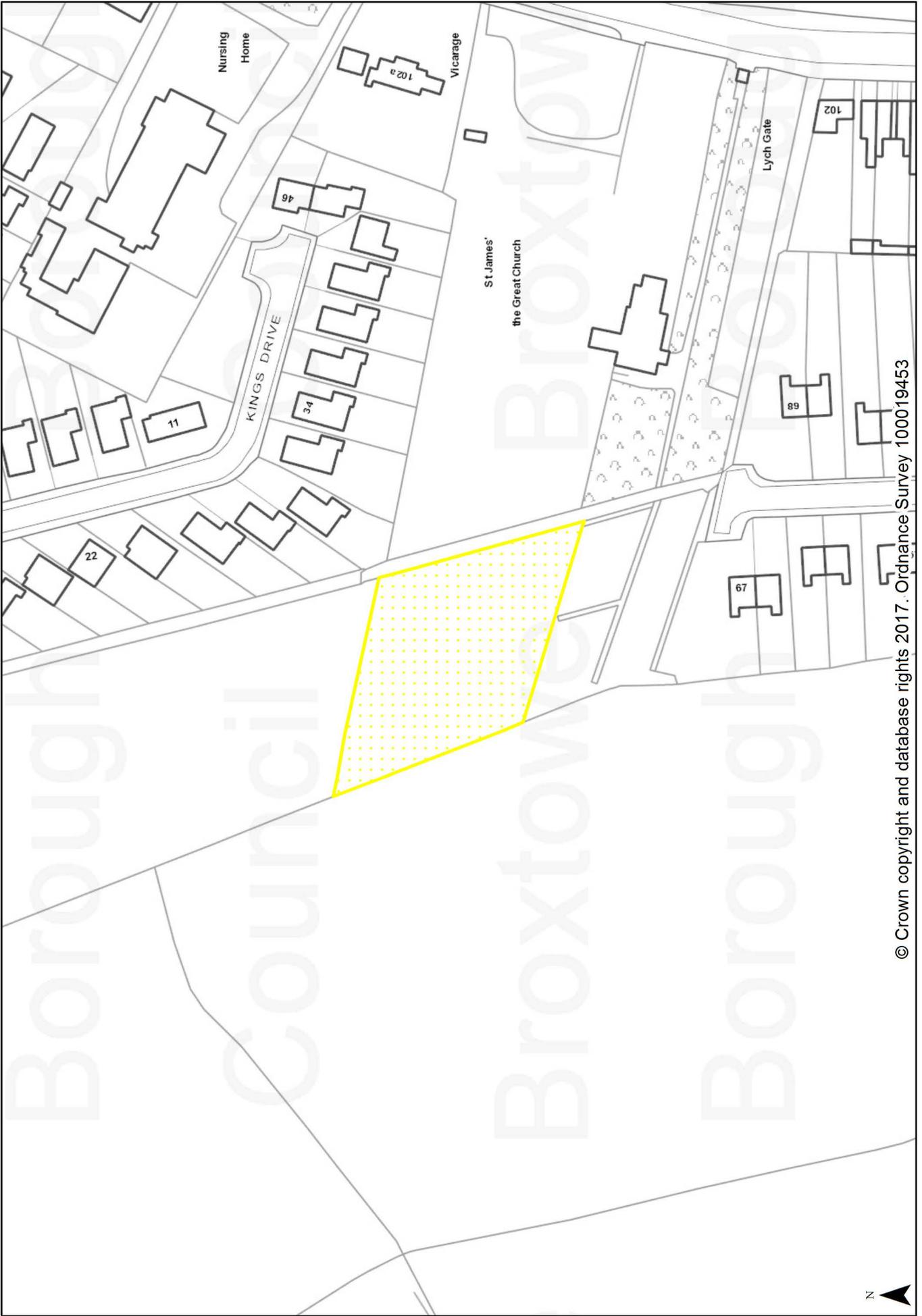
### What consultation responses say

**16.17** No representations were made on this issue in response to either the [‘Issues and Options’](#) consultation or the ‘Topics Workshops’.

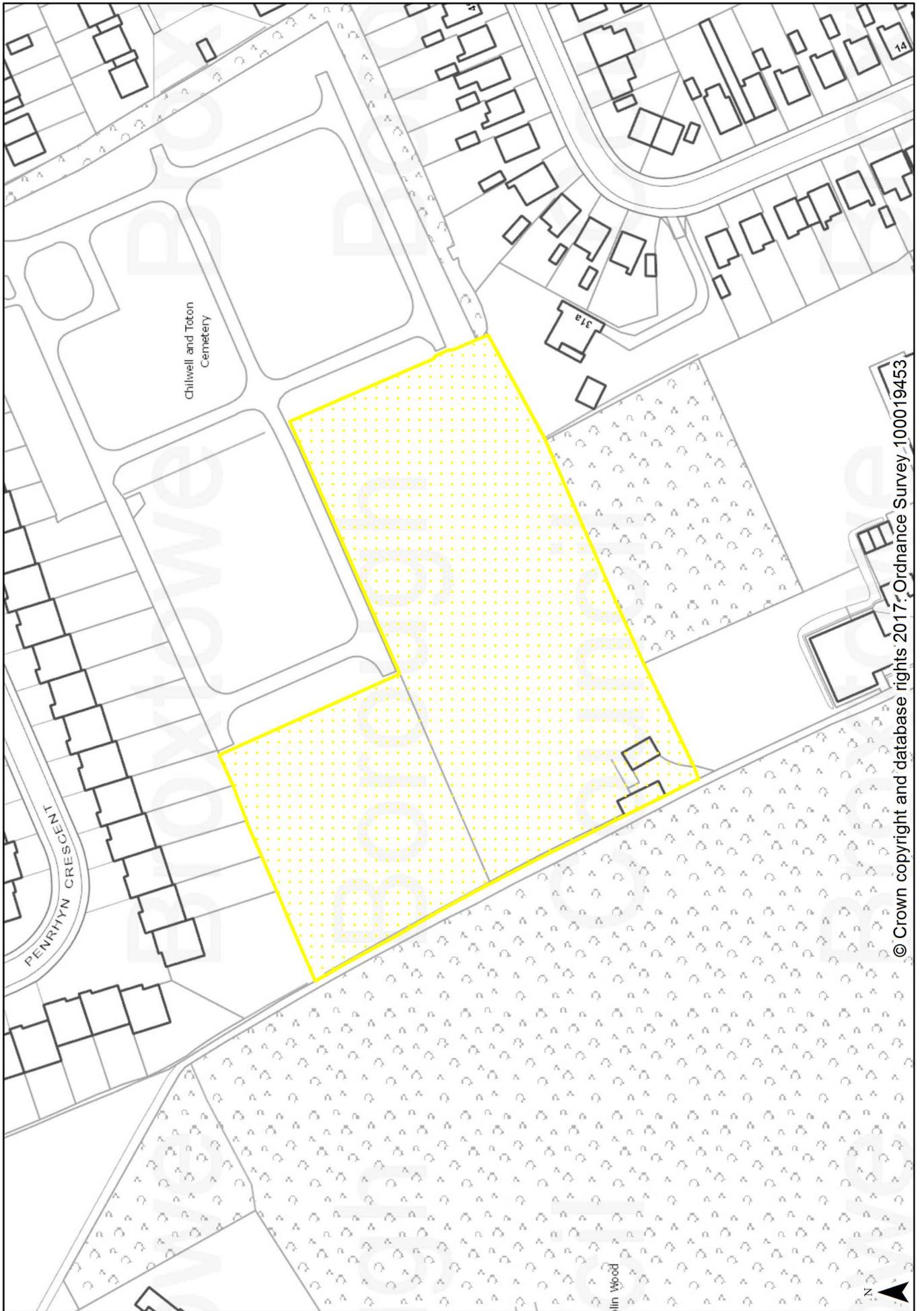
### Monitoring

- The ‘take-up’ of the site(s) as a cemetery extension.





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## Strategic policy context

[Aligned Core Strategy Policy 16: Green infrastructure, Parks and Open Space](#)

### What the Aligned Core Strategy says

Policy 16.2.e says that part 2 Local Plans will include criteria for the assessment of proposals and any areas of locally valued landscape requiring additional protection.

## Policy 30: Landscape

All developments within, or affecting the setting of, the local landscape character areas listed below should make a positive contribution to the quality and local distinctiveness of the landscape. They should therefore be consistent with the 'landscape actions' for the area concerned, as set out in the Greater Nottingham Landscape Character Assessment and in Appendix 9 of this Plan.

### Justification

**16.18** The Greater Nottingham Landscape Assessment (GNLCA), which was produced by consultants TEP in 2009, preceded the [NPPF](#) and the national Planning Practice Guidance (PPG), however it is consistent with both of them: the [NPPF \(paragraph 109\)](#) encourages the protection and enhancement of valued landscapes, which is a key theme of the GNLCA, and the [PPG \(paragraph 8-001\)](#) recommends the use of Landscape Character Assessment.

**16.19** The GNLCA identifies nine local landscape character areas in Broxtowe (also referred to in the GNLCA as 'draft policy zones'). These are partly derived from national and regional areas and are therefore grouped under the relevant regional character area: Magnesian Limestone (ML), Nottinghamshire Coalfield (NC), Sherwood (SH) and Trent & Soar Valley (TSV). The local areas in Broxtowe are shown on the map on page 164 and are:

- 'Strelley Plateau' (ML015)
- 'Nuthall Lowland, Wooded Farmland' (ML016)
- 'Erewash River Corridor' (NC01)
- 'Babbington Rolling Farmlands' (NC02)
- 'Selston and Eastwood Urban Fringe Farmland' (NC03)
- 'Moorgreen Rolling Woodland' (NC04)
- 'Beeston and Stapleford Urban Fringe' (SH060)
- 'Bramcote Wooded Hills' (SH061)
- 'Attenborough Wetlands' (TSV01)

**16.20** For each of these areas the GNLCA describes the characteristic features, analyses the 'condition' and 'strength' of the landscape and sets out proposed 'landscape actions'. These area-specific details are reproduced in Appendix 8 of this Plan.



**16.21** The GNLCA assesses the ‘quality’ of the areas by a combination of ‘condition’ and ‘strength’ and proposes corresponding ‘strategies’. Five of Broxtowe’s areas (ML016, NC03, SH060, SH061 and TSV01) are assessed as being of ‘moderate’ quality, with an associated strategy of ‘enhance’; four (ML015, NC01, NC02 and NC04) are assessed as being of ‘moderate-good’ quality with an associated strategy of ‘conserve and enhance’.

**16.22** Previous Plans have identified ‘Mature Landscape Areas’ (MLAs) as meriting special protection. However these are now considered to be obsolete in terms of methodology and baseline data.

**16.23** Broxtowe does not therefore have areas requiring ‘additional protection’ in ACS terms. However, all Broxtowe’s landscapes are of value and all need to be protected and enhanced, in accordance with the [NPPF](#) and the GNLCA.

**16.24** The GNLCA takes account of historic landscape issues (paragraphs 7.34-7.36) however, with regard to points made by some consultees, referred to below, it treats landscape as a distinct issue from nature conservation, heritage, archaeology and culture (paragraphs 8.39-8.40).

**16.25** The GNLCA is designed to be used in development management decisions. However applications will nevertheless need to be accompanied by a detailed, site-specific assessment of landscape character.

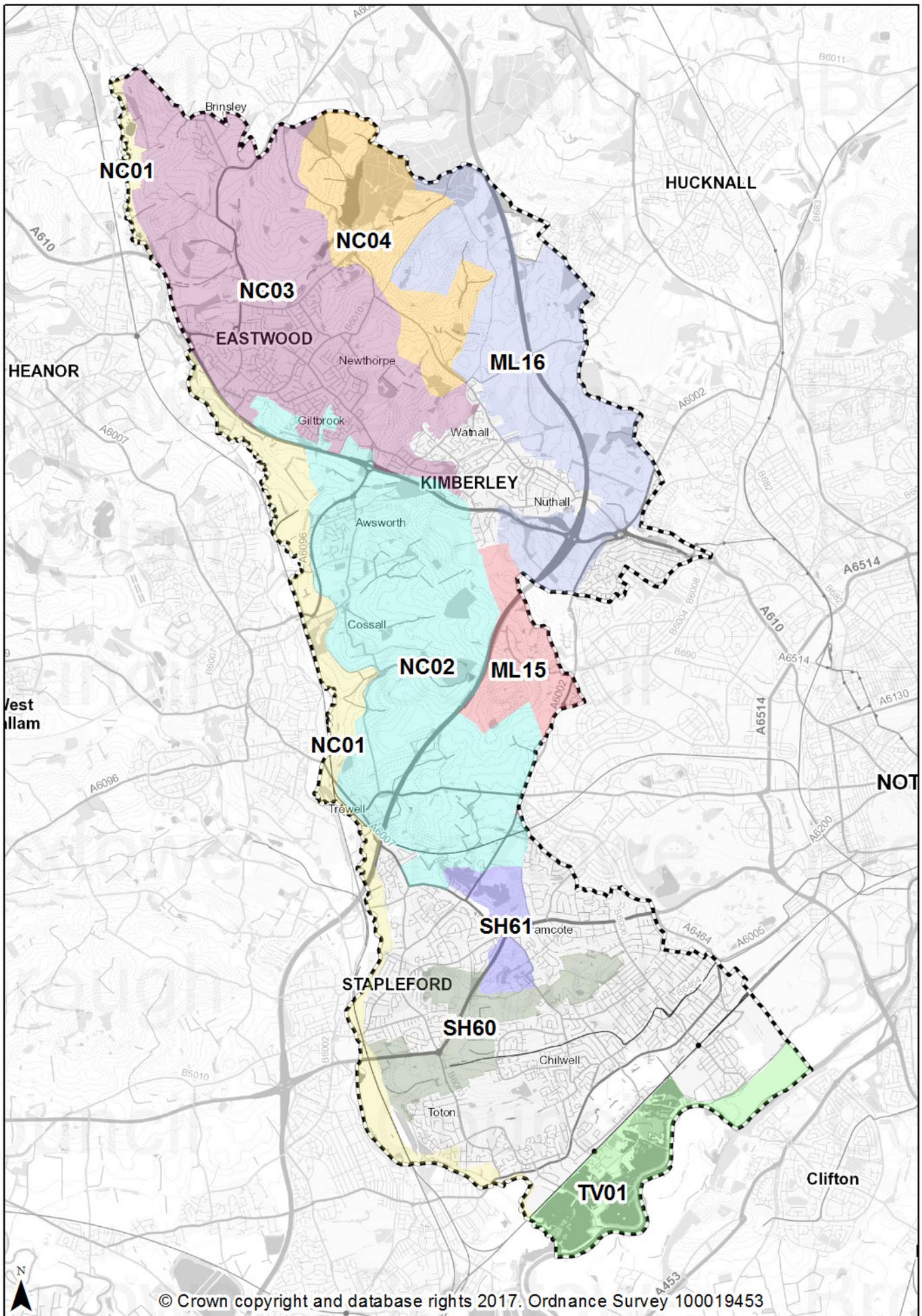


## What the Sustainability Appraisal says

**16.26** The policy has been assessed against reasonable alternatives and provides sustainable development with no significant negative impacts which cannot be sufficiently mitigated.

## What consultation responses say

**16.27** In response to the [‘Issues and Options’](#) consultation, Natural England supported having a policy which uses information from the Greater Nottingham Landscape Character Assessment (GNLCA), and having a reference to the national character areas. Other comments on a potential new landscape policy were that: it should not prevent all development; it should only relate to particular valued landscapes; and some form of designation should be introduced for the landscape around Eastwood and Kimberley. Two consultees requested the removal of a policy on MLAs whilst another wanted additional MLAs to be designated. At the ‘Topics Workshops’ there was some support for the introduction of a policy on landscape character and references were made to the relevance of heritage, history, culture, nature, geology and archaeology.



# Aligned Core Strategy Policy 17. Biodiversity

## Strategic policy context

[Aligned Core Strategy Policy 17: Biodiversity](#)

### What the Aligned Core Strategy says

Policy 17.1 says that biodiversity will be increased by a number of measures including ensuring that new development provides new biodiversity features, and improves existing biodiversity features wherever appropriate.

Policy 17.1 also supports the need for appropriate management and maintenance of existing and created habitats through the use of planning conditions/obligations and management agreements.

