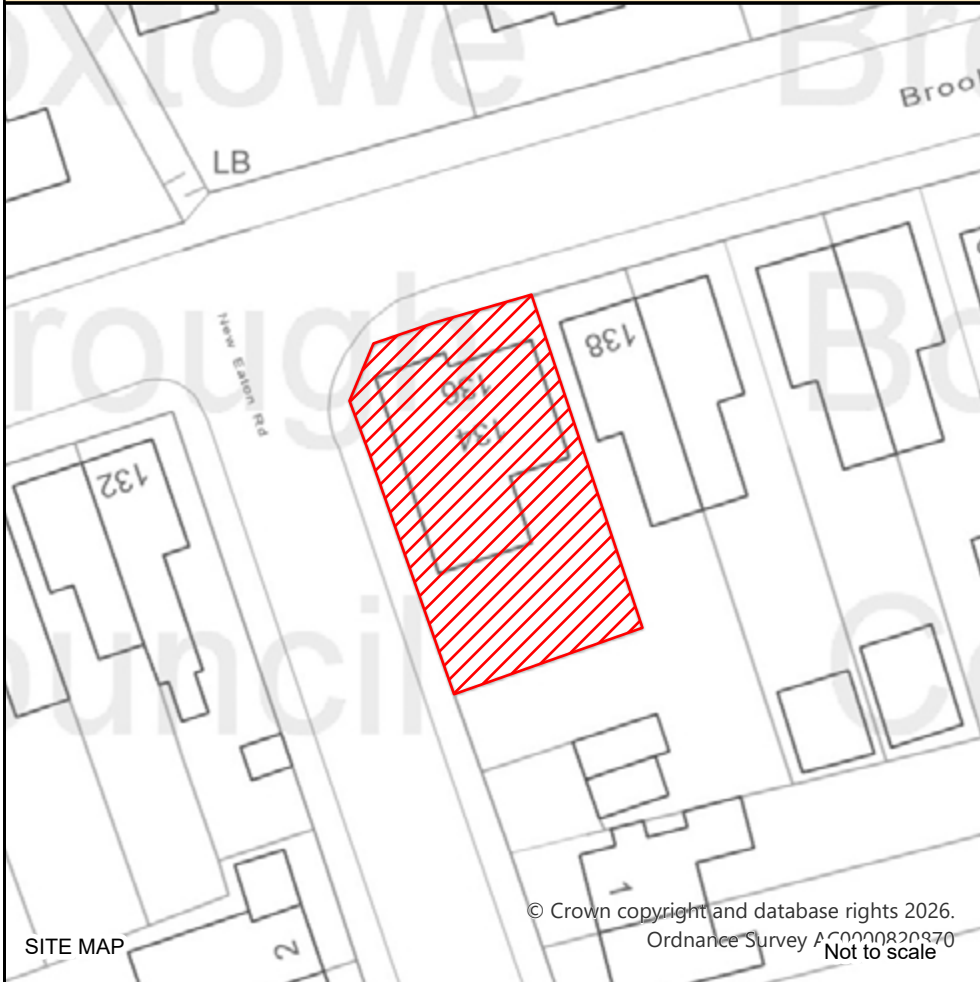
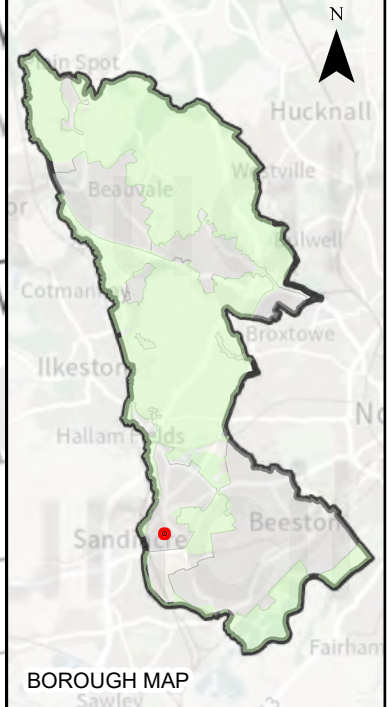