## Policy 31: Biodiversity Assets

1. Development proposals which are likely to lead to the increased use of any of the Biodiversity Assets listed below, as shown on the Policies Map, will be required to take reasonable opportunities to enhance the Asset(s). These Biodiversity Asset(s) are;
  - a) Sites of Special Scientific Interest, Local Wildlife Sites or Local Geological Sites (as listed in Appendices 2, 3, 4 and shown on the Policies Map); or
  - b) Priority habitats and priority species (as identified in the Nottinghamshire Local Biodiversity Action Plan and section 4.5 of the Green Infrastructure Strategy); or
  - c) Trees which are the subject of Tree Preservation Orders; or
  - d) Aged or veteran trees; or
  - e) Ancient Woodland; or
  - f) Hedgerows which are important according to the criteria of the Hedgerow Regulations 1997; or
  - g) Other trees and hedgerows which are important to the local environment.
2. In all cases permission will not be granted for development that results in any harm to the Biodiversity Asset, unless the benefits of development are clearly shown to outweigh the harm.



All policies should be read in conjunction with the Local Plan Part 1 – Broxtowe Borough Aligned Core Strategy. No policy should be applied in isolation; account will be taken of all relevant policies.

## Justification

**17.1** The policy will apply to any Sites of Special Scientific Interest, Local Wildlife Sites or Local Geological Sites which are designated after the adoption of the Plan. As stated in Policy 17.2 of the [Aligned Core Strategy](#), the degree of protection, and therefore the weight to be given to other material considerations, will vary “in line with the established hierarchy of designations”.



**17.2** Trees and hedgerows are a vital part of the borough’s landscape and townscape. They provide environmental benefits and are important for wildlife.

## What the Sustainability Appraisal says

**17.3** The policy has been assessed against reasonable alternatives and provides sustainable development with no significant negative impacts which cannot be sufficiently mitigated.

## What consultation responses say

**17.4** With regard to all the inter-related Green Infrastructure and open space policies referred to above, in response to the ‘[Issues and Options](#)’ consultation, Natural England: supported co-ordinating policy on Local Wildlife Sites and long distance trails with Green Infrastructure policy, which in turn should complement the [Green Infrastructure Strategy](#); requested a policy to protect ancient woodland and aged or veteran trees; and recommended the use of their Accessible Natural Greenspace Standards. The Environment Agency requested specific reference to ‘blue infrastructure’. English Heritage (now Historic England): requested a policy on important trees and hedgerows; requested policy recognition of the heritage value of open spaces; and supported a reference to the Cromford Canal. Sport England expected policies to be based on an appropriate evidence base. Responses from other consultees requested that: Nature Improvement Areas should not be included; policy on Local Wildlife Sites should be retained; Green Infrastructure policy should meet various [NPPF](#) requirements; open space requirements should be based on evidence; policy on trees and hedgerows should be more precise and less restrictive than the current policy; and Green Infrastructure policy should reflect the ‘hierarchy’ of the [Green Infrastructure Strategy](#). At the ‘Topics Workshops’ there were references to the importance of protecting the local environment, green open spaces, trees and green corridors, and the opportunities for positive change in these corridors.

## Monitoring

- Number of SSSIs in a favourable condition;
- Net change in the area of Local Wildlife Sites;
- Number of Local Wildlife Sites under positive conservation management.

# Aligned Core Strategy Policy 18. Infrastructure

**18.1** This is addressed under Section 19 Developer Contributions.



All policies should be read in conjunction with the Local Plan Part 1 – Broxtowe Borough Aligned Core Strategy. No policy should be applied in isolation; account will be taken of all relevant policies.

# Aligned Core Strategy Policy 19. Developer Contributions

## Strategic policy context

- [Aligned Core Strategy Policy 8: Housing Size, Mix and Choice](#)
- [Aligned Core Strategy Policy 12: Local Services and Healthy Lifestyles](#)
- [Aligned Core Strategy Policy 16: Green Infrastructure and Open Space](#)
- [Aligned Core Strategy Policy 17: Biodiversity](#)
- [Aligned Core Strategy Policy 18: Infrastructure](#)
- [Aligned Core Strategy Policy 19: Developer Contributions.](#)

## What the Aligned Core Strategy says

3.8.9 says that affordable housing need should be met on-site, unless off-site provision or a financial contribution of broadly equivalent value can be robustly justified.

Policy 12.1 says that where appropriate, contributions will be sought to improve existing community facilities provision where the scale of the residential development does not merit developers providing community facilities provision directly.

Policy 16.4 says parks and open spaces should be protected from development and deficiencies addressed in the Part 2 Local Plan. Alternative scheme designs that have no or little impact should be considered before mitigation is provided (either on-site or off-site or through contributions as appropriate).

Policy 17.1 says that biodiversity will be increased by supporting the need for the appropriate management and maintenance of existing and created habitats through the use of planning conditions, planning obligations and management agreements.

Policy 19.1 expects developers to meet the reasonable cost of new infrastructure required as a consequence of their proposal, and necessary infrastructure to manage cumulative impacts of development.

Policy 19.1 also expects developers to provide for the future maintenance of facilities provided.

Policies 18.2 and 19.3 say that planning contributions/obligations will be sought for necessary infrastructure to support new development.

3.19.5 says that more detailed information will be provided in the Part 2 Local Plan.

## Policy 32: Developer Contributions

1. Financial contributions may be sought from developments of 10 or more dwellings or 1,000 square meters or more gross floorspace for provision, improvement or maintenance, where relevant, of;
  - a) Affordable housing;
  - b) Health;
  - c) Community facilities;
  - d) Green Space;
  - e) Biodiversity;
  - f) Education; and
  - g) Highways.
2. On-site provision of new playing pitches may be required for developments of 50 dwellings or more.

### Justification

### What the Sustainability Appraisal says

**19.1** The policy has been assessed against reasonable alternatives and provides sustainable development with no significant negative impacts which cannot be sufficiently mitigated.

### Monitoring

- Number and amount of Section 106 contributions received.



All policies should be read in conjunction with the Local Plan Part 1 – Broxtowe Borough Aligned Core Strategy. No policy should be applied in isolation; account will be taken of all relevant policies.

## 20. Key Monitoring Indicators

Table 6

Policy	Monitoring
1: Flood Risk	<ul style="list-style-type: none"> <li>The number of permissions in flood risk areas granted contrary to Environment Agency advice.</li> </ul>
2-7: Site Allocations	<ul style="list-style-type: none"> <li>6150 new homes in Broxtowe by 2028. Indicator: Net additional homes in Broxtowe</li> <li>Minimum of 3800 new homes in the Main Built up Area by 2028. Indicator: Net additional homes in the Main Built up Area</li> <li>Up to 350 new homes in Awsworth by 2028. Indicator: Net additional homes in Awsworth</li> <li>Up to 150 new homes in Brinsley by 2028. Indicator: Net additional homes in Brinsley</li> <li>Up to 1250 new homes in Eastwood by 2028. Indicator: Net additional homes in Eastwood</li> <li>Up to 600 new homes in Kimberley by 2028. Indicator: Net additional homes in Kimberley</li> </ul>
8: Development in the Green Belt	<ul style="list-style-type: none"> <li>The number of permissions granted contrary to Green Belt policy by the Council and by inspectors, together with the reasons for those decisions.</li> </ul>
9: Retention of good quality existing employment sites	<ul style="list-style-type: none"> <li>The amount (floorspace and area) and type of B Class employment lost to other uses on the specified sites.</li> <li>The net gain and loss (floorspace and area) of B Class employment provision by type within the borough.</li> </ul>
10: Town Centre Uses	<ul style="list-style-type: none"> <li>Proportion (shown as a percentage by use class) of A1 and 'main town centre' ground floor units within the Town and District Centre boundaries.</li> <li>Proportion (shown as a percentage by use class) of A1 and 'main town centre' units within the primary frontage of the Town and District Centres.</li> <li>Number and type of permissions granted at upper floor level for 'main town centre use' or housing within the Town and District Centre boundaries.</li> </ul>
13: Proposals for retail in edge-of-centre and out-of-centre locations	<ul style="list-style-type: none"> <li>The number of permissions and the amount of floor space permitted in the centres and in the edge-of-centre and out-of-centre locations.</li> </ul>

Policy	Monitoring
14: Centre of Neighbourhood Importance (Chilwell Road / High Road)	<ul style="list-style-type: none"> <li>The number and type of permissions granted within the Centre of Neighbourhood Importance</li> <li>The Proportion (shown as a percentage) of ground floor residential units within the Centre of Neighbourhood Importance.</li> <li>The number and type of permissions granted at upper floor level for 'main town centre' uses and residential within the Centre of Neighbourhood Importance.</li> </ul>
15: Housing size, mix and choice	<ul style="list-style-type: none"> <li>The number of completions by dwelling type, size and tenure;</li> <li>The number of completions that comply with requirement M4(2) of the Building Regulations.</li> <li>The number of serviced plots for self-build or custom-build provided.</li> <li>The number of custom-build homes delivered.</li> </ul>
16: Gypsies and Travellers	<ul style="list-style-type: none"> <li>The number of pitches which are allocated, granted permission and implemented</li> </ul>
17: Place-making, design and amenity	<ul style="list-style-type: none"> <li>The proportion of permissions (of 10 or more dwellings) which achieve at least nine 'greens' against in-house assessment of the quality of design with regard to BfL 12.</li> </ul>
18: Shopfronts, signage and security measures	<ul style="list-style-type: none"> <li>The number of permissions for shutters which are, or are not in accordance with the policy.</li> </ul>
19: Pollution, Hazardous Substances and Ground Conditions	<ul style="list-style-type: none"> <li>The number of permissions which are contrary to the advice of the Council's Environmental Health department and/or the Environment Agency, together with the reasons for those decisions.</li> </ul>
20: Air Quality	<ul style="list-style-type: none"> <li>The number of electric vehicle charging points delivered.</li> </ul>
21: Unstable land	<ul style="list-style-type: none"> <li>The number of permissions which are contrary to the advice of the Coal Authority, together with the reasons for those decisions.</li> </ul>
22: Minerals	<ul style="list-style-type: none"> <li>The number of permissions which are contrary to the recommendations of the County Council or the Coal Authority.</li> </ul>
23: Proposals affecting designated and non-designated heritage assets	<ul style="list-style-type: none"> <li>A decrease in the number of heritage assets at risk on the national register.</li> <li>An increase in the number of Conservation Area Appraisals.</li> </ul>

Policy	Monitoring
24: The health impacts of development	<ul style="list-style-type: none"> <li>The number of applications for which a Health Impact Assessment Checklist is required, together with the outcome of those applications.</li> <li>The number of applications relating to A5 uses within 400m of schools, together with the outcome of those applications.</li> </ul>
25: Culture, Tourism and Sport	<ul style="list-style-type: none"> <li>Number, type and amount of net additional sports pitches.</li> <li>Number and type of applications relating to tourism.</li> </ul>
26: Travel Plans	<ul style="list-style-type: none"> <li>The number of applications for which a Travel Plan is required, together with the outcome of those applications.</li> </ul>
27: Local Green Space	<ul style="list-style-type: none"> <li>The number of permissions granted contrary to the Local Green Space policy by the Council and by inspectors, together with the reasons for those decisions.</li> </ul>
28: Green Infrastructure Assets	<ul style="list-style-type: none"> <li>Percentage of the population with access to Green Infrastructure in accordance with the Broxtowe Green Space Standard.</li> </ul>
29: Cemetery Extensions	<ul style="list-style-type: none"> <li>The 'take-up' of the site(s) as a cemetery extension.</li> </ul>
30: Landscape	<ul style="list-style-type: none"> <li>Text?</li> </ul>
31: Biodiversity Assets	<ul style="list-style-type: none"> <li>Number of SSSIs in a favourable condition;</li> <li>Net change in the area of Local Wildlife Sites;</li> <li>Number of Local Wildlife Sites under positive conservation management.</li> </ul>
32: Developer contributions	<ul style="list-style-type: none"> <li>Number and amount of Section 106 contributions received.</li> </ul>



All policies should be read in conjunction with the Local Plan Part 1 – Broxtowe Borough Aligned Core Strategy. No policy should be applied in isolation; account will be taken of all relevant policies.

# Appendices

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Glossary

Policies Map



# Appendix 1: Playing Pitches, Open Spaces, Allotments and Local Nature Reserves

## Playing Pitches

### Parks/Recreation Grounds/Sports Grounds

- The Strand, Attenborough
- Shilo Recreation Ground, Awsworth
- The Lane Recreation Ground, Awsworth
- Beeston Fields Recreation Ground, Beeston
- Broadgate Park, Beeston
- Hetley Pearson Recreation Ground, Beeston
- Leyton Crescent Recreation Ground, Beeston
- Pearson Centre, Beeston
- Trent Vale Sports Ground, Beeston
- Weirfields Recreation Ground, Beeston
- Bramcote Hills Park, Bramcote
- Brinsley Recreation Ground, Brinsley
- Chetwynd Barracks, MoD, Chilwell
- Inham Nook Recreation Ground, Chilwell
- Birnham Park, Eastwood
- Coronation Park, Eastwood
- Eastwood Town Football Club, Eastwood
- Hall Park, Eastwood
- The Breach, Mansfield Road, Eastwood
- Beauvale Recreation Ground, Greasley
- Digby Street, Kimberley
- Kimberley Institute Cricket Ground, Newdigate Street, Kimberley
- The Stag Recreation Ground, Kimberley
- Basil Russell Playing Fields, Nuthall
- Temple Community Centre, Nuthall
- Archers Field Recreation Ground, Stapleford
- Hickings Lane Recreation Ground, Stapleford
- Ilkeston Road Recreation Ground, Stapleford
- Pasture Road Recreation Ground, Stapleford
- Queen Elizabeth Park, Stapleford
- Manor Farm Recreation Ground, Toton
- Pit Lane Recreation Area, Trowell

### School Sites

- Awsworth Primary School, Awsworth
- Beeston Rylands Junior School, Beeston
- College House Junior School, Beeston
- John Clifford School, Beeston
- Roundhills Primary School, Beeston
- Alderman White Academy, Bramcote
- Chilwell School/Olympia Leisure Centre, Chilwell
- Hall Park Academy, Eastwood
- Kimberley School/Leisure Centre, Kimberley

- George Spencer Academy, Stapleford
- Bispham Drive School, Toton

## Informal Open Spaces

- Attenborough Nature Reserve, Attenborough
- Long Lane Recreation Ground/Play Area, Attenborough
- Awsworth Recreation Ground, Awsworth
- Meadow Road Open Space, Awsworth
- Beeston Canal, Beeston
- Beeston Fields Recreation Ground, Beeston
- Broadgate Park, Beeston
- Carwood Road Open Space, Beeston
- Central Avenue Recreation Ground, Beeston
- Coopers Green Open Space, Beeston
- Dovecote Lane Recreation Ground, Beeston
- Leyton Crescent Recreation Ground, Beeston
- The Willows Open Space, Beeston
- Weirfields Recreation Ground, Beeston
- Alexandrina Plantation Local Nature Reserve, Bramcote
- Bramcote Hills Park, Bramcote
- Bramcote Lane Open Space, Bramcote
- Bramcote Moor Estate Open Space, Bramcote
- Burnt Hill Wood, Bramcote
- Eastcote Avenue Open Space, Bramcote
- King George's Park, Bramcote
- Sandy Lane Public Open Space, Bramcote
- Westray Close, Bramcote
- Brinsley Headstocks, Brinsley
- Brinsley Recreation Ground, Brinsley
- Cator Lane Recreation Ground, Chilwell
- Chetwynd Road Recreation Ground, Chilwell
- Eskdale Drive Open Space, Chilwell
- Field Lane Estate Open Space, Chilwell
- Inham Nook Recreation Ground, Chilwell
- Inham Wood, Chilwell
- Sherman Drive Open Space, Chilwell
- Swiney Way Open Space, Chilwell
- Coronation Park, Eastwood
- Greenhills Road Recreation Ground, Eastwood
- Hall Park, Eastwood
- Jubilee Park, Eastwood
- Mansfield Road Recreation Ground, Eastwood
- The Canyons, Eastwood
- Acorn Avenue Open Space, Giltbrook
- Smithurst Road Open Space, Giltbrook
- Beauvale Recreation Ground, Greasley
- Flixton Road Open Space, Kimberley
- Hall Om Wong Open Space, Kimberley