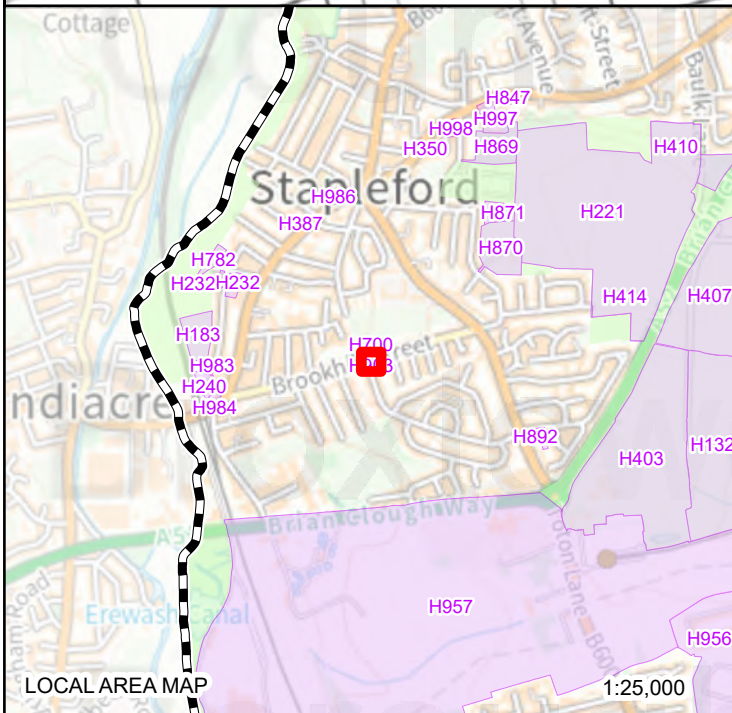


**Broxtowe
Borough
COUNCIL**

Settlement: Main Built Up Area



© Crown copyright and database rights 2026.
Ordnance Survey AC0000820870
Not to scale



Final Reasoned Judgement:

The site is situated in a sustainable location in Stapleford (Main Built-Up Area). Planning permission was granted to convert the dwelling into four apartments, but this permission has since lapsed.

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

Site area (ha): **0.03**

Potential dwellings: **3**

Site type:

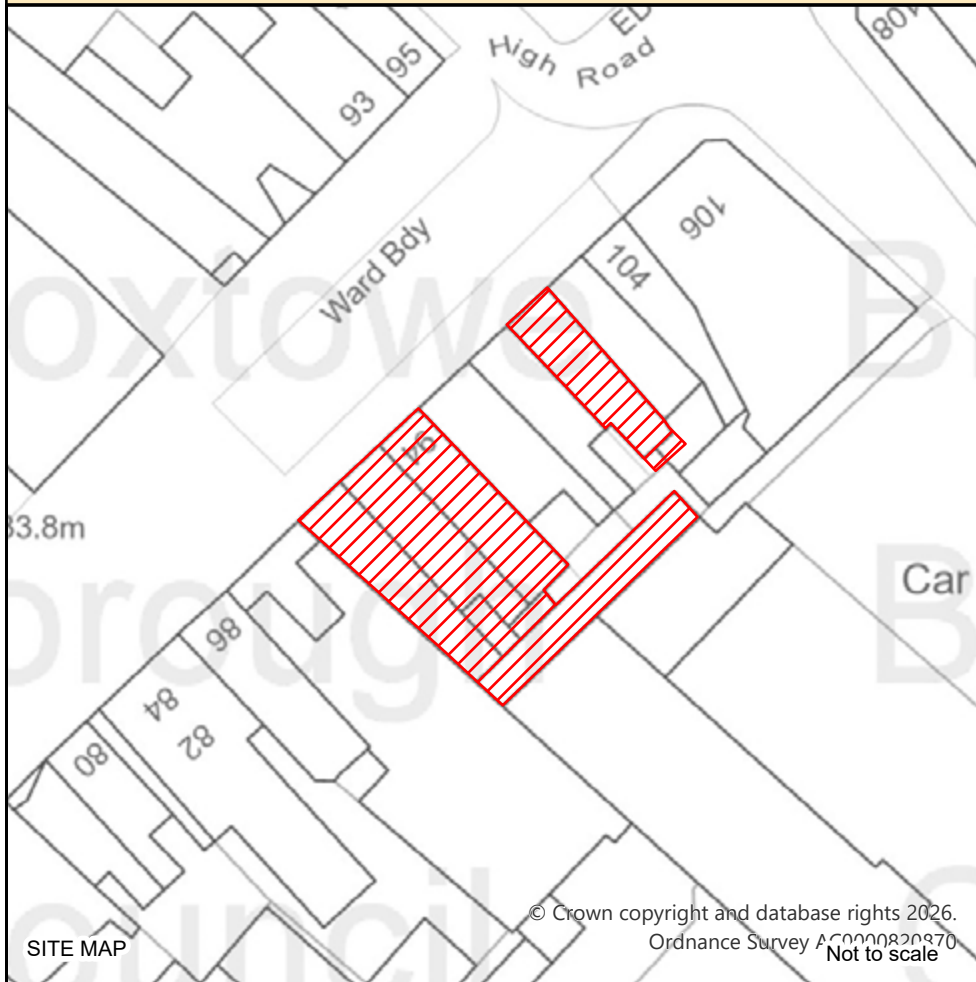