- Kimberley Cutting, Kimberley
- Knowle Park Open Space, Kimberley
- Millfield Road Open Space, Kimberley
- Station Road Dismantled Railway, Kimberley
- The Spinney Open Space, Kimberley
- Colliers Wood, Moorgreen
- High Park Wood, Moorgreen
- Assarts Farm Open Space, Nuthall
- Basil Russell Playing Fields, Nuthall
- Castleton Court Open Space, Nuthall
- Horsendale Recreation Ground, Nuthall
- Redbridge Drive Play Area, Nuthall
- Archers Field Recreation Ground, Stapleford
- Cooky's Pond, Stapleford
- Hemlockstone, Stapleford
- Hickings Lane Recreation Ground, Stapleford
- Judson Avenue Open Space, Stapleford
- Pasture Road Recreation Ground, Stapleford
- Queen Elizabeth Park, Stapleford
- Banks Road Open Space, Toton
- Manor Farm Recreation Ground, Toton
- Nottingham Canal, Stapleford & Trowell
- Pit Lane Open Space, Trowell
- Trowell Parish Hall, Trowell
- Trowell Park Open Space, Trowell
- Buckingham Way Open Space, Watnall
- Corbiere Avenue Open Space, Watnall
- Trough Road Woodland, Watnall
- Watnall Green, Watnall

## Allotments

- Carisbrooke Avenue Allotments, Beeston
- Dennis Avenue Allotments, Beeston
- Leyton Crescent Allotments, Beeston
- Riverside Road Allotments, Beeston
- Wollaton Road Allotments, Beeston
- Church Street Allotments, Bramcote
- Ewe Lamb Lane Allotments, Bramcote
- Henson's Square Allotments, Bramcote
- Attenborough Lane Allotments, Chilwell
- Borehole Allotments, George Avenue, Chilwell
- Charles Avenue Allotments, Chilwell
- Grove Avenue Allotments, Chilwell
- Slade Road Allotments, Chilwell
- Coronation Road Allotments, Cossall
- Comet Drive Allotments, Eastwood
- Derby Road Eastwood Allotments, Eastwood
- Broomhill Road Allotments, Kimberley

- Knowle Hill Allotments, Kimberley
- Millfield Road Allotments, Kimberley
- Spring Hill Nursery, Kimberley
- Swingate Allotments, Kimberley
- Bartons Close Allotments, Newthorpe
- Albany Allotments, Pasture Road, Stapleford
- Bessell Lane Allotments, Stapleford
- Nottingham Road Allotments, Stapleford
- Peatfield Allotments, Stapleford
- Pit Lane Allotments, Trowell
- Pit Lane North Allotments, Trowell
- Stoney Lane Allotments, Trowell
- Main Road Allotments, Watnall

## Local Nature Reserves

- Alexandrina Plantation, Bramcote
- Bramcote Hills Park Woodland, Bramcote
- King George's Park, Bramcote
- Sandy Lane Public Open Space, Bramcote
- Brinsley Headstocks, Brinsley
- Hall Park, Eastwood
- Smithurst Meadows, Giltbrook
- Hall Om Wong, Kimberley
- Colliers Wood, Moorgreen
- Stapleford Hill Woodland, Stapleford
- Toton Fields, Toton
- Nottingham Canal, Stapleford & Trowell
- Pit Lane Recreation Ground, Trowell
- Watnall Green, Watnall
- Watnall Spinney, Watnall



## Appendix 2: Sites of Special Scientific Interest

### **Attenborough Gravel Pits** (1963, revised & extended 1980) 221.2 ha

Flooded gravel pits of varying ages adjoining the River Trent, illustrating the successional development of natural vegetation over 50 years. The pits provide a valuable refuge for over-wintering wildfowl and also sustain an important breeding bird community. The variety of breeding bird species is exceptional and includes Common Tern, Kingfisher, Sand Martin and large numbers of Great-Crested Grebe.

### **Robbinetts, Cossall** (1990) 6.2 ha

This site contains one of the best examples of acidic grassland in the county. Its mosaic of grassland types, varying in wetness and acidity, is typical of the West Nottinghamshire Coal Measures which now support few remaining areas of unimproved grassland.

### **Sledder Wood Meadows, Greasley** (1981) 7.9 ha

A fine series of species-rich grasslands developed on a north-west-facing slope. The variation in slope, soil structure and soil moisture content present on the site is reflected in the variety of sward types, with neutral grasslands characteristic of alluvial, clay and acid-loam soils being well represented. Adjacent ponds lying within the southern part of Sledder Wood provide additional interest, containing well-developed marsh and open water plant communities.

### **Kimberley Railway Cutting** (1954, boundary revised 1981) 5.0 ha

The geology of this former railway cutting provides a rich variety of species of mosses and liverworts, which have developed in association with the formation of tufa deposits along lines of water seepage within the cutting. The Nottinghamshire Wildlife Trust manages the site as a nature reserve.

### **Sellers Wood, Nuthall** (1981) 14.6 ha

This wood contains a rich ground flora of a type characteristic of ancient woods and its overall wildlife value is complemented by the presence of a number of ponds containing a diverse aquatic fauna. Ash-wych elm woodland predominates on soils derived from the Permian age marl and limestones, but where these are overlain by sandy soils the woodland changes abruptly to a birch-oak-hazel community. Well-vegetated ponds which contain a diverse aquatic fauna and which are also valuable drinking areas for woodland birds and mammals provide additional interest. This site is also designated as a Local Nature Reserve.

## Appendix 3: Local Wildlife Sites

DRAFT

DRAFT

DRAFT

# Appendix 4: Local Geological Sites

## Description of Local Geological Sites

### **Old Brickworks, Chilwell**

An exposure of red and green marls of the Mercia Mudstone Group (Keuper Marl) showing sedimentary features.

### **Church Lane Quarry, Bog End, Greasley**

An exposure of Lower Magnesian Limestone showing clear sedimentary structures.

### **Quarry near Beauvale Priory, Greasley**

A disused quarry exposing sandy Lower Magnesian Limestone containing thin breccia beds.

### **Kimberley Railway Cutting (East), Kimberley**

Good Lower Magnesian Limestone exposures.

### **Hemlock Stone, Stapleford**

An isolated outcrop of the Nottingham Castle Formation (Bunter Pebble Beds) showing good sedimentary features.

### **Sandcliffe Garage, Stapleford**

A sequence of exposures revealing the Colwick Formation (Waterstones) lying unconformably upon the Nottingham Castle Formation (Bunter Pebble Beds).

### **Stapleford Hill, Stapleford**

An exposure of the Lenton Sandstone Formation (Lower Mottled Sandstone) showing good cross-bedding.

### **Old Quarry, Strelley**

A good exposure of Lower Magnesian Limestone with sedimentary features.

### **Swancar Farm Quarry, Trowell**

An exposure of Coal Measures sandstone with evidence of faulting.

### **Watnall Wood, Watnall**

A good exposure of Lower Magnesian Limestone with sedimentary features.



# Appendix 5: Building for Life 12 Criteria

## Integrating into the neighbourhood

### 1 Connections

Does the scheme integrate into its surroundings by reinforcing existing connections and creating new ones, while also respecting existing buildings and land uses around the development site?

### 2 Facilities and services

Does the development provide (or is it close to) community facilities, such as shops, schools, workplaces, parks, play areas, pubs or cafés?

### 3 Public transport

Does the scheme have good access to public transport to help reduce car dependency?

### 4 Meeting local housing requirements

Does the development have a mix of housing types and tenures that suit local requirements?

## Creating a place

### 5 Character

Does the scheme create a place with a locally inspired or otherwise distinctive character?

### 6 Working with the site and its context

Does the scheme take advantage of existing topography, landscape features (including water courses), wildlife habitats, existing buildings, site orientation and micro-climates?

### 7 Creating well defined streets and spaces

Are buildings designed and positioned with landscaping to define and enhance streets and spaces and are buildings designed to turn street corners well?

### 8 Easy to find your way around

Is the scheme designed to make it easy to find your way around?

## Street & home

### 9 Streets for all

Are streets designed in a way that encourage low vehicle speeds and allow them to function as social spaces?

### 10 Car parking

Is resident and visitor parking sufficient and well integrated so that it does not dominate the street?

### 11 Public and private spaces

Will public and private spaces be clearly defined and designed to be attractive, well managed and safe?

### 12 External storage and amenity space

Is there adequate external storage space for bins and recycling as well as vehicles and cycles?

Extract taken from [Building for Life 12](#)

# Appendix 6: Listed Buildings and Scheduled Monuments

The buildings and structures noted below are statutorily listed as being of historic or architectural importance, and are arranged by place-name. The grading appears in brackets: Grade I buildings are of exceptional interest and Grade II buildings are worthy of preservation with the most important ones being classed as Grade II\*. Scheduled Ancient Monuments, as defined in the Ancient Monuments and Archaeological Areas Act, are shown with a #.

Further information relating to the following designated heritage assets can be found on the [Historic England website](#).

List Entry Number	Name	Grade	Century of Origin
<b>ATTENBOROUGH</b>			
1263869	<a href="#">Church of St Mary the Virgin, Church Lane</a>	(I)	C12
1247991	<a href="#">Ireton House, Church Lane</a>	(II)	C16
1247915	<a href="#">Erewash Bridge (towpath bridge) Barton Lane</a>	(II)	C18
1263851	<a href="#">45 (Rose Cottage), The Strand</a>	(II)	C17
1018117	<a href="#"># Fishponds 90m south east of St Mary's Church</a>		C13
<b>AWSWORTH</b>			
1443591	<a href="#">Awsorth War Memorial</a>	(II)	C20
1140437	<a href="#">Bennerley Viaduct, off Park Hill</a>	(II*)	C19
1278010	<a href="#">Infant School, The Lane</a>	(II)	C19
1248409	<a href="#">Wall, railings and attached covered playground at the infant school, The Lane</a>	(II)	C19
<b>BEESTON</b>			
1263854	<a href="#">Anglo-Scotian Mills, Albion Street/Wollaton Road</a>	(II)	C19
1263866	<a href="#">Lace and shawl factory, printing room, waiting room and gateway Albion Street</a>	(II)	C19
1263867	<a href="#">42 Broadgate</a>	(II)	C19
1248267	<a href="#">72 (Broadgate House) Broadgate</a>	(II)	C19
1247918	<a href="#">The Grange (Police Station), Chilwell Road</a>	(II)	C19
1263823	<a href="#">Church of St John the Baptist, Church Street</a>	(II)	C15
1247919	<a href="#">Crimean War Memorial, Church of St John the Baptist</a>	(II)	C19
1248024	<a href="#">18 &amp; 20 (The Crown Inn &amp; adjoining stable) Church Street</a>	(II)	C19
1263870	<a href="#">Village Cross, Church Street</a>	(II)	C14
1247916	<a href="#">Hope, Boer War Memorial, High Road</a>	(II)	C20

List Entry Number	Name	Grade	Century of Origin
1247927	<a href="#">Building D10, Boots site, off Humber Road South</a>	(I)	C20
1278028	<a href="#">Building D6, Boots site, off Humber Road South</a>	(I)	C20
1247933	<a href="#">Building D34 Boots site, off Humber Road South</a>	(II)	C20
1247934	<a href="#">Meadow Road Bridge (over canal), Meadow Road</a>	(II)	C18
1278035	<a href="#">2 &amp; 2A (The Manor House), inc. wall and wash house, Middle St</a>	(II)	C17
1263876	<a href="#">War Memorial Cross, Middle Street</a>	(II)	C20
1248198	<a href="#">Dagfa House School, Salthouse Lane</a>	(II)	C19
1247961	<a href="#">Beeston Railway Station, Station Road</a>	(II)	C19
1247963	<a href="#">Trent towpath footbridge, Beeston</a>	(II)	C18
1248249	<a href="#">No.2 (The Old Cottage) West End</a>	(II)	C17
1247965	<a href="#">No.3 (Old Manor House), West End</a>	(II)	C17
1248253	<a href="#">Stables at 3 (Old Manor House), West End</a>	(II)	C19
1247964	<a href="#">No.4 (The Elms) and adjoining water pump, West End</a>	(II)	C19
1263853	<a href="#">Stables at 4 The Elms, West End</a>	(II)	C19
1277990	<a href="#">No.6 (West End House), West End</a>	(II)	C17
<b>BRAMCOTE</b>			
1248244	<a href="#">The Grove (Theological College), Chilwell Lane</a>	(II)	C19
1247920	<a href="#">Church of St Michael &amp; All Angels, Church Street</a>	(II)	C19
1263871	<a href="#">1-7 (odd) (The Almshouses), Cow Lane</a>	(II)	C19
1248089	<a href="#">139 &amp; 143 Broom Hill Terrace, Derby Road</a>	(II)	C19
1247922	<a href="#">289 Derby Road</a>	(II)	C18
1263875	<a href="#">No.1 Manor Court (The Manor House) and adjoining terrace, off Town Street</a>	(II*)	C17
1248133	<a href="#">Bramcote Manor Gateway and walls and adjoining shed, Manor Court</a>	(II)	C17
1247960	<a href="#">Southfield House and the Cottage and boundary wall, off Town Street</a>	(II)	C19
1248202	<a href="#">Stables and coach house at Southfield House, off Town Street</a>	(II)	C19
1248207	<a href="#">Tower of church, 'Sunken Tower', Town Street</a>	(II)	C14
1247962	<a href="#">49 (The White Lion), Town Street</a>	(II)	C18
1278006	<a href="#">The Grange and Conservatory, 95 Town Street</a>	(II)	C19
1263852	<a href="#">101 Town Street</a>	(II)	C18
<b>BRINSLEY</b>			
1247949	<a href="#">Church of St James The Great, Church Lane</a>	(II)	C19

List Entry Number	Name	Grade	Century of Origin
1247950	<a href="#">No.2 (Hall Farmhouse) Hall Lane</a>	(II)	C17
<b>CHILWELL</b>			
1263868	<a href="#">National Shell Filling Factory Memorial, Chetwynd Road</a>	(II)	C20
1263872	<a href="#">35 Hallams Lane</a>	(II)	C20
1248110	<a href="#">186 (Ferndale Cottage) and adjoining pump and stable, High Road</a>	(II)	C19
1247924	<a href="#">228 (Red Lion Cottage), High Road</a>	(II)	C18
1248126	<a href="#">230 (Stone Croft), High Road</a>	(II)	C17
1277995	<a href="#">265 (The Meads), High Road</a>	(II)	C18
<b>COSSALL</b>			
1247951	<a href="#">Willoughby Almshouse and adjoining boundary wall, Church Lane</a>	(II*)	C17
1247979	<a href="#">Church Cottage, Church Lane</a>	(II)	C18
1247982	<a href="#">Church of St Catherine, Church Lane</a>	(II*)	C13
1443578	<a href="#">Cossall War Memorial</a>	(II)	C20
1248398	<a href="#">Glebe Farm Cottage, Church Lane</a>	(II)	C17
1443884	<a href="#">Cossall Waterloo Memorial, Churchyard of St Catherine's Church, Church Lane</a>	(II)	C18
<b>EASTWOOD</b>			
1247989	<a href="#">The Old Wine Vaults, 11 Church Street</a>	(II)	C18
1247952	<a href="#">10 Church Street</a>	(II)	C17
1247953	<a href="#">The Grove and adjoining stables, 116 Church Street</a>	(II)	C18
1263838	<a href="#">The Rookery, 130 Church Street</a>	(II)	C18
1263839	<a href="#">140 Church Street</a>	(II)	C18
1248001	<a href="#">Hall Farm Buildings, 4 Cockerhouse Road</a>	(II)	C19
1263840	<a href="#">28 Garden Road</a>	(II)	C19
1247954	<a href="#">Eastwood Hall, Mansfield Road</a>	(II)	C19
1391721	<a href="#">War Memorial Plumtree Way</a>	(II)	C20
1263885	<a href="#">36/37/38/39 Scargill Walk</a>	(II)	C19
1263824	<a href="#">8A Victoria Street - D H Lawrence's birthplace</a>	(II)	C19
<b>GREASLEY (including MOORGREEN AND WATNALL)</b>			
1248033	<a href="#"># Remains of Greasley Castle, Main Road</a>	(II)	C14
1020943	<a href="#">Greasley Castle</a>		
1247955	<a href="#">Greasley Castle Farmhouse, 120 Main Road</a>	(II)	C19

List Entry Number	Name	Grade	Century of Origin
1263831	<a href="#">Font, 15m south of Greasley Castle Farmhouse, Main Road</a>	(II)	C17
1392620	<a href="#">Greasley Beauvale D H Lawrence Infant School</a>	(II)	C19
1263847	<a href="#">Church of St Mary, Main Road</a>	(II)	C15
1248058	<a href="#">The Sexton's House, Main Road</a>	(II)	C18
1248103	<a href="#">Beauvale Abbey Farmhouse, New Road</a>	(II)	C16
1002920	<a href="#"># Remains of Beauvale Carthusian Priory, New Road</a>		C14
1278052	<a href="#">Beauvale Priory Church and attached Prior's Lodgings</a>	(II*)	C14
1248104	<a href="#">#Gatehouse range at Beauvale Priory, New Road</a>	(II)	C14
1278053	<a href="#">Detached boundary wall 50m east of Beauvale Priory, New Road</a>	(II)	C14
1248105	<a href="#">Beauvale Manor Farmhouse, gatehouse and boundary wall, New Road</a>	(II)	C17
1278034	<a href="#">Old Haggs Farmhouse, off Willey Lane</a>	(II)	C18
1248106	<a href="#">New Haggs Farmhouse, off Willey Lane</a>	(II)	C19
1248147	<a href="#">Hunt's Hill Cottages, 259 and 261 Willey Lane</a>	(II)	C19
1278054	<a href="#">Lamb Close Lodge, Willey Lane</a>	(II)	C19
1248107	<a href="#">Lamb Close House, adjoining cottage and conservatory, off Willey Lane</a>	(II)	C18
1392474	<a href="#">Moorgreen URC Chapel</a>	(II)	C18
1248168	<a href="#">Oaks Farm Old Farmhouse, off Willey Lane</a>	(II)	C19
1247957	<a href="#">Poplar Farmhouse and adjoining stables, Moorgreen</a>	(II)	C18
1248074	<a href="#">31 Moorgreen</a>	(II)	C19
1247958	<a href="#">52 &amp; 54 Moorgreen</a>	(II)	C19
1248081	<a href="#">Gates at 54 Moorgreen</a>	(II)	C18
1263849	<a href="#">The Manse, 128 Moorgreen</a>	(II)	C19
1247959	<a href="#">130 &amp; 132 Moorgreen</a>	(II)	C19
1248101	<a href="#">Beauvale Lodge, Moorgreen Lane</a>	(II)	C19
1278051	<a href="#">Beauvale House, service wing and stables and garden wall</a>	(II*)	C19
1247956	<a href="#">The Hollies, Main Road, Watnall</a>	(II)	C16
1263848	<a href="#">Barn and stable to the north west of The Hollies, Main Road</a>	(II)	C17
1248072	<a href="#">Stone Cottage, 36 Main Road, Watnall</a>	(II)	C18
1248102	<a href="#">Hall Farmhouses and adjoining Pigeoncote, Narrow Lane</a>	(II)	C19

List Entry Number	Name	Grade	Century of Origin
<b>KIMBERLEY</b>			
1426568	<a href="#">Kimberley Cemetery Chapel</a>	(II)	C19
1278055	<a href="#">Manor Farmhouse, 84 High Street</a>	(II)	C17
1392976	<a href="#">The Maltings of former Hardy and Hanson Brewery</a>	(II)	C19
1278015	<a href="#">War Memorial, Main Street</a>	(II)	C20
<b>NUTHALL</b>			
1248173	<a href="#">The Lake Bridge, off Kimberley Road</a>	(II)	C18
1248177	<a href="#">Gothic Summerhouse at "The Yews", 9 Kimberley Road</a>	(II*)	C18
1248108	<a href="#">"The Cottage", 8 Kimberley Road</a>	(II)	C19
1248182	<a href="#">Church of St Patrick, Kimberley Road</a>	(II*)	C13
1248183	<a href="#">2 Headstones at Church of St Patrick, Kimberley Road</a>	(II)	C17
1248184	<a href="#">No.1 Nottingham Road</a>	(II)	C18
1248185	<a href="#">No.3 Nottingham Road</a>	(II)	C18
1278021	<a href="#">No.7 Nottingham Road</a>	(II)	C19
1248187	<a href="#">Hempshill Hall, Nottingham Road</a>	(II)	C16
1254749	<a href="#">Hempshill Hall Farmhouse, Low Wood Road</a>	(II)	C17
1248188	<a href="#">Gatepier from former Nuthall Temple, Nottingham Road</a>	(II)	C18
1278022	<a href="#">The Old Rectory and adjoining Rectory Grange, Watnall Road</a>	(II)	C18
1248189	<a href="#">Spencer House, Watnall Road</a>	(II)	C19
1277939	<a href="#">Home Farm House and attached Coach House</a>	(II)	C17
1248230	<a href="#">Farm buildings to rear of Home Farm House</a>	(II)	C17
<b>STAPLEFORD</b>			
1247985	<a href="#">Cemetery Chapel and Mortuary, Cemetery Road</a>	(II)	C19
1248029	<a href="#">Church of St Helen, Church Street</a>	(II*)	C13
1247921	<a href="#">Gates and gatepiers at Church of St Helen, Church Street</a>	(II)	C19
1278059	<a href="#"># Anglo Saxon Cross 50m east of Church of St Helen, Church St</a>		
1012870	<a href="#">Anglian High Cross as above</a>	(I)	C11
1278019	<a href="#">80 &amp; 82 (and boundary wall), Nottingham Road</a>	(II)	C19
1247940	<a href="#">St John's Primary School, Nottingham Road</a>	(II)	C19
1247941	<a href="#">Cloud Villa (and adjoining workshop), 102 Nottingham Road</a>	(II)	C19

List Entry Number	Name	Grade	Century of Origin
1248186	<a href="#">106-112 (even) Nottingham Road</a>	(II)	C19
1247943	<a href="#">114 &amp; 116 Nottingham Road</a>	(II)	C19
1278024	<a href="#">118 &amp; 120 Nottingham Road</a>	(II)	C19
1247947	<a href="#">122 Nottingham Road</a>	(II)	C19
1278025	<a href="#">124 Nottingham Road</a>	(II)	C19
1247948	<a href="#">Frameshop at rear of 124 Nottingham Road</a>	(II)	C19
1248194	<a href="#">140 Nottingham Road</a>	(II)	C19
1278003	<a href="#">Stapleford House Education Centre (Wesleyan Chapel), Nottingham Road</a>	(II)	C18
1263850	<a href="#">119 &amp; 121 Nottingham Road</a>	(II)	C19

### STRELLEY AND TROWELL

1278023	<a href="#">Golder Close and adjoining boundary wall, Main Street, Strelley</a>	(II)	C19
1248223	<a href="#">Stables at Golder Close, Main Street, Strelley</a>	(II)	C19
1248224	<a href="#">Church of All Saints, Main Street, Strelley</a>	(I)	C13
1443539	<a href="#">Strelley War Memorial</a>	(II)	C20
1248225	<a href="#">Strelley Hall, Main Street</a>	(II)	C18
1277994	<a href="#">Stables at Strelley Hall and adjoining Dairy Cottage and Gate Lodge</a>	(II)	C18
1248330	<a href="#">Ice House, 200m south east of Strelley Hall</a>	(II)	C18
1278007	<a href="#">Kitchen garden walls 250m north west of Strelley Hall</a>	(II)	C18
1017654	<a href="#"># Coal mining remains at Broad Oak Farm, Strelley</a>		C16
1008525	<a href="#"># The moat and fishpond 240m south east of All Saints Church</a>		C13
1248333	<a href="#">Swansea Bridge, Nottingham Canal</a>	(II)	C18
1248226	<a href="#">Swancar Bridge, Nottingham Canal</a>	(II)	C18
1248227	<a href="#">53 Nottingham Road, Trowell</a>	(II)	C18
1278008	<a href="#">Church of St Helen, Nottingham Road, Trowell</a>	(II*)	C13
1248338	<a href="#">4 Nottingham Road, Trowell</a>	(II)	C18
1248228	<a href="#">Stables at No.4 Nottingham Road, Trowell</a>	(II)	C18
1278009	<a href="#">Trowell Hall and adjoining Gamekeeper's Cottage and wall, Nottm Rd</a>	(II)	C19
1277963	<a href="#">Rectory Farmhouse and adjoining boundary wall, Stapleford Road</a>	(II)	C17
1248229	<a href="#">Barn, stables and pigsty at Rectory Farmhouse, Stapleford Road</a>	(II)	C18

**Appendix 7: Local Interest Buildings**

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# Appendix 8: Extracts from the Greater Nottingham Landscape Character Assessment

## ML015 Strelley Plateau

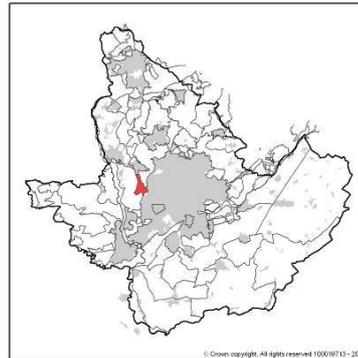


### CONTEXT

Regional Character Area: Magnesian Limestone Ridge

LDU reference: 236

DPZ Reference: ML015



### CHARACTERISTIC FEATURES

- A raised plateau with a gently rolling summit
- The underlying geology is Magnesian Limestone, which has created fertile, free draining soils providing optimum conditions for arable production
- There are few hydrological features within the area with the exception of a historic moat to south of Strelley Hall off Main Street and the private Catstone Hill reservoir which forms an obvious artificial raised feature within the landscape
- The area is rural in character despite its proximity to the western edge of Nottingham and urban edge of Nuthall; this is due to the area's agricultural use, woodland cover and its retention of traditional estate buildings
- Horse grazing is common within pockets of permanent pasture adjacent to the settlement
- There is a pattern of regular medium to large arable fields bordered broadly by well maintained hedgerows. Fragmentation of hedgerows has occurred in some instances as a consequence of agricultural management
- Some isolated areas of older enclosures of irregular field pattern remain
- The DPZ includes an area of parkland landscape associated with Strelley Hall containing large mature isolated trees and small groups and belts of trees set within a gently rolling landscape. This parkland landscape along with field hedgerows creates a sense of wooded enclosure.
- Woodland within the area is predominantly native however there is some ornamental planting around the Hall and views to Spring Wood a plantation woodland outside the area
- Strelley is a distinctive small nucleated village comprising traditional red brick vernacular buildings and pantile roofs. Strelley Hall is a prominent pale grey rendered building. The village also contains a small village church with a square tower built of red brick and sandstone
- Long views are afforded over the landscape due to the area being higher than the surrounding land; these views are often framed by wooded skylines. The north of the character area has a more exposed feel due to larger agricultural fields and less woodland. Areas of the M1 are visible where it is raised on an embankment. Views to the Water Tower on Babbington Lane are also possible
- The M1 motorway cuts across northern area of DPZ from east to west
- The roads within Strelley comprise quiet winding country lanes
- For the majority of its boundary the physical extent of the estate of Strelley Hall is marked by traditional metal railings



## LANDSCAPE ANALYSIS

### Condition

The DPZ has a rural character. The landscape retains its traditional estate character including the small nucleated settlement of traditional red brick properties and areas of gently rolling parkland landscape. Settled on a raised plateau the DPZ affords long views over the landscape often framed by woodland. Areas in the north of the DPZ are more exposed.

The historic use of the area as a parkland landscape continues today. Mature isolated trees stand within areas of arable farmland, likely to have been part of the original estate. This parkland landscape gives the DPZ a well wooded feel due to the presence of large mature trees, linear belts and groups of trees.

Arable farming is widespread due to the free draining nature of the soil however, pockets of permanent pasture can be found close to the settlement; these are used primarily for horse grazing. Arable fields are bordered by well maintained hedgerows although modern agricultural practices have in some instances led to the erosion of these features.

The landscape condition is **MODERATE**. Agricultural practices have created the appearance of a well managed landscape however in some instances such practices have been the cause of the loss of traditional features. Mature trees associated with the parkland landscape are scattered throughout the area and whilst overall these appear to be in good condition there are cases where management should be undertaken. Metal railings mark the extent of the estate, its traditional style adds to the overall character of the area however, it is in a poor state of repair in several locations and requires reparative works to be undertaken in order to maintain the integrity of the boundary.



### Landscape Strength

There are features within the DPZ which are prominent within the wider landscape. From the DPZ there are long views towards the M1, Ilkeston and Nuthall. There are also views to areas of woodland in adjacent DPZs and the water tower on Babbington Lane.

The character of the landscape is **STRONG**. The DPZ retains its estate land character strongly and retains various historic and listed features associated with its use for this purpose including the prominent Hall and Church. Other features such as the moat, estate railings and the traditional red brick vernacular all add to the character. Overall landscape features such as hedgerows, woodland and isolated trees are broadly intact, however future management will be required to maintain their value.

Landscape Condition	Good	<b>MODERATE</b> Enhance	<b>MODERATE - GOOD</b> Conserve and Enhance	<b>GOOD</b> Conserve
	Moderate	<b>POOR - MODERATE</b> Enhance and Restore	<b>MODERATE</b> Enhance	<b>MODERATE - GOOD</b> Conserve and Enhance
	Poor	<b>POOR</b> Restore/Create	<b>POOR - MODERATE</b> Enhance and Restore	<b>MODERATE</b> Enhance
		Weak	Moderate	Strong

Landscape strength

The overall landscape strategy is to **CONSERVE AND ENHANCE**

### LANDSCAPE ACTIONS

#### Landscape features

- Conserve the isolated trees, linear belts and groups of woodland associated with the parkland landscape ensuring that a programme of replacement for mature trees is developed to retain its wooded character
- Conserve the parkland landscape by continuing to graze areas of grassland rather than placing them under arable use
- Conserve the pockets of pasture landscape used for horse grazing
- Conserve the strong pattern of field boundary hedges by minimising fragmentation through management and replacement planting

#### Built form

- Protect the rural character by concentrating any new development within the footprint of the existing built form of the village. The distinctive hamlet characteristics of the settlement should be retained
- Conserve the character of the settlements through use of similar building materials and styles to existing development in any new or infill development
- Conserve distinctive vernacular buildings and features in Strelley and ensure any alterations maintain their special interest and character such as the hall and use of red brick

#### Other development/ structures in the landscape

- Ensure that road widening works associated with the M1 do not affect the rural character of the DPZ; screen planting with broad leaved woodland should be undertaken
- Develop a programme of restoration for boundary features such as the metal railings to enhance and improve their condition

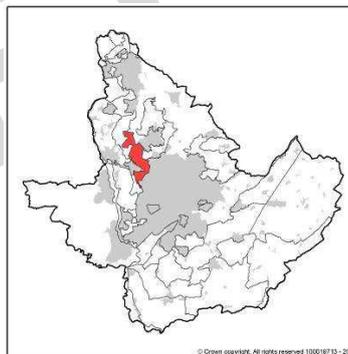
## ML016 Nuthall Lowland, Wooded Farmland



### CONTEXT

Regional Character Area: Magnesian Limestone Ridge

LDU reference: 234 DPZ Reference: ML016



### CHARACTERISTIC FEATURES

- Low-lying, gently undulating landform
- The underlying geology is Magnesian Limestone
- There are small ponds scattered through the area and a lake to the south of Nuthall, but other than this there are few hydrological features
- The area has an urban fringe character as it is influenced by the M1 and the urban fringes of Nottingham, Nuthall, Watnall and Hucknall, however, pockets of land with an uninterrupted rural character also exist
- Land use is agricultural, predominantly arable farming
- Field sizes are generally large and the fields have an irregular pattern
- The historic field pattern has been modernised and lost throughout most of the area
- Hedgerows are mostly in good condition and well managed, although in places severe management has led to fragmentation
- There are few hedgerow trees which, in combination with large fields, gives the farmland an open character
- Medium sized blocks of woodland are common through the area and there are blocks of ancient woodland, such as Sellers Wood, which is managed as a Local Nature Reserve
- Common woodland species include oak, ash, elm, hazel and hawthorn with ground level flora including bluebells, wood anemone and orchids
- There are some small patches of wetland vegetation around field and woodland ponds
- Dense, scrubby vegetation and tree planting marks the line of the M1 and although it is audible, the passing traffic is not often visible
- Large, isolated farms with large outbuildings are dotted through the area
- Industrial development on the urban edges has an urbanising influence on the rural character, although views are often filtered by woodland and tree planting
- Views are open over the large arable fields but are restricted by the woodland blocks and planting along the M1
- There are some longer distance views to the wooded slopes of the rising land to the north
- Infrastructure routes are a common feature through the area with the M1 passing through the length of the DPZ, and the A610, B600 and B6009 also pass through the area
- The four tall red brick chimneys of Watnall brickworks form distinctive features in the landscape



## LANDSCAPE ANALYSIS

### Condition

This is a low lying agricultural landscape with an undulating landform. It has a rural character, although this is weakened by the close proximity of urban fringes and the infrastructure routes. The large fields and low hedgerows give a predominantly open character although the landscape sometimes has an enclosed character where woodland restricts views and where the landform dips. Arable fields are large and bordered by well managed hedgerows. In places the hedgerows are very severely managed and appear thin and low. Gaps have started appearing and the hedgerows are becoming fragmented.