Easting: **448893**

Northing: **336569**

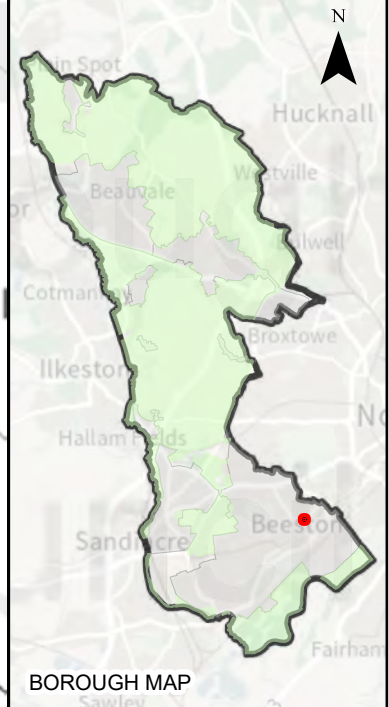
6-10 Years

© Crown Copyright and database right 2026. Ordnance Survey AC0000820870

You are not permitted to copy, sub-license, distribute or sell any of this data to third parties in any form



Settlement: Main Built Up Area

**Final Reasoned Judgement:**

The site is situated in a very sustainable location in the centre of Beeston. Planning permission was granted for the change of use of first floor offices into 4 residential apartments. This permission has however lapsed.