Medium sized blocks of woodland characterise this area, often in dips in the landform. These woodlands are mostly deciduous and include species such as oak, ash and elm. They are geometrically shaped and in 2 instances, the motorway passes through woodland. Sellers Wood is ancient woodland and has a rich variety of flora and fauna. Geology is important in this woodland as there is a fault through the woodland with shale on one side and magnesian limestone on the other. This produces different soil types and vegetation patterns within the woodland.

The condition of the landscape is **MODERATE**. The landscape is well managed through agricultural practices, although in places the severe management style has had an adverse effect on hedgerow condition. The woodlands are intact and in good condition. They provide good screening for the M1 where the motorway passes through them, but this has a detrimental effect on the woodland pattern.



### Landscape Strength

The DPZ is on low ground and is bordered by large urban areas and large areas of woodland in adjoining DPZs. Consequently, there are few views into the area and the zone of visual influence is mostly self-contained. From within the DPZ, there are views over the arable fields and to the wooded slopes beyond. There are glimpsed views over the DPZ from the M1.

The strength of character is **MODERATE**. There is an even distribution of features and a coherent pattern to the landscape, although it is interrupted by the M1. The farmland does not have a strong sense of place but the regular woodland blocks, especially the mature woodland contribute to the distinctiveness of the area.

		<b>MODERATE - GOOD</b> <i>Conserve and Enhance</i>	<b>GOOD</b> <i>Conserve</i>
<b>Good</b>	<b>MODERATE</b> <i>Enhance</i>		
<b>Moderate</b>	<b>POOR - MODERATE</b> <i>Enhance and Restore</i>	<b>MODERATE</b> <i>Enhance</i>	<b>MODERATE - GOOD</b> <i>Conserve and Enhance</i>
<b>Poor</b>	<b>POOR</b> <i>Restore/Create</i>	<b>POOR - MODERATE</b> <i>Enhance and Restore</i>	<b>MODERATE</b> <i>Enhance</i>
	<b>Weak</b>	<b>Moderate</b>	<b>Strong</b>
	<b>Landscape strength</b>		

The overall landscape strategy is **ENHANCE**

### LANDSCAPE ACTIONS

#### Landscape features

- Conserve and enhance the woodland through management of maturing trees and new planting where appropriate
- Conserve the valuable quality of the mature and ancient woodland for its landscape value
- Enhance the distribution of hedgerow trees across the DPZ
- Enhance the field pattern through replacement of hedgerows which have been lost
- Enhance the condition of the hedgerows through less intensive management and replacement planting where they are fragmenting
- Conserve and enhance the planting along the M1 to ensure views to the motorway are filtered
- Restore any woodland lost through road improvement works associated with the M1
- Enhance the hedgerow and woodland planting surrounding the urban edges to strengthen the rural character
- Conserve field ponds and enhance wetland vegetation around the margins

#### Built form

- Conserve the vernacular character of the large, detached, red brick farmhouses
- Protect the rural character of the area through resisting extended development of large barns and outbuildings around farmhouses

#### Other development/ structures in the landscape

- Conserve the Watnall Brick Works chimneys as features in the landscape
- Enhance the planting around industrial areas and business parks on the urban edges to filter view to these urban elements

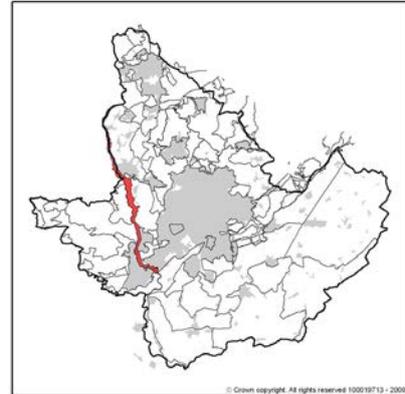
## NC01 Erewash River Corridor



### CONTEXT

Regional Character Area: Nottinghamshire Coalfield

LDU Reference: 30, 63 & 64 DPZ Reference: NC01



### CHARACTERISTIC FEATURES

- Narrow low alluvial floodplain lying in a broadvalley
- The underlying geology comprises shales and layers of sandstone alternating with seams of coal. The river is sat within a relatively deep cut valley along the crest of a local anticline in the underlying coal measures which exposed coal seams along the valley sides. The profitable nature of these seams resulted in significant mining activity in the area
- The meandering river channel of the Erewash is not visually prominent although the effects of its presence are clearly seen in the landscape e.g. wetland habitats and marginal bank side vegetation
- Subsidence from coal has led to the formation of several shallow lakes along the river corridor which are largely open although scrub woodland is beginning to establish along the banks
- The Erewash Canal is parallel to the western boundary of the DPZ, originally created to give access to wider markets for coal and textiles
- Urban fringe character which is strongly influenced by surrounding built and industrial development along the valley sides. In certain locations, the river is heavily enclosed by urban development
- Low lying floodplain pasture is frequently used as grazing meadow primarily for horses and cattle
- Arable farming is evident on the valley slopes. Where field boundaries are present these are mainly formed by well managed hedgerows. Field boundaries are often irregular due to influence from the meandering river corridor
- Typical wetland habitats such as reeds, rushes, ponds and open water are characteristic features
- Native woodland dominated by wet woodland species such as alder and willow is characteristic of the area. Young regeneration scrub is also common
- Belts of linear woodland are often used on the valley sides and along the railway corridor to screen and filter views of transport infrastructure, industry, large warehouses and residential expansion
- A railway line runs along the length of the river corridor on a raised embankment
- There are several sewage treatment plants situated within the DPZ which are visible above boundary vegetation
- A large viaduct to the west of Awsworth along the line of a disused railway line provides a historic remnant of the area's industrial past and is prominent in the DPZ



## LANDSCAPE ANALYSIS

### Condition

A narrow low lying alluvial floodplain heavily enclosed by urban and industrial development and transportation routes. The broad valley sides rising from the valley floor are characterised by pockets of arable farmland, recreational open space and large scale industry and residential settlement. Remnant features of its industrial heritage such as the railway bridge near Awworth are prominent in the landscape.

The valley floor is frequently used as grazing meadow for horses and cattle which provides a contrast to the surrounding urban setting. Wet woodland habitats along the river valley filter views. Valuable wetland habitats such as reed beds, ponds and open water are frequently distributed along the length of the river forming a valuable ecological resource. The valley channel becomes strongly meandering in places such as at Ilkeston

The area was subject to rapid urban development from the 1830s when the coal industry began a dramatic expansion resulting in a large influx of population, a mass house building programme and the development of ancillary services such as rail routes. The railway today runs along the length of the valley raised in most instances on an embankment making it a prominent feature within the landscape. In particular the large railway sidings at Toton are visible landscape features although screened to some degree by their enclosure by embankments. The river itself is low-lying and not visually prominent.

The landscape condition is **MODERATE**. There is evidence of management of the landscape with consideration towards the sensitive ecological habitats which have a naturalistic appearance. The various urban influences surrounding and within the river corridor e.g. sewage treatment works also have an effect on the overall perception of the landscape.



### Landscape Strength

The strength of character of this landscape area is **STRONG**. This DPZ is a narrow alluvial floodplain lying in a broader valley associated with the River Erewash. The sloping sides of the valley and enclosed nature of views are strong characterising features. Woodland filters views along the valley floor. Views to the surrounding urban areas are visible from the valley, these settlements also provide views into the area from towns such as Ilkeston situated on the valley sides. There are views into the area from the elevated Nottingham Canal. Further glimpses can also be seen when crossing over bridges spanning the valley.

The wetland habitats and scrub woodland are distinctive features of the valley floor. Features associated with former industrial use, such as the viaduct, also give a strong sense of place.

Landscape Condition	Good	<b>MODERATE</b> <i>Enhance</i>	<b>MODERATE - GOOD</b> <i>Conserve and Enhance</i>	<b>GOOD</b> <i>Conserve</i>
	Moderate	<b>POOR - MODERATE</b> <i>Enhance and Restore</i>	<b>MODERATE</b> <i>Enhance</i>	<b>MODERATE - GOOD</b> <i>Conserve and Enhance</i>
	Poor	<b>POOR</b> <i>Restore/Create</i>	<b>POOR - MODERATE</b> <i>Enhance and Restore</i>	<b>MODERATE</b> <i>Enhance</i>
		Weak	Moderate	Strong

Landscape strength

The overall landscape strategy is to **CONSERVE AND ENHANCE**

### LANDSCAPE ACTIONS

#### Landscape features

- Conserve the distinctive flood plain character of the rivervalley
- Conserve and enhance the enclosed feel of the river corridor along the valleysides
- Conserve the predominantly pasture grazing on the valleyfloor
- Conserve and enhance the long views along the valley by managing the distribution of woodland to ensure views are notobscured
- Conserve and enhance the diversity of wetland habitats which add visual interest to thearea
- Conserveandenhancetheareasofoflinearwoodlandandriparianvegetationalongtherivercorridor

#### Built form

- Ensure that further built development does not affect the character of the valley and suitable mitigations measures are put in place for larger developments, such as woodland planting to soften and screenit
- Other development/ structures in the landscape
- Conserve historic features associated with the former use of the area such as the viaduct railway bridge near Awworth.

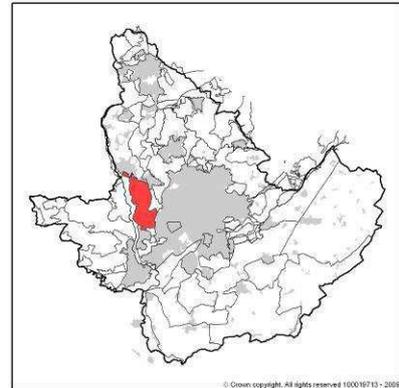
## NC02 Babbington Rolling Farmlands



### CONTEXT

Regional Character Area:  
Nottinghamshire Coalfield LDU  
Reference: 277

DPZ Reference: NC02



### CHARACTERISTIC FEATURES

- landform is varied with areas of strongly undulating to gently rolling landscape
- The disused Nottingham Canal to the west of the area forms a principal watercourse. Although no longer navigable, the watercourse is used as recreational resource with opportunities for fishing, walking and experiencing wildlife.
- There are several small brooks and ditches within the area which drain towards the Nottingham Canal and the River Erewash
- The area has a predominantly rural character
- Fields are predominantly medium sized arable fields. The historic field pattern has mostly been modified or modernised in this area, although there are some pockets of fields with historic characteristics still evident around Cossall
- Smaller fields can be found clustered around traditional settlements such as Cossall and Babbington; these tend to be more frequently used for grazing of livestock including horses
- Fields are generally regular in shape but there are occurrences of irregular boundaries particularly along the watercourses where these become more sinuous
- Arable fields are bounded by generally well maintained hedgerows although fragmentation has occurred within the larger fields to the south. Some areas used for horse grazing have been fenced
- The area has the perception of being well wooded due to the presence of blocks of woodland, smaller copses and a high number of hedgerows and hedgerow trees
- There are areas of historic woodland such as Grange Wood and Oldmoor Wood
- A network of narrow winding lanes bordered by intact hedgerows remains; these are remnants of the historic more dispersed rural settlement pattern
- Small isolated settlements such as Cossall have retained their original rural settlement pattern with distinctive centres, brick built farmsteads and traditional churches
- The central area of the DPZ is largely undeveloped rolling farmland characterised by large isolated farmsteads. Farmsteads are characterised by large outbuildings
- There are long open views over the rolling landscape to wooded horizons, however in some areas views are enclosed by these woodlands. Views to the west of the area are across the Erewash valley towards the adjacent settlement of Ilkeston where the church tower is prominent
- The M1 motorway is an urbanising feature which cuts northeast to southwest across the character area. Often sat within a cutting, views of it are limited to a few locations where the carriageway is visible. Noise from the motorway is apparent.



## LANDSCAPE ANALYSIS

### Condition

This is a strongly undulating to gently rolling landscape. It either contains or has views to two prominent water features along its eastern boundary namely: the Nottingham Canal; and River Erewash. It has a rural character and retains some traditional rural settlements in the form of Cossall and Babbington. Isolated farmsteads are common comprising traditional vernacular red brick buildings. In some instances the character of these farmsteads has been affected by expansion of large scale modern agricultural out-houses.

The land use is predominantly agricultural, with medium sized regular fields. Smaller pastoral fields are characteristic of the land use surrounding settlements. Fields are bordered by well maintained hedgerows, however in places these have been fragmented where larger scale agriculture has occurred. As a consequence of dense hedgerows and hedgerow trees the DPZ has a perception of being well wooded. A number of large woodland blocks including areas of historic woodland at Grange Wood and Oldmoor Wood further contribute to the wooded character.

The condition of the landscape is **MODERATE**. The landscape is well managed through agricultural practices although there are isolated areas where agricultural management has resulted in the loss of landscape features such as hedgerows. The woodland blocks are distinctive features and are well managed. The former Nottingham Canal is closed to boating traffic but is managed as a nature reserve and linear recreational facility.



### Landscape Strength

The DPZ has long views over the rolling farmland landscape to wooded horizons. Views from the east of the area are over the Erewash valley towards the settlement of Ilkeston which rises on the valley slopes. Views to the west are towards the urban edge of Nottingham. Glimpses of the M1 can be seen throughout the DPZ where the road emerges from the cutting and has limited woodland screening. Views into the area can be seen from adjacent urban settlements.

The strength of the character is considered to be **STRONG**. The canal, areas of historic woodland and rural settlements of Cossall and Babbington are strong features. The agricultural landscape is a common feature across the area and, the woodland blocks add interest and strengthen the sense of place. Overall there are several features which make the area distinctive however, the M1 interrupts the overall traditional pattern of the landscape cutting across fields and woodlands. Although generally well screened there are areas where it is visible and the noise of the traffic can be clearly heard.

Landscape Condition	Good	<b>MODERATE</b> <i>Enhance</i>	<b>MODERATE - GOOD</b> <i>Conserve and Enhance</i>	<b>GOOD</b> <i>Conserve</i>
	Moderate	<b>POOR - MODERATE</b> <i>Enhance and Restore</i>	<b>MODERATE</b> <i>Enhance</i>	<b>MODERATE - GOOD</b> <i>Conserve and Enhance</i>
	Poor	<b>POOR</b> <i>Restore/Create</i>	<b>POOR - MODERATE</b> <i>Enhance and Restore</i>	<b>MODERATE</b> <i>Enhance</i>
		Weak	Moderate	Strong
		Landscape strength		

The overall landscape strategy is to **CONSERVE AND ENHANCE**

## LANDSCAPE ACTIONS

### Landscape features

- Conserve and enhance the historic woodland through management to retain its landscape value
- Enhance the field pattern of the areas of large scale agriculture by replacing areas of lost hedgerow and planting new hedgerow trees
- Enhance screening of the M1 by planting woodland belts to reduce views of the motorway
- Establish a programme of replacement and management of hedgerow trees
- Conserve areas of old enclosure such as those around Cossall

### Built form

- Conserve the historic character of the traditional rural settlements and isolated farmsteads
- New large agricultural barns should be minimised; proposals should include planting to reduce their scale and prominence in the landscape
- Protect the rural character of the area by minimising the visual effect of urban expansion from surrounding settlements including Nottingham City by replicating traditional dispersed edges of rural settlements such as Cossall, undertaking planting on the urban boundary and including retention or creation of traditional smaller pastoral fields close to settlements

### Other development/ structures in the landscape

- Minimise the effect of any further widening activities along the M1 by small scale planting of woodlands

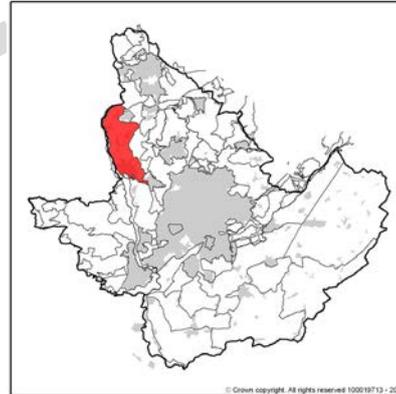
## NC03 Selston and Eastwood urban fringe farmland



### CONTEXT

Regional Character Area: Nottinghamshire Coalfield

LDU reference: 227 DPZ Reference: NC03



### CHARACTERISTIC FEATURES

- The area has a strongly undulating landform
- An artificial rise in the landform created by the restoration of a former mining spoil heap is prominent in the west of the area
- The coal measures underlying the area have had a significant impact on the land use in the past, which is still visible in the restored landscapes and coal mining relics
- Small stream transect the area and have created shallow valleys where they have eroded softer rocks
- There are many settlements in the area, giving the DPZ an urban fringe character
- Land use is agricultural, including a mix of pastoral and arable farming
- Field sizes are medium to large and geometrically shaped
- The field pattern is predominantly a modern, modified pattern although there is some evidence of the former smaller, narrow, linear field pattern to the north of Bagthorpe and adjacent to the settlement edges
- Hedgerows commonly border the fields and are generally well maintained, although some are fragmented or have been lost through field size expansion
- There are no large blocks of woodland in this area, although there are views to larger plantation woodlands in adjoining DPZs
- Mature linear woodland follows the streams
- Small clumps of woodland and frequent hedgerow trees combine to give the area a partially wooded appearance
- New woodland planting is a feature on restored mineral workings which will increase the woodland cover in the area as they mature
- There are frequent infrastructure routes: A, B and smaller roads criss-cross the area and overhead lines are visible on the skyline
- Settlements are a frequent feature of this DPZ and include Eastwood, Brinsley, Underwood, Jacksdale and Selston, although views to the urban fringes are often filtered by hedgerows and undulations in the landform
- Settlements have strong associations with the mining past of the area and characteristically include rows of red brick terraced housing
- Modern settlement expansion and ribbon development along the roads has contributed to a strong urban influence on the area
- Red brick properties with a modern style are common on the settlement edges
- There are some large, red brick farm houses scattered through the landscape
- Eastwood Hall, Brinsley Hall, Wansley Hall and Selston Hall are all features of the landscape although Eastwood
- Views are medium distance over the patchwork of agricultural land and settlement fringes
- There are long views toward the west as the landform falls toward the River Erewash valley
- The mining heritage associated with this area is clear in the landscape, and includes the Brinsley Headstocks and Durban House Heritage Centre, which was formally the offices of the mine owners
- The DPZ has a strong connection to DH Lawrence and the mining landscape formed a key component in his literary works; there are heritage trails based on his life and works through the area



## LANDSCAPE ANALYSIS

### Condition

This DPZ is a densely settled landscape with prominent remnants of its industrial heritage associated mining. It is characterised by sprawling settlements, although a significant proportion of the land continues to be used for agricultural production. The area is associated with outcropping coal measures which give an undulating landform, drained by numerous small rivers and streams. Many areas of farmland are surrounded on two sides by built development but the urban edge is often filtered by dense hedgerows or the undulating landform.

The heavy, poor draining soils have tended to constrain agricultural improvement and consequently pastoral farming is characteristic of the area. Fields are semi-regular and often enclosed by thick, species rich hedgerows, although the restored land commonly has a more regular field pattern and single species hedgerows, or wire fencing. The original field pattern and rural settlement pattern has largely been altered by mining related development.

Woodland is infrequent in this DPZ. There are small broadleaved woodlands scattered through the landscape and woodland and dense riparian vegetation follows the line of the streams. In combination with hedgerow trees, these features combine to give a partially wooded character.

The landscape condition is **MODERATE**. There is some evidence of hedgerow fragmentation and the use of wire fencing instead of hedgerows. The restoration of the coal mining landscapes has improved the condition of the landscape and this will improve further as the planting matures.



### Landscape Strength

The undulating topography gives some long views over the patchwork of agricultural fields and settlements. There are views over the area from the east, as the land rises beyond the Erewash valley. From within the area there are views to the large plantation woodland to the west of the DPZ and to the surrounding settlements, often on ridgelines, such as Selston, Underwood, Bagthorpe and Westwood.

The strength of character is **MODERATE**. The agricultural land has few distinctive features and the sprawled settlement pattern does not contribute to the sense of place. However, the landscape history is still evident in the mining influences and relics contribute to the sense of place.

	Good	<b>MODERATE</b> <i>Enhance</i>	<b>MODERATE - GOOD</b> <i>Conserve and Enhance</i>	<b>GOOD</b> <i>Conserve</i>
	Moderate	<b>POOR - MODERATE</b> <i>Enhance and Restore</i>	<b>MODERATE</b> <i>Enhance</i>	<b>MODERATE - GOOD</b> <i>Conserve and Enhance</i>
	Poor	<b>POOR</b> <i>Restore/Create</i>	<b>POOR - MODERATE</b> <i>Enhance and Restore</i>	<b>MODERATE</b> <i>Enhance</i>
		Weak	Moderate	Strong

Landscape strength

The overall landscape strategy is **ENHANCE**

### LANDSCAPE ACTIONS

#### Landscape features

- Conserve and enhance the pattern of hedged fields
- Enhance the hedgerow pattern by replacement planting where hedges are becoming fragmented
- Enhance the woodland cover through the area by identifying opportunities for small-scale woodland planting, especially on settlement fringes
- Enhance the restored coal mining landscapes to ensure they become successfully integrated into the wider landscape through management of the plantation woodland
- Conserve the dense, species rich hedgerows which border the pastoral fields and enhance the single species thorn hedgerows on the restored land
- Conserve areas of woodland along streams and enhance these features with planting where appropriate
- Conserve and enhance the remaining pastoral landscapes through non-intensive management to ensure they retain their present character

#### Built form

- Conserve and enhance the distinctive local character of the mining villages such as the uniform rows of red brick terraces
- Enhance the urban edges through identifying opportunities for hedgerow or tree planting to filter views to the urban fringe
- Restrict further urban edge expansion and promote measures to achieve a better integration of settlements into the wider landscape through planting of small groups of hedgerow trees and careful placement of built development to reduce its prominence in the landscape

#### Other development/ structures in the landscape

- Conserve the mining heritage in the landscape, such as the Brinsley Headstocks and Durban House which contribute to the literary associations to D.H. Lawrence

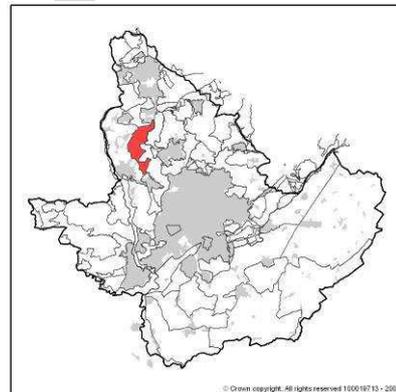
## NC04 Moorgreen Rolling Woodland



### CONTEXT

Regional Character Area: Nottinghamshire Coalfield

LDU reference: 380 DPZ Reference: NC04



### CHARACTERISTIC FEATURES

- A rolling landform which includes enclosed valleys, steep slopes and wooded plateaus
- Moorgreen Reservoir is a significant feature in the centre of this DPZ
- There are a number of small streams flowing through the area, along the enclosed valleys
- The area has a rural character
- Land use is agricultural with arable farming on the valley slopes and plateaus and pasture land along the valley floor
- Pockets of farmland are nestled between large woodland blocks
- Field sizes are larger on the slopes and plateaus and are smaller and narrower along the valleys
- The historic field pattern has mostly been modified or modernised in this area, although there are some pockets of fields with historic enclosure still evident
- The smaller fields in the valley floors often have dense, well maintained hedgerows, while the larger arable fields have a high number of fragmented hedges
- In the north of the area there is evidence of hedgerow removal; lines of isolated trees passing through large fields are the only remnant of the former field boundaries
- This is a well wooded DPZ and includes woodland belts, smaller clumps of deciduous woodland and large plantation woodlands
- Coniferous and mixed woodland blocks are a significant feature in the area and include High Park Wood, Morning Springs and Willey Wood
- Woodland is common on the ridgelines and tree belts often form the skyline
- Dense riparian vegetation and woodland borders the streams
- The village of Greasley lies in the area and the church tower is a distinctive feature, visible through the trees
- The spire of St Michael and All Angels Church at Underwood is prominent on the horizon
- Large, red brick farmhouses and smaller farm workers cottages are dispersed through this rural landscape
- Historic sites in the area include the remains of Greasley Castle, Beauvale Priory and Felley Priory
- There are long and open views across the rolling landscape from the ridgelines
- From the ridgelines views extend over the reservoir and the wooded slopes, and there are some long views to the settlement of Eastwood to the south and Underwood to the north
- Views from the valleys are over short distances as they are channelled or restricted by the landform, giving the landscape an enclosed character



**LANDSCAPE ANALYSIS**

**Condition**

This DPZ is characterised by a rolling landform and a high woodland content. It has a rural character and there are few urban influences. Views are long and open from the high points, becoming more enclosed within the valleys where views are channelled by landform and woodland. Small streams transect the area and Moorgreen Reservoir is a distinctive feature.

Land use is predominantly agricultural. There are small areas of rough grassland and pasture in the valleys, where horse grazing is common. A long, narrow, irregular field pattern is characteristic in these areas. Hedgerows are scrubby but generally well maintained and there are sections of post and wire fencing. On the valley slopes and plateaus arable farming is predominant and the field pattern is larger but still irregular in shape. The hedgerows are often in poor condition, low, fragmented and scrubby around the arable fields. There is evidence of hedgerow removal in the landscape.

Woodland is a significant feature of this DPZ. There are large blocks of plantation woodland, mostly coniferous. There are also large areas of deciduous woodland bordering the reservoir. Woodland belts follow the streams and woodland is also common along the ridgelines. The larger deciduous woodland blocks, such as High Park Wood, are areas of historic woodland.

The condition of the area is **MODERATE**. The woodland is well managed and the plantation woodland is well integrated into the landscape. The hedgerows are occasionally very fragmented or have been removed which weakens the landscape condition. The replacement of hedgerows with timber or post and wire fencing also has an adverse effect on landscape condition.



**Landscape Strength**

This DPZ has a wide zone of visual influence. The wooded slopes are distinctive features in the landscape and are visible from the surrounding DPZs. From within the area, there are long views from the high points over the rolling landscape and woodland, with some views to Eastwood on the lower, flatter landform to the south west of the area. The church spire at Underwood is a prominent feature on the horizon to the north. The church tower at Greasley is locally prominent on approaches to the village.

The character of the DPZ is **STRONG**. The extensive woodland and reservoir are distinctive features in the landscape. The wooded farmland and the small streams through the distinctively enclosed valleys contribute to the sense of place. There are few urbanising influences or discordant features to deteriorate landscape character.

Landscape Condition	Good	<b>MODERATE</b> <i>Enhance</i>	<b>MODERATE - GOOD</b> <i>Conserve and Enhance</i>	<b>GOOD</b> <i>Conserve</i>
	Moderate	<b>POOR - MODERATE</b> <i>Enhance and Restore</i>	<b>MODERATE</b> <i>Enhance</i>	<b>MODERATE - GOOD</b> <i>Conserve and Enhance</i>
	Poor	<b>POOR</b> <i>Restore/Create</i>	<b>POOR - MODERATE</b> <i>Enhance and Restore</i>	<b>MODERATE</b> <i>Enhance</i>
		Weak	Moderate	Strong

Landscape strength

The overall landscape strategy is **conserve and enhance**

## LANDSCAPE ACTIONS

### Landscape features

- Conserve the wooded character of the landscape through continued careful management of the plantation woodland, including sensitive felling and replanting schemes
- Conserve the wooded ridgelines which are a distinctive feature
- Conserve the historic deciduous woodland blocks e.g. High Park Wood
- Conserve and enhance the woodland belts along the streams through replanting of ageing trees
- Enhance the condition of the hedgerows through replanting where they are fragmented
- Enhance the landscape pattern through replacement planting of hedgerows which have been lost where possible
- Conserve the character of the farmland through protection of existing hedgerows and resisting further field size expansion
- Conserve the condition of the reservoir as a significant landscape feature and a popular recreational facility
- Conserve historic patterns of enclosure along the watercourses and in the west of the area

### Built Form

- Conserve the rural character through concentrating new development in existing settlements
- Conserve the rural village character of Greasley by ensuring any infill or extensions to buildings reflect the style and scale of village buildings
- Conserve the distinctive character of the red brick farmhouses and farm workers cottages by ensuring they remain isolated in the landscape and by limiting the scale and number of farm outbuilding expansions
- Conserve and enhance settlement fringes to ensure they remain indistinct in the landscape

## SH060 Beeston and Stapleford Urban Fringe

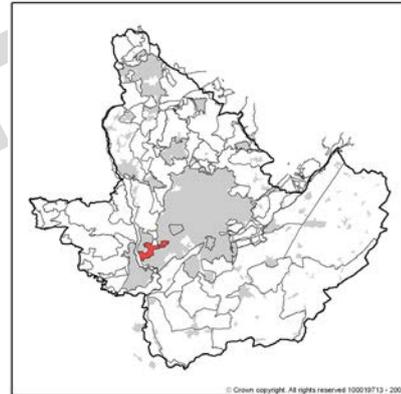


### CONTEXT

Regional Character Area: Sherwood

LDU reference: 260, 259

DPZ Reference: SH060



### CHARACTERISTIC FEATURES

- A flat to gently undulating landform, sloping down to the west
- The landscape is heavily influenced by the urban environment with the residential areas of Beeston and Stapleford prominent on the edges. The area is largely enclosed on all sides by built development with connecting linear roadways dissecting the area. The area functions as a green buffer preventing merging of adjacent urban areas
- To the west of the area are the large Toton railway sidings, however their influence is localised due to enclosure by embankments
- Land use is agricultural, predominantly arable due to presence of high grade agricultural land. There are some pockets of setaside
- There is a geometric field pattern of mainly medium to large sized fields, bounded by neatly trimmed hedgerows. The area to the east of the B6003 is characterised by an irregular geometric field pattern. Most is modern enclosure although more historic enclosure is present north of Beeston
- Hedgerows are well maintained, but there is evidence of erosion which has led to fragmentation
- Small groups of trees and areas of linear woodland often provide screening along the urban edge.
- The combination of small woodlands and hedgerow trees within agricultural fields given the perception of a wooded landscape
- There are small localised areas of historic woodland concentrated in linear belts along field boundaries and on the boundary of the urban area in the south of the DPZ and along the boundary edge of the golf course to the east.
- Views along the A52 highway are for short distances due to its sunken form and enclosure by wooded embankments. Linear woodland belts are planted along the B6003 screening views into the wider landscape
- Where views are available from transport corridors these are short distance. Views to the west of the character area are more open, with views across arable farmland to the adjacent settlement of Long Eaton. Views of the wooded Burnt Hill can also be seen from several locations
- Infrastructure routes are common features with a planned layout of linear roads connecting settlements which cross through the DPZ
- Modern residential housing estates are nestled into the landscape. The urban landscape is more apparent to the west of the area with views to the adjacent settlement of Long Eaton on rising ground
- Prominent overhead power lines cut across the area and a substation is also located along the B6003
- There is a sewage works to the west of the area which is screened from the A52 by a linear woodland belt. Buildings are low level and woodland screens the facility well
- Disturbance from traffic noise is apparent across the area although roads are generally well screened



## LANDSCAPE ANALYSIS

### Condition

This is a flat to gently undulating agricultural landscape with an urban fringe character due to its enclosure by built development on all sides and the presence of several infrastructure routes and features located within and transecting the area. Views from the principal A and B transportation routes are short due to their enclosure by embankments and trees. Views from other locations are longer across arable farmland; to the adjacent settlement of Long Eaton rising up the adjacent slope; and towards the wooded Burnt Hill.

Arable farming is the primary land use with the area classified as high grade agricultural land. There is an overall regular geometric pattern of medium to large fields bounded by wellmaintained, neatly trimmed hedgerows comprising primarily hawthorn. To the east of the B6003 is an isolated area of irregular geometric fields and small localised areas of historic woodland. Fragmentation of the hedgerows has occurred in places particularly to the west of the DPZ where gaps are more apparent.

Large blocks of woodland are not typical of the area however, linear woodland belts, small woodland copses, hedgerows and hedgerow trees give the perception of a wooded landscape. This is reinforced along the principal transport routes within the area which are screened by woodland planting.

The condition of the landscape is **MODERATE**. The landscape is well managed through agricultural practices. However, in some instances these practices have led to the erosion of characteristic features e.g. hedgerows and hedgerow trees within some areas of the DPZ. Although the surrounding residential areas convey an urbanising effect in many instances the urban boundary is screened by woodland and hedgerows reducing their influence.



### Landscape Strength

The DPZ has limited zone of visual influence from the key transport corridors due to linear woodland belts running parallel to the roads which screen views. Aside from the highways, longer views are afforded across agricultural fields which are relatively low-lying with slight undulations. Views to residential areas can be seen as the area is largely enclosed. To the west views can be seen towards Long Eaton which rises on the adjacent slope. Glimpses towards the wooded Burnt Hill can be seen from certain locations. Views into the DPZ are generally from adjacent urban areas.