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

Site area (ha): 0.02

Potential dwellings: 4

Site type:

Easting: 453020

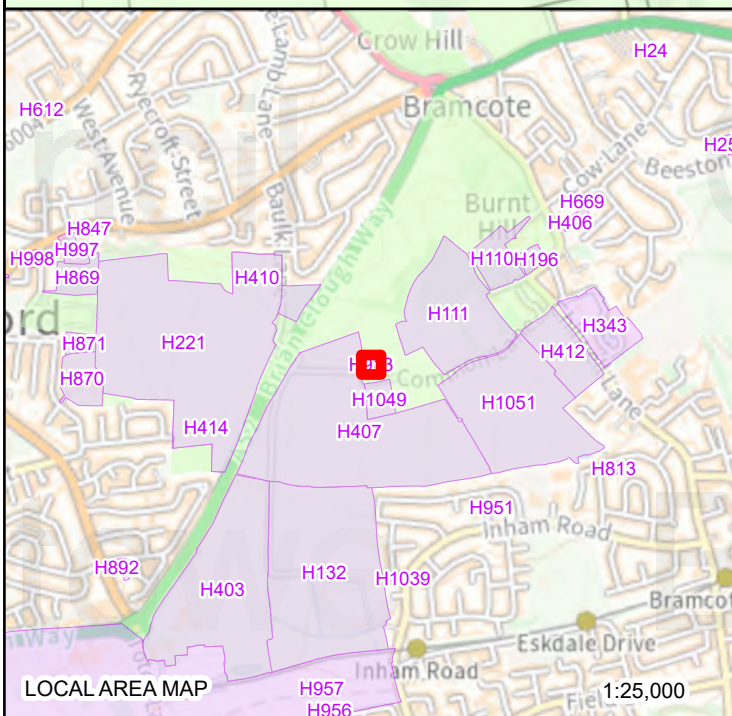
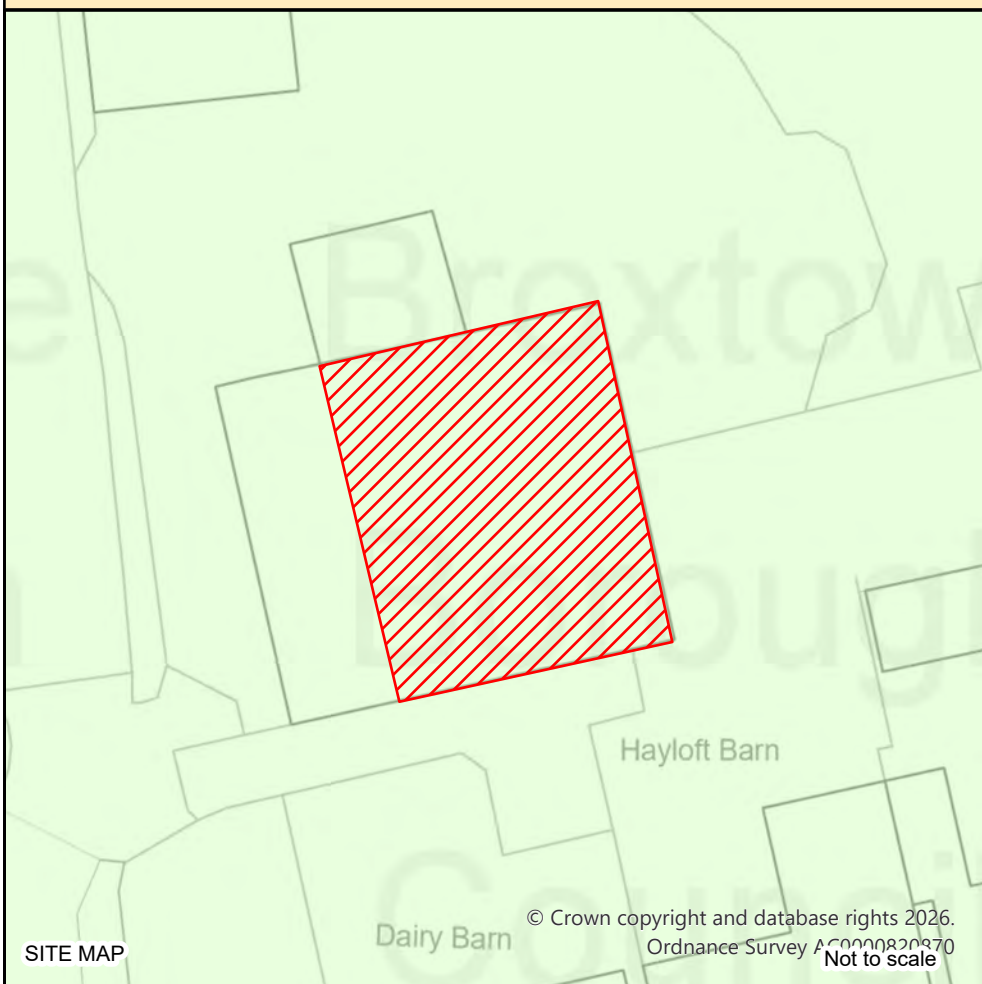
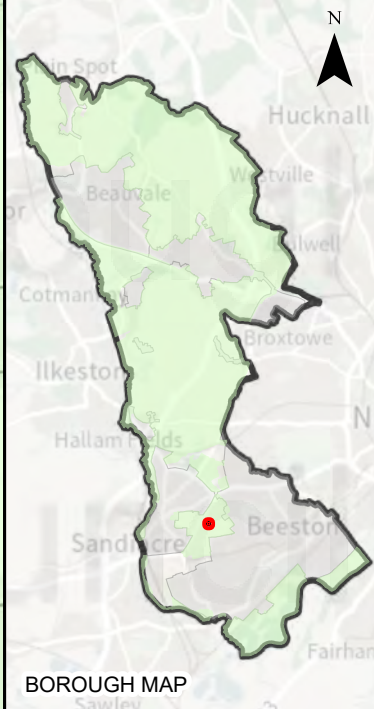
Northing: 337059