The strength of character is considered to be **MODERATE TO WEAK**. There is an even distribution of features and a coherent pattern to the landscape in the east, however this character becomes more eroded towards the west. The farmland is not distinctive with medium to large scale monoculture arable fields of relatively uniform character. Loss of hedgerows and hedgerow trees erodes the character further. There are few distinctive features.

Landscape Condition	Good	<b>MODERATE</b> <i>Enhance</i>	<b>MODERATE - GOOD</b> <i>Conserve and Enhance</i>	<b>GOOD</b> <i>Conserve</i>
	Moderate	<b>POOR - MODERATE</b> <i>Enhance and Restore</i>	<b>MODERATE</b> <i>Enhance</i>	<b>MODERATE - GOOD</b> <i>Conserve and Enhance</i>
	Poor	<b>POOR</b> <i>Restore/Create</i>	<b>POOR - MODERATE</b> <i>Enhance and Restore</i>	<b>MODERATE</b> <i>Enhance</i>
		Weak	Moderate	Strong
		Landscape strength		

The overall landscape strategy is to **ENHANCE AND RESTORE**

## LANDSCAPE ACTIONS

### Landscape features

- Enhance the numbers of hedgerow trees across the DPZ and encourage management and conservation of existing trees
- Enhance the field pattern through replacement of hedgerows which have been lost and resisting further field size expansion
- Restore the condition of the hedgerows through less intensive management where hedges are low and thin, and encourage replacement planting where they are fragmented. Where fences are required to contain livestock ensure hedgerows are also planted
- Conserve the remaining historic woodland areas, small groups of trees and linear woodland belts.

### Built form

- Ensure the built development remains sensitively screened from view by linear woodland planting where possible

### Other

- Conserve and augment linear belts of woodland along transport routes to ensure they remain indistinct in the landscape

## SH061 Bramcote Wooded Hills



### CONTEXT

Regional Character Area: Sherwood  
LDU Reference: 227 DPZ Reference: SH061



### CHARACTERISTIC FEATURES

- A strongly undulating landform which is steep in places. Areas of artificially raised landform have been created as consequence of mining activities. The three hills of Burnt, Bramcote and Stapleford are prominent features within the landscape
- There are few hydrological features within the area
- The area has an urban fringe character due to enclosure by modern built development and the presence of prominent large leisure and educational facilities
- Land use is primarily publicly accessible open space created from the restoration of the former workings. Other large areas of land are privately accessible in association with educational establishments. This includes playing fields, play grounds and sports pitches
- Towards the edges of the area small geometric pockets of arable farmland can be found which are bounded by hedgerows and hedgerow trees
- The area is well wooded with the ridges of the three hills: Burnt, Bramcote and Stapleford all containing woodland.
- There are areas of newly planted native woodlands associated with the restoration of the former mineral workings
- The area is enclosed on three sides by built development which is contained within the principal highway routes of the A6007, A52 and the residential road Moor Lane. Built development is primarily modern however development within Bramcote is more traditional red brick vernacular with winding roads and a sandstone church
- The three prominent hills create an enclosed character with views up to the wooded sides. The hills themselves are prominent features viewed from the surrounding landscape
- The summit of the hills afford long views over the surrounding landscape, with Stapleford Hill in particular providing a good vantage point
- A large educational facility is located on the ridge line of Bramcote Hill, it is a prominent urban feature from the A6002
- There is a large crematorium in the north western part of the study area
- The effect of quarrying on the landscape is apparent, with some unrestored areas still present. Areas which have been subject to a restoration programme have now begun to blend into the surrounding landscape



**LANDSCAPE ANALYSIS**

**Condition**

The DPZ is heavily surrounded by urban development comprising residential houses and large public buildings including schools and a leisure centre. Industrial influences associated with the coal industry are clearly imprinted on the landscape through mining settlements and associated spoil heaps. In areas where restoration has been undertaken these artificial landforms have begun to blend into the landscape, softened by woodland planting. Those which are newly planted are obvious manmade features.

Leisure and education are the primary land uses within the DPZ. Areas of formal and informal public open space are characteristic. Playing fields are common, associated with educational facilities and areas of publicly accessible recreational space. Agricultural land uses are limited to the edges of the DPZ. Fields are small geometric pockets of arable farmland bounded by hedgerows and hedgerow trees. The original field pattern and rural settlement pattern has been largely altered by mining development.

Woodland is frequently dispersed throughout the DPZ. The three hills of Burnt, Bramcote and Stapleford are well wooded providing an enclosed feel from lower ground with views up to the wooded ridgelines. As restoration of the former coal mines continues the woodland coverage within the area will continue to establish and increase.

The landscape condition is considered to be **MODERATE**. Restoration of former workings has reduced the effect of these industrial features on the landscape however, where restoration is still to commence or is newly planted the effects are still apparent. The condition of this DPZ will continue to improve as the landscape matures.



**Landscape Strength**

From low ground the three prominent hills screen views and give an enclosed feel however, views from the summit of the hills are longer across agricultural land and urban settlement. The hills form a backdrop to views from adjacent DPZs.

The strength of character is **MODERATE**. The influences of former mining activities form a distinctive feature and the woodland component within the landscape is well managed. The wooded hills of Bramcote, Stapleford and Beeston represent prominent features within the landscape. However, the sprawling modern residential development and large educational facilities weaken its sense of place.

Landscape Condition	Good	<b>MODERATE</b> <i>Enhance</i>	<b>MODERATE - GOOD</b> <i>Conserve and Enhance</i>	<b>GOOD</b> <i>Conserve</i>
	Moderate	<b>POOR - MODERATE</b> <i>Enhance and Restore</i>	<b>MODERATE</b> <i>Enhance</i>	<b>MODERATE - GOOD</b> <i>Conserve and Enhance</i>
	Poor	<b>POOR</b> <i>Restore/Create</i>	<b>POOR - MODERATE</b> <i>Enhance and Restore</i>	<b>MODERATE</b> <i>Enhance</i>
		Weak	Moderate	Strong
		Landscape strength		

The overall landscape strategy is to **ENHANCE**

## LANDSCAPE ACTIONS

### Landscape features

- Conserve and enhance existing areas of woodland planting
- Continue to integrate areas of newly restored former mining areas into the landscape
- Conserve and enhance the dense hedgerows and hedgerow trees surrounding the outlying pockets of agricultural land
- Enhance the character of the remaining arable landscape by encouraging management of hedgerows and hedgerow trees and replacing these features where lost

### Built form

- Conserve and enhance the historic core of Bramcote by ensuring that further development is in keeping with the traditional character of the buildings, using materials characteristic of the village including red brick and pantile roofs
- Restrict further urban edge expansion of both residential, leisure and educational development however, where this is necessary ensure development fringes are screened by woodland blocks

### Other development/ structures in the landscape

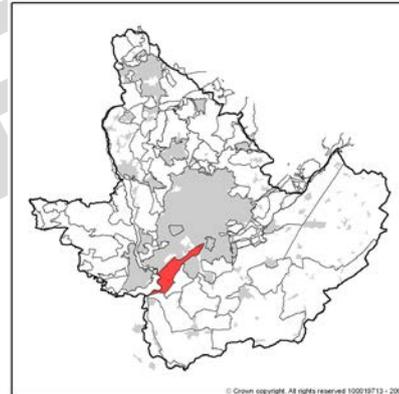
- Enhance the mining heritage and character within the landscape by ensuring that restoration schemes include suitable interpretation relating to a site's past

## TSV01 Attenborough Wetlands



### CONTEXT

Regional Character Area: Trent Valley  
LDU Reference: 263 & 276 DPZ Reference: TSV01



### CHARACTERISTIC FEATURES

- Broad low lying river corridor enclosed by steep sided wooded ridges with an underlying geology of Mercia Mudstone
- Range of river valley wetlands at different stages of maturity created from restoration of former sand and gravel extraction sites including large expanses of open water, reed beds and riverside pasture. Now used for recreation and nature conservation purposes
- Continuing mineral extraction is apparent adjacent to Attenborough Nature Reserve; the land is heavily influenced by mineral extraction
- The meandering navigable river channel of the Trent forms a distinctive feature
- Urban fringe character is evident to the north of the area due to the influence of urbanising features such as railway lines, roads, industrial and commercial development, sewage treatment works and encroaching residential development. South of the River Trent the character is more rural
- Farmland is predominantly large arable fields bounded by fragmented hedgerows and some ditches
- Areas of former workings restored to agriculture using pulverised fuel ash. Hedgerows and woodland within these areas is limited
- Small pasture fields of sheep and horse grazing are present on settlement fringes
- Areas of scrub woodland dominated by willow, hawthorn and blackthorn are present along the river corridor
- Larger areas of young to semi-mature native woodland associated with restoration of former mineral workings such as Attenborough. Pockets of riverside pasture, alluvial meadows, flood meadows, marsh and grassland are also present close to the river
- The historic settlement core is predominantly large red brick traditional properties with pantile roofs, small cottages and stone churches. Within Attenborough modern urban expansion is apparent along roads and urban fringes
- Large blocks of semi-mature to mature deciduous woodland on surrounding ridge lines enclose views however, longer views can be seen across the large expanses of open water. Views to urban features are also apparent including Ratcliffe on Soar Power Station, Attenborough village church and St George's Church in Barton in Fabis
- Areas of arable farmland have an open exposed character with few features
- Man made flood defence embankments provide a contrast to the low lying fluvial floodplain with steep sided banks and no vegetation cover
- Areas restored to wetland are criss-crossed by a wide network of recreational routes which are popular with visitors. Associated visitor infrastructure including car parking and visitor centres are also provided within several locations



## LANDSCAPE ANALYSIS

### Condition

The landscape is a low lying flat fluvial floodplain with views enclosed by woodland ridges. Large expanses of open water associated with the restoration of former mineral workings are a feature. Views to features including Ratcliffe on Soar Power Station, overhead lines and industry have an urbanising influence. Urban areas are characterised by an historic core with subsequent modern expansion in some locations e.g. Attenborough.

Land use comprises a mix of agricultural landscapes and recreational facilities. Agriculture is predominantly medium to large arable fields bounded by linear fragmented hedgerows and some ditches. Localised areas of pasture can be found adjacent to villages such as Barton in Fabis where horse grazing is apparent often enclosed by timber fences. The field pattern is mostly modern although older enclosure is present north of Barton in Fabis and west of Clifton. Areas of former mineral workings restored to wetland are heavily used for recreational purposes and are covered by an extensive network of footpaths.

The landscape appears well wooded due to views to wooded ridges, linear woodland bordering the river channel and field hedgerows. Restoration of former mineral workings has typically incorporated large areas of new woodland planting and natural regeneration to create young to semi-mature native deciduous woodland habitats. Woodland species are characteristic of wetland habitats. Arable land is still influenced by wooded ridgelines although it is more open in character.

The landscape condition is **MODERATE**. Areas associated with open water recreational landscapes are well managed due to visitor demand. These wetland habitats are distinctive characteristics in the landscape and provide a strong sense of place. However, areas of agricultural landscape show evidence of deterioration with fragmented hedgerows and few distinctive characteristics.



### Landscape Strength

The wetland features and river valley corridors are distinctive in the landscape. From the DPZ there are views to woodland ridges and urban features such as the power station at Ratcliffe on Soar apparent on the horizon. Ridges enclose views however longer views are afforded from various locations over the larger expanses of open water and across agricultural fields. Planted and regenerating woodland around restored mineral workings provides a strong sense of enclosure.

The DPZ has a **MODERATE** strength of character. The River Trent and wetland habitats associated with former mineral workings create a strong sense of place and are well managed. Urban features are apparent however, they do not represent a significant detractor and are generally well integrated into the landscape. Man-made flood defences are also prominent features. The landscape pattern associated with the agricultural landscape shows evidence of hedgerow loss and fragmentation and weakens the strength of character.

Landscape Condition	Good	<b>MODERATE</b> <i>Enhance</i>	<b>MODERATE - GOOD</b> <i>Conserve and Enhance</i>	<b>GOOD</b> <i>Conserve</i>
	Moderate	<b>POOR - MODERATE</b> <i>Enhance and Restore</i>	<b>MODERATE</b> <i>Enhance</i>	<b>MODERATE - GOOD</b> <i>Conserve and Enhance</i>
	Poor	<b>POOR</b> <i>Restore/Create</i>	<b>POOR - MODERATE</b> <i>Enhance and Restore</i>	<b>MODERATE</b> <i>Enhance</i>
		Weak	Moderate	Strong
		Landscape strength		

The overall landscape strategy is **ENHANCE**

## LANDSCAPE ACTIONS

### Landscape features

- Enhance valuable landscape habitats through ongoing management of both the landscape and visitor access
- Undertake sensitive restoration of areas of active mineral extraction, integrating new areas into the existing landscape through native riparian tree planting, wetlands and areas of open water
- Enhance field boundaries by replanting gaps in hedgerow to retain and reinforce field patterns
- Restrict further expansion of agricultural field sizes to protect remaining hedgerow boundary features
- Conserve and enhance older field enclosure pattern close to Barton in Fabis through strengthening of hedgerow boundaries
- Encourage planting of riparian vegetation and trees along ditches and streams within arable farming to increase the sense of enclosure and provide greater integration with the river corridor and recreational restored land

### Built form

- Conserve the character of settlements by restricting urban edge expansion of both residential, industrial and commercial development
- Conserve and enhance the rural character through ensuring that development remains dispersed and well integrated into the landscape
- Ensure that new development is in keeping with the local vernacular of red brick properties with pantile roofs and reflects the styles and scale of built form within Barton in Fabis' and Attenborough's historic core

### Other development/ structures in the landscape

- Review the need for further flood defences and consider their impact on the landscape. Where required these should be carefully sited and include some riparian planting to reduce their prominence
- Further mineral extraction should be screened from view by wooded boundaries to aid integration into the landscape

# Glossary of terms and abbreviations

**Adoption:** The formal approval by a Council of the final version of a Development Plan Document once the Inspector has found it sound.

**Affordable Housing:** Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market.

**Aligned Core Strategy (ACS):** The key Development Plan Document, setting out the long term spatial vision for the area, the spatial objectives and strategic policies to deliver that vision.

**Allocated Sites:** Sites specifically identified in the Local Plan and on the Policies Map.

**Article 4 Direction:** A direction which withdraws automatic planning permission granted by the General Permitted Development Order. Article 4 directions are usually used when the character of an area of acknowledged importance could be threatened without this additional control.

**Authority Monitoring Report (AMR):** A report produced by local planning authorities assessing progress with and the effectiveness of the Local Plan.

**Biodiversity:** The range of life forms which constitute the living world, from microscopic organisms to the largest tree or animal, and the habitat and ecosystem in which they live.

**Building Regulations:** Building Regulations ensure the health and safety of all people in and around buildings by providing functional requirements for building design and construction, as well as promoting energy efficiency in buildings.

**Brownfield Land:** Land which has been built upon or otherwise previously developed.

**Building for Life:** Sets out a national standard for well-designed homes and neighbourhoods.

**Change of Use:** A change of use occurs when the use of land or premises changes from one Use Class to another (eg shop to residential).

**Climate Change:** Long term changes in temperature, precipitation, wind and all other aspects of the earth's climate. It is often regarded as a result of human activity and fossil fuel consumption.

**Coalescence:** The merging or coming together of separate towns or villages to form a single entity.

**Comparison Goods:** Items not obtained on a frequent basis and include clothing, footwear, household and recreational goods.

**Compulsory Purchase Order (CPO):** Compulsory purchase powers enable acquiring authorities to compulsorily purchase land to carry out a function which is in the public interest. Anyone who has land acquired is generally entitled to compensation.

**Conservation Area:** An area designated by a Local Planning Authority under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act, 1990, regarded as being an area of special architectural or historic interest, the character or appearance of which is desirable to preserve or enhance.

**Conversion:** where a change takes place within a Use Class. For example, converting a house to flats. (For clarification, the term 'barn conversion' is a change of use for planning purposes).

**Conurbation:** A large densely populated urban area formed by the coalescence of individual town and cities.

**Convenience Goods:** Everyday essential items, including food, drinks, newspapers/magazines and confectionery.

**Custom Build Housing:** Where someone works with a specialist developer to help deliver their own home.

**Demand Management:** Encouraging people to travel less and use sustainable means of travel where possible when they do need to make journeys, sometimes known as 'Smarter Choices'. Uses techniques for influencing people's travel behaviour towards more sustainable options such as encouraging school, workplace and individualised or personal travel planning. Also aims to improve public transport and marketing services such as travel awareness campaigns, setting up websites for car share schemes, supporting car clubs and encouraging teleworking.