6-10 Years



**Broxtowe
Borough
COUNCIL**

Settlement: Main Built Up Area



Final Reasoned Judgement:

The site is located in the Green Belt and is therefore considered to be inappropriate for development. The site is separated from urban areas. A Prior notification for the change of use of an agricultural barn into 5 dwellings has lapsed.



SHLAA Site



Other SHLAA sites



Green Belt Extent



Broxtowe Boundary

Site area (ha): 0.04

Potential dwellings: 5

Site type:

Easting: 450278

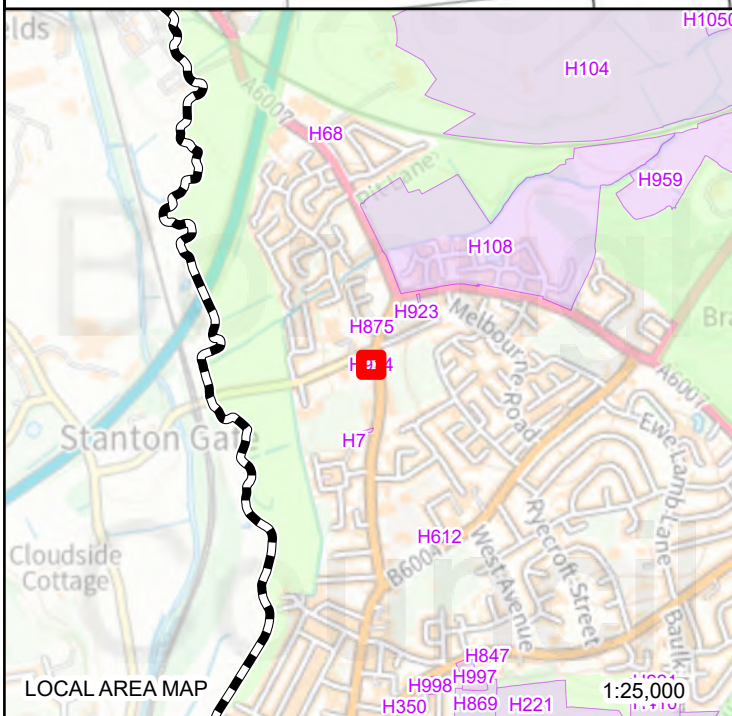
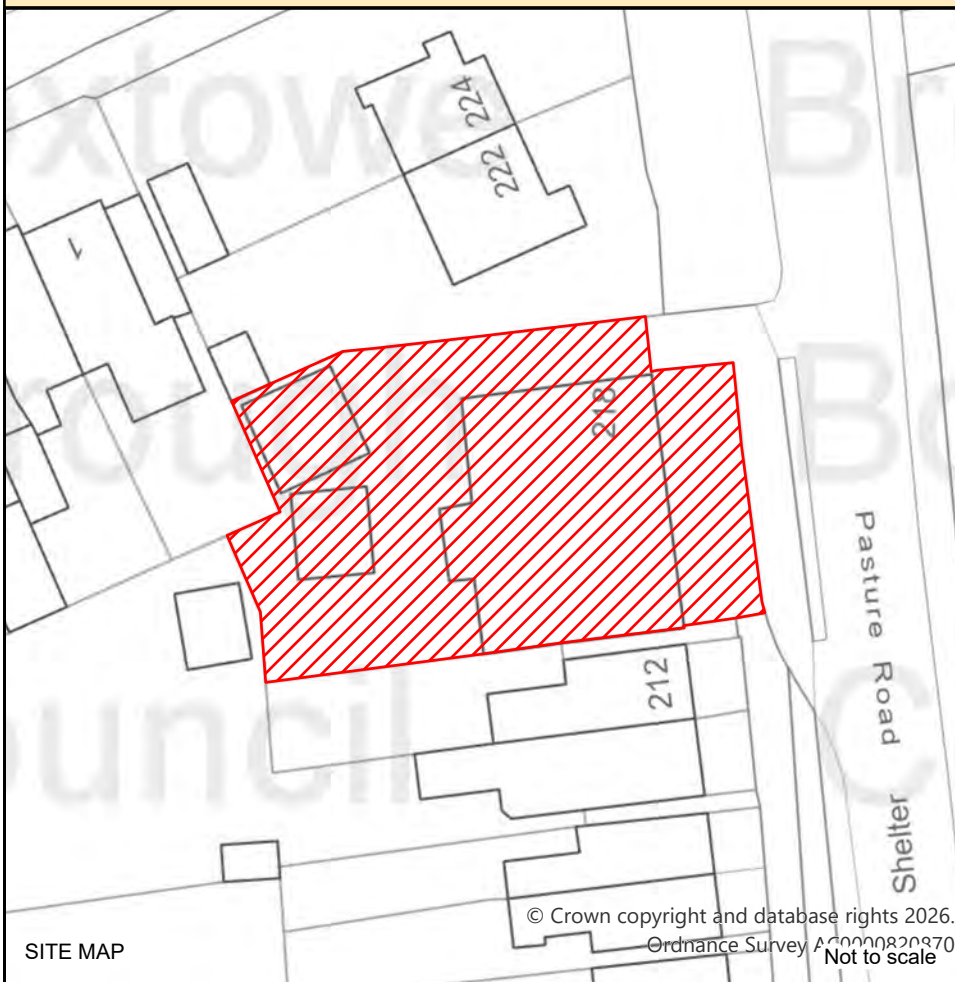
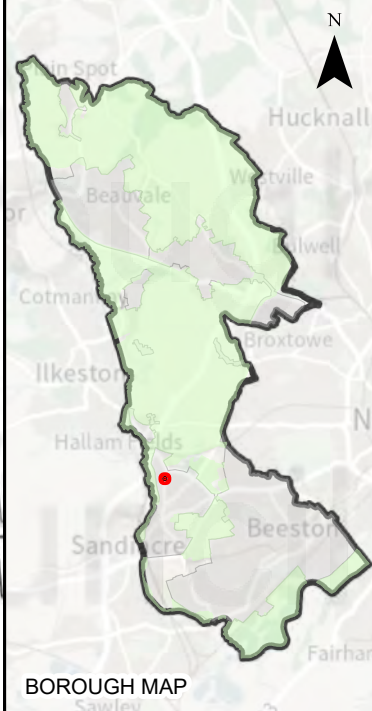
Northing: 336992

Non Deliverable or Developable



**Broxtowe
Borough
COUNCIL**

Settlement: Main Built Up Area



Final Reasoned Judgement:

The site is situated in a sustainable location in the Main Built-Up Area (Stapleford). Planning permission was granted for a first floor extension to create two flats. However, this permission has lapsed.

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

Site area (ha): **0.07**

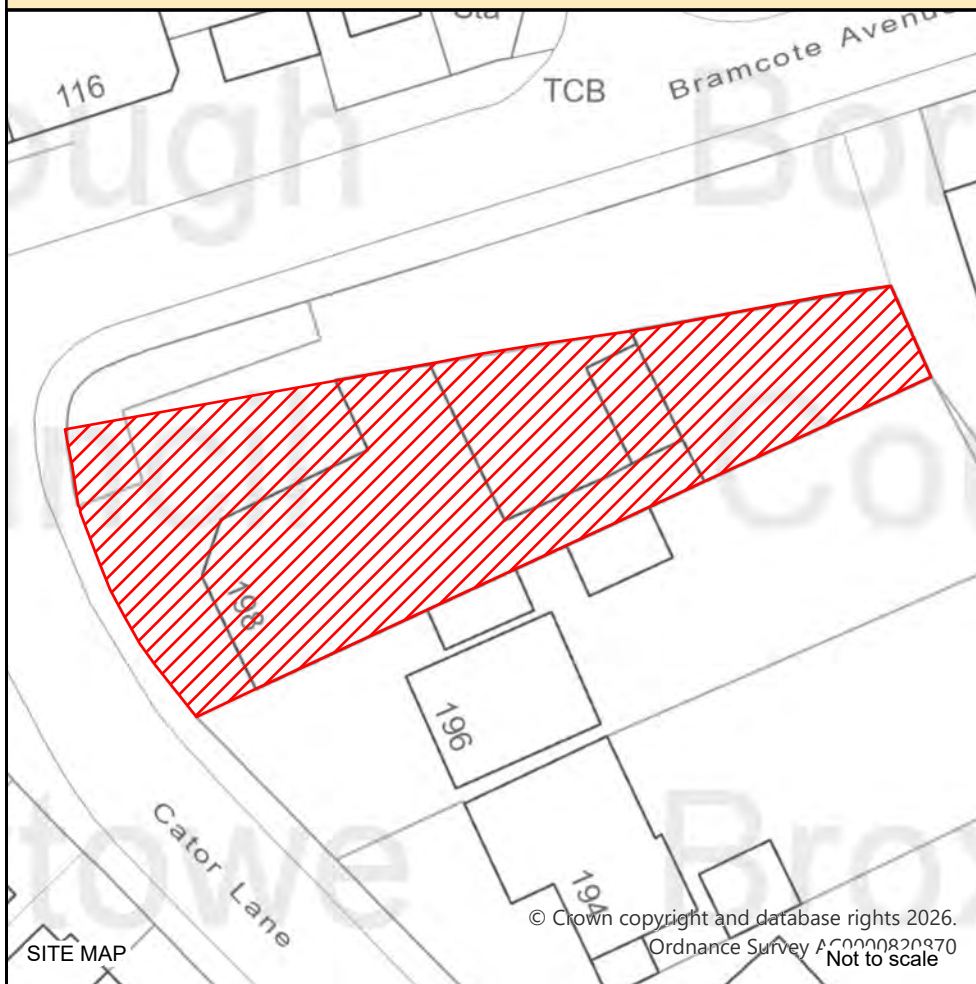
Potential dwellings: **2**

Site type:

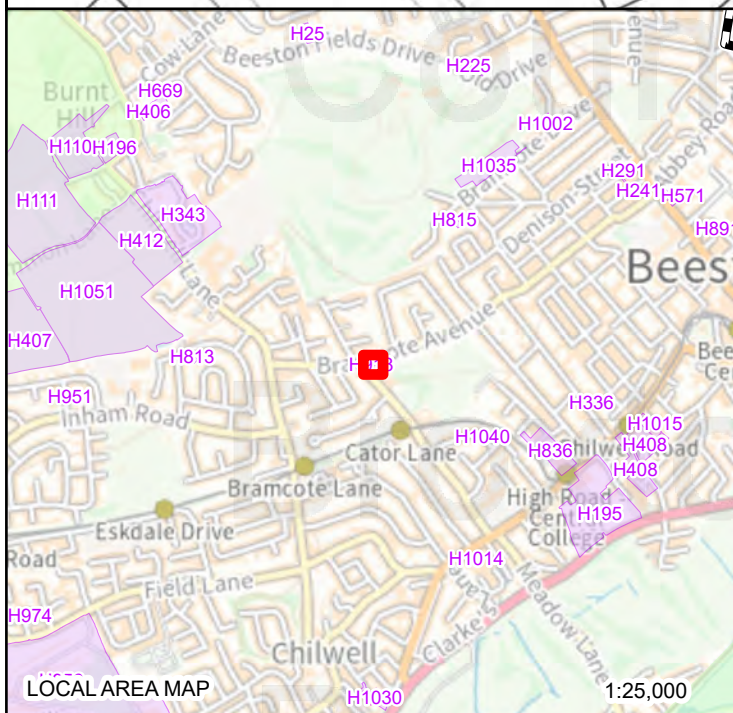
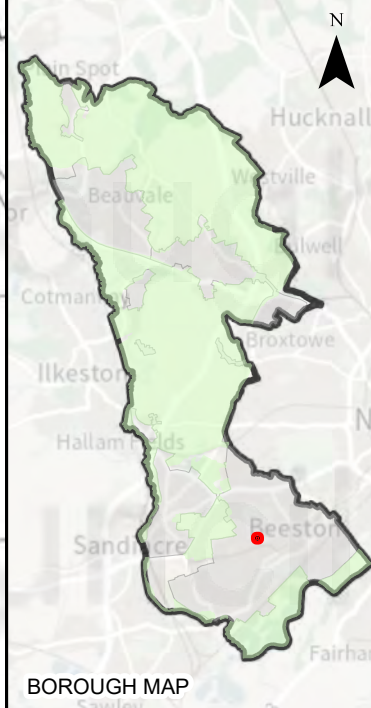
Easting: **448962**

Northing: **338402**

6-10 Years



Settlement: Main Built Up Area

**Final Reasoned Judgement:**

The site is situated in a sustainable location in the Main Built-Up Area (Chilwell) and has planning permission (outline and reserved matters) for 10 flats. Construction is underway.

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

Site area (ha): 0.08

Potential dwellings: 10

Site type:

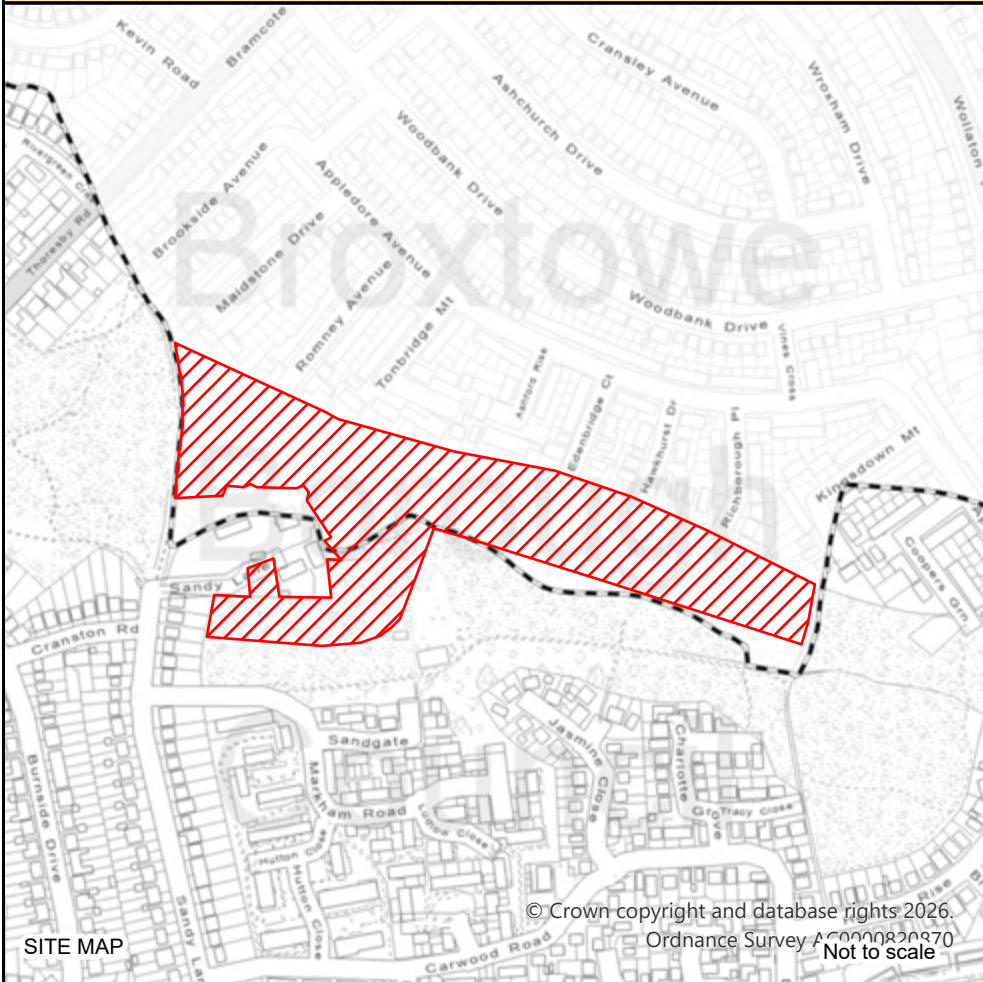
Easting: 451674

Northing: 336624

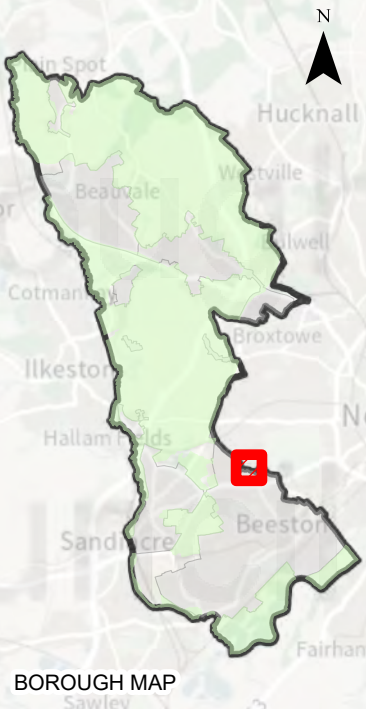
0-5 Years



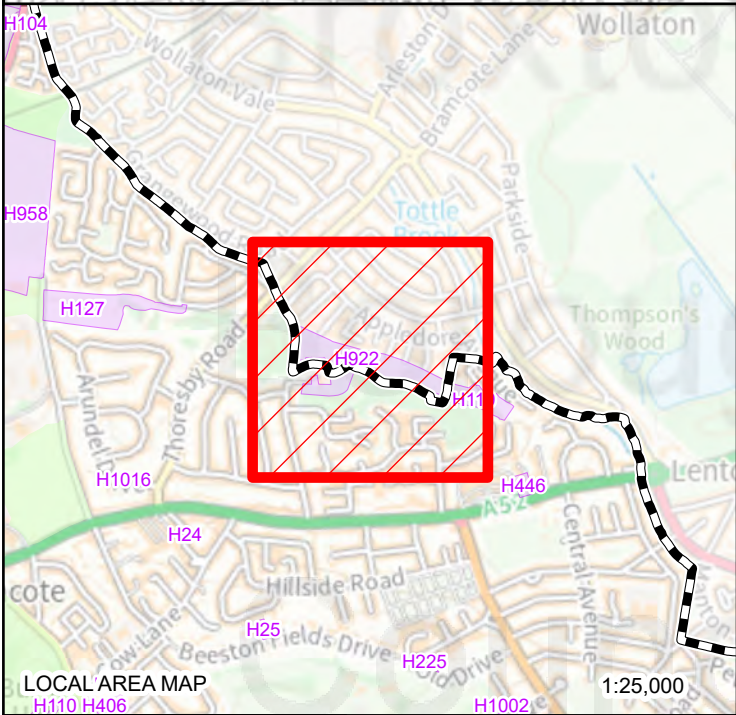
Settlement: Main Built Up Area



SITE MAP



BOROUGH MAP

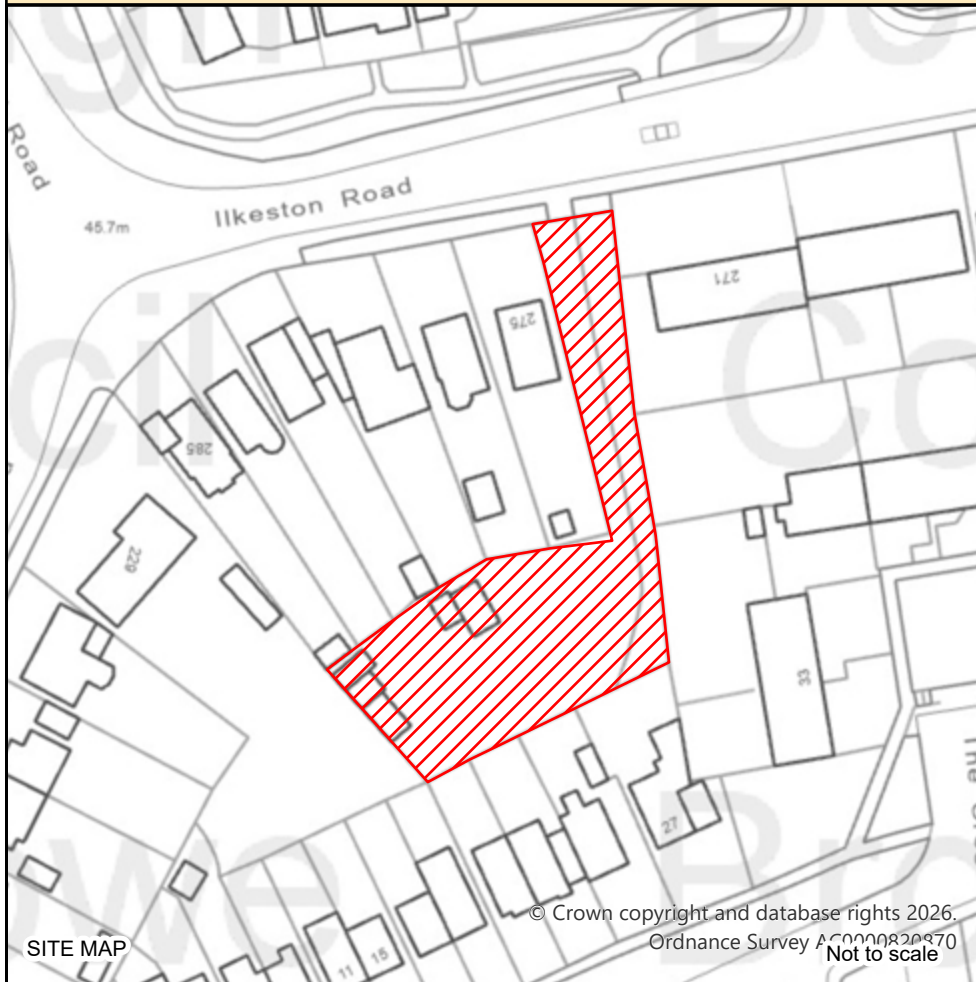


LOCAL AREA MAP

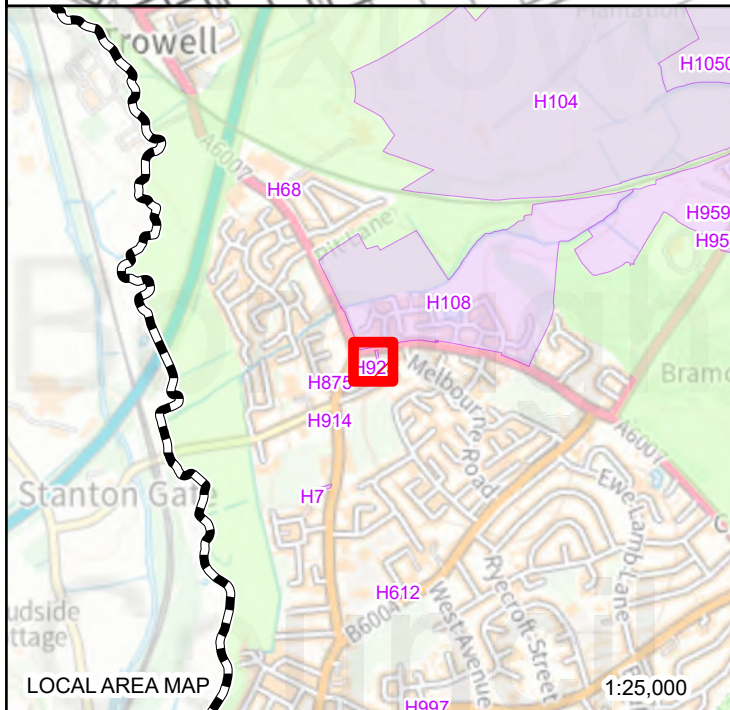