**Density:** The number of new houses in a given area. Usually measured as net dwelling density, calculated by including only those site areas which will be developed for housing and directly associated uses.

**Department for Communities and Local Government (DCLG):** The Government department responsible for planning and local government.

**Department for Transport (DfT):** The government department responsible for the English transport network and a limited number of transport matters in Scotland, Wales and Northern Ireland which are not devolved.

## **Derby Derbyshire Nottingham Nottinghamshire Local Enterprise**

**Partnership (D2N2 LEP):** The Local Enterprise Partnership that covers Greater Nottingham as well as the administrative areas of Derby, Derbyshire and Nottinghamshire. See also Local Enterprise Partnership.

**Designated Heritage Asset:** A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated as such under the relevant legislation.

**Development Plan:** This includes adopted Local Plans and Neighbourhood Plans, and is defined in section 38 of the Planning and Compulsory Purchase Act 2004.

**Development Plan Document:** A spatial planning document which is part of the Local Plan, subject to extensive consultation and independent examination.

**District Centres:** These will usually comprise groups of shops often containing at least one supermarket or superstore, and a range of non-retail services, such as banks, building societies and restaurants, as well as local public facilities such as a library.

**Economic Development:** Attracting investment through development, this usually focuses on the B Use Classes and job creation.

**Employment Land / Use / Development:** Encompasses B1, B2 and B8 Use classes (B1 Business, B2 General industrial Use, B8 Storage or distribution), together with 'sui generis' uses of a similar nature which are suitably located on employment sites.

**Enterprise Zone:** An area of high growth potential where simpler planning and discounted business rates can be used to boost the local economy.

**Environmental Assets:** Physical features and conditions of notable value occurring within the plan area.

**Environmental Infrastructure:** Physical features and natural resources of the environment that provide services or support to society, encompasses Green Infrastructure (see definition below).

**Equality Impact Assessment (EqIA):** An assessment that makes sure that policies and working practices do not discriminate against certain groups and that opportunities are taken to promote equality.

**Evidence Base:** The information and data that have informed the development of policies.

**Exception Test:** Is applied only where the Sequential Test (see definition below) has concluded that it is not possible, or consistent with wider sustainability objectives, for the development to be located in flood risk zones with a lower probability of flooding. It can be applied if appropriate to show that development provides wider sustainability benefits and development will be safe (more explanation of the Exception Test is set out in national planning guidance).

**Greater Nottingham:** Is made up of the administrative areas of Broxtowe, Erewash, Gedling, Nottingham City and Rushcliffe Councils and the Hucknall part of Ashfield Council.

**Green Belt:** An area of land around a City having five distinct purposes:

- i. to check the unrestricted sprawl of large built up areas;
- ii. to prevent neighbouring towns merging into one another;
- iii. to assist in safeguarding the countryside from encroachment;
- iv. to preserve the setting and special character of historic towns; and
- v. to assist in urban regeneration by encouraging the recycling of derelict and other urban land.

As set out in the National Planning Policy Framework.

**Green Infrastructure:** A network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits and can include includes parks, open spaces, playing fields, woodlands, wetlands, grasslands, river and canal corridors, allotments and private gardens.

**Gypsies and Travellers:** Persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own family's or dependants' educational or health needs or old age have ceased to travel temporarily or permanently, but excluding members of an organised group of travelling showpeople or circus people travelling together as such.

**Hectare (ha):** An area 10,000 square metres or 2.471 acres.

**Heritage Asset:** A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).

**Historic Environment:** All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged. Those elements of the historic environment that hold significance are called heritage assets.

**Houses in Multiple Occupation (HMOs):** Use Class C4 and larger 'sui generis' residential units with 7 or more occupiers sharing basic amenities.

**Housing Market Area (HMA):** Geographical area defined by household demand and preferences for housing. They reflect the key functional linkages between places where people live and work. The Nottingham Core Housing Market Area consists of the whole council areas of Broxtowe, Erewash, Gedling, Nottingham City and Rushcliffe, together with the Hucknall part of Ashfield.

**Housing Strategy:** A Housing Strategy is produced by every council and sets out the key housing priorities that the council feels need to be addressed in order to meet the housing needs and aspirations of the local population.

**Infrastructure:** Term describing the basic structure of systems and services such as utilities (gas, electricity, water) drainage, flood defences, transportation, roads, healthcare, education and other community facilities.

**Infrastructure Delivery Plan (IDP):** Sets out the range of infrastructure required to support the Core Strategies and Local Plan.

**Key Settlements for Growth:** Settlements which will experience growth in line with the spatial strategy set out in Policy 2 of the Aligned Core Strategy.

**Legal Compliance:** As part of the process of preparing a development plan document, the document is examined by the Planning Inspectorate to make sure that it is legal. A plan is considered legal when it complies with the various regulations that govern how it should be prepared. Key issues the Inspector will look at include:

- Whether it is in the Local Development Scheme;
- Whether community consultation was carried out in accordance with the Statement of Community Involvement;
- Whether the requirements of the relevant Regulations have been followed;
- Whether the appropriate notifications have been made;
- Whether a Sustainability Appraisal assessing social, environmental and economic factors has been done and made public;
- Whether the Plan has regard to the Sustainable Community Strategies for the areas it covers; and
- Whether the requirements of the Duty to Cooperate have been met.

**Listed Building:** A building of special architectural or historic interest. Listed buildings are graded I, II\* or II with grade I being the highest. Listing includes the interior as well as the exterior of the building, and any buildings or permanent structures (e.g. walls within its curtilage). Historic England is responsible for designating buildings for listing in England.

**Local Development Scheme (LDS):** A project plan setting out the timescales for the preparation of planning documents to be prepared by local planning authorities.

**Local Geological Site:** A site with a non-statutory designation that is of local importance for its geological interest. Sites showing special geological features and/ or representing the variation in the rock types within the county. Formerly known as Regionally Important Geological Sites (RIGS).

**Local Green Space:** Local Green Space designation is a way to provide special protection against development for green areas of particular importance to local communities.

**Local Nature Reserve (LNR):** Non-statutory habitat of local significance designated by a local authority where protection and public understanding of nature conservation is encouraged. Established under the powers of the National Parks and Access to the Countryside Act 1949.

**Local Plan:** The plan for the future development of the local area, drawn up by the local planning authority in consultation with the community. For Broxtowe Borough Council, the Aligned Core Strategy (adopted in September 2014) forms part 1 of the Local Plan and the Part 2 Local Plan is the second part.

**Local Strategic Partnership:** An overall partnership that brings together organisations from the public, private, community and voluntary sectors within a local authority area, with the objective of improving people's quality of life.

**Local Transport Plan (LTP):** A plan setting out the development of local, integrated transport, supported by a programme of transport improvements and are used to bid for Government funding towards transport improvements. They are prepared by upper tier authorities. For Greater Nottingham there are two Local Transport Plans; one prepared by Derbyshire County Council covering Erewash and a second prepared by Nottingham City and Nottinghamshire County Councils jointly covering the rest of Greater Nottingham.

**Local Wildlife Site:** (Formerly known as Site of Importance for Nature Conservation (SINC)). A non statutory designation used to identify high quality wildlife sites in the plan area. They include semi-natural habitats such as ancient woodland and flower-rich grassland.

**Main Built Up Area of Nottingham:** Includes Attenborough, Beeston, Bramcote, Chilwell, Stapleford, Toton and parts of Trowell (same as Principal Urban Area).

**Minerals Local Plan:** Prepared jointly by the County and City Councils acting as the authorities responsible for minerals related issues with the County.

**National Planning Practice Guidance (NPPG):** An online tool providing guidance on the application and interpretation of national planning policy.

**Neighbourhood Plan:** A plan prepared by a Parish Council or Neighbourhood Forum for a particular neighbourhood area (made under the 1990 Town & Country Planning Act, as amended by the 2011 Localism Act and the Planning and Compulsory Purchase Act 2004).

**Nottingham Express Transit (NET):** The light rail (tram) system for Greater Nottingham.

**Nottinghamshire Local Biodiversity Action Plan:** A locally recognised programme addressing threatened species and habitats and is designed to protect and restore biological systems.

**Planning Condition:** A condition imposed on a grant of planning permission (in accordance with the Town and Country Planning Act 1990) or a condition included in a Local Development Order or Neighbourhood Development Order.

**Planning Obligation:** A legally enforceable obligation entered into under section 106 of the Town and Country Planning Act 1990 to mitigate the impacts of a development proposal.

**Policies Map:** A document within the Local Plan which shows the spatial definition of the site allocations and includes policy areas designated.

**Previously Developed:** Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures; land in built-up areas such as private residential gardens, parks, recreation grounds and allotments; and land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time (see Brownfield Land).

**Regeneration:** Development which delivers wider benefits such as economic prosperity, improved environmental conditions and enhanced well-being. This may be in the context of urban and brownfield sites but also applies to development which helps to sustain and revitalise rural areas and villages.

**Renewable and Low Carbon Energy:** Includes energy for heating and cooling as well as generating electricity. Renewable energy covers those energy flows that occur naturally and repeatedly in the environment – from the wind, the fall of water, the movement of the oceans, from the sun and also from biomass and deep geothermal heat. Low carbon technologies are those that can help reduce emissions (compared to conventional use of fossil fuels).

**Retail Impact Assessment:** An assessment of the likely impacts of additional retail floor space upon the vitality and viability of existing town centres and designated shopping areas.

**Saved Policies:** Policies that are retained as adopted policy until they are replaced by the adoption of new Development Plan Documents.

**Scheduled Monument:** Nationally important monument usually archaeological remains that enjoy greater protection against inappropriate development through the Ancient Monuments and Archaeological Areas Act 1979.

**Section 106 Agreement (S106):** Section 106 of the Town and Country Planning Act 1990 allows a Local Planning Authority to enter into a legally binding agreement or planning obligation with a landowner in association with the grant of planning permission. This agreement is a way of addressing matters that are necessary to make a development acceptable in planning terms and secures the provision of essential services and infrastructure, such as highways, recreational facilities, education, health and affordable housing.

**Self Build Housing:** Where someone directly organises the design and construction of their own home.

**Sequential Test/Approach:** A systematic test or approach to planning decisions which requires certain sites or locations to be fully considered for development before consideration then moves on to other sites or locations. This test or approach is used for retail development, the use of previously developed land or the use of land at risk of flooding.

**Setting of a Heritage Asset:** The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

**Site of Special Scientific Interest (SSSI):** A site designated by English Nature under the Wildlife and Countryside Act 1981.

**Soundness:** As part of the process of preparing development plan documents, the document is examined by the Planning Inspectorate to make sure it is legal and sound. There are four 'tests of soundness' as explained in paragraph 182 of the National Planning Policy Framework:

- Positively prepared - the plan should be prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development;

- Justified - the plan should be the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence;
- Effective - the plan should be deliverable over its period and based on effective joint working on cross-boundary strategic priorities; and
- Consistent with national policy - the plan should enable the delivery of sustainable development in accordance with the policies in the Framework.

**Spatial Portrait:** A description of the social, economic and environmental characteristics of a local authority's area.

**Spatial Vision:** A brief description of how an area will be changed by the end of a plan period.

**Starter Homes:** Homes reserved for first time buyers under the age of 40 and sold with a discount of at least 20% of open market value.

**Strategic Environmental Assessment (SEA):** A procedure (set out in the Environmental Assessment of Plans and Programmes Regulations 2004) which requires the formal environmental assessment of certain plans and programmes which are likely to have significant effects on the environment.

**Strategic Flood Risk Assessment (SFRA):** Assessment used to refine information on areas that may flood, taking into account all sources of flooding and the impacts of climate change. Used to determine the variations in flood risk from all sources of flooding across and from their area. SFRAs should form the basis for preparing appropriate policies for flood risk management.

**Strategic Housing Land Availability Assessment (SHLAA):** Document with the role of identifying sites with potential for housing, assessing their housing potential and assessing when they are likely to be developed.

**Strategic Housing Market Assessment (SHMA):** A high level assessment of the likely profile of future household needs for a local authority.

**Strategic Locations:** Strategic sites which are expected to commence delivery more than five years after adoption of the Aligned Core Strategy and for which further details are to be set out within documents such as masterplans, Neighbourhood Plans and Part 2 Local Plans.

**Strategic Sites:** Strategically important employment or housing sites identified in the Aligned Core Strategy which consist of both 'Strategic Allocations', which are expected to commence within the first five years of adoption, and 'Strategic Locations', which are expected to commence after five years from adoption.

**Supplementary Planning Document (SPD):** A document which adds further detail to the policies in the Local Plan. Can be used to provide further guidance for development on specific sites, or on particular issues, such as design. Supplementary planning documents are capable of being a material consideration in planning decisions but do not form part of the development plan.

**Sustainability Appraisal (SA):** Examines the social, environmental and economic effects of strategies and policies in a Local Development Document from the outset of its preparation.

**Sustainable Drainage Systems (SuDS):** The system of control of surface water run-off, designed to reduce the potential impact of new and existing developments with respect to surface water drainage discharges.

**Travelling Showpeople:** Members of a group organised for the purposes of holding fairs, circuses or shows (whether or not travelling together as such). This includes such persons who on the grounds of their own or their family's or dependants' more localised pattern of trading, educational or health needs or old age have ceased to travel temporarily or permanently, but excludes Gypsies and Travellers.

**Use Classes Order:** The Town & Country Planning (Use Classes Order) 1987 (as amended) specifies various classes of use for buildings or land. The use for another purpose of the same class does not require planning permission.

**Viability (of a retail centre):** A measure of a centre's commercial well-being.

**Vitality (of a retail centre):** A measure of how active and buoyant a centre is.

**Windfall Allowance:** An assumption about unallocated sites that are not currently known about. Development on residential gardens should not form part of this assumption.

DRAFT

# Policies Map

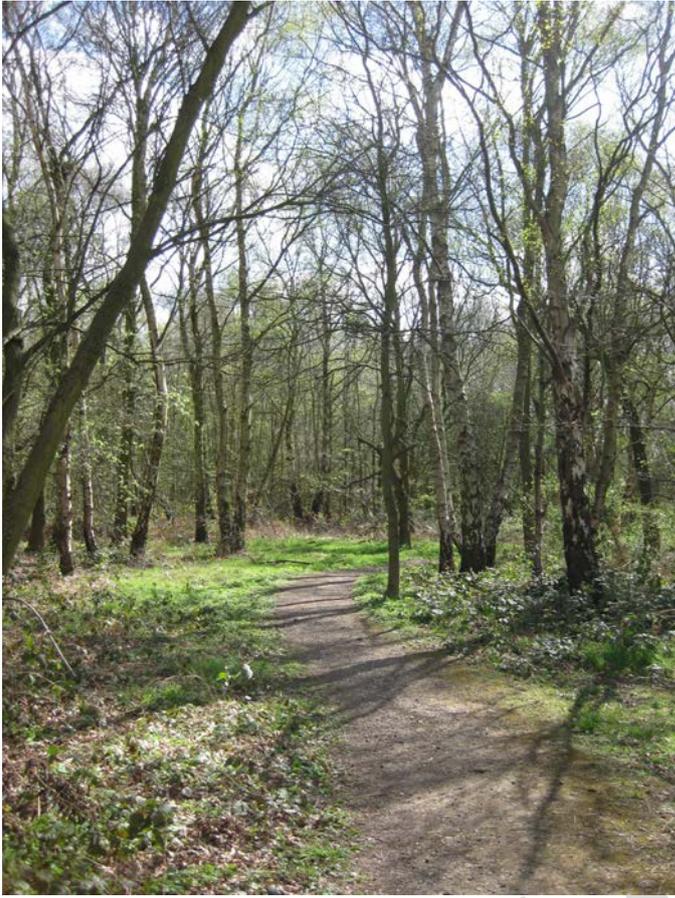
The Policies Map is a geographical expression of the policies and proposals set out in this development plan. It is used to identify areas for protection, where a specific policy applies, and also the location of specific land use site allocations.

The Policies Map is a snapshot in time, taken when the plan was published in 2017.

Please visit the Broxtowe Borough Council website [www.broxtowe.gov.uk](http://www.broxtowe.gov.uk) for an electronic version of the Policies Map. The website also has an interactive version of the map which can be viewed against new data when it becomes available.

For site allocations, the data on the paper Policies Map has been interpreted at 1:10,000. These allocations can be viewed at 1:1,250 on the interactive map.







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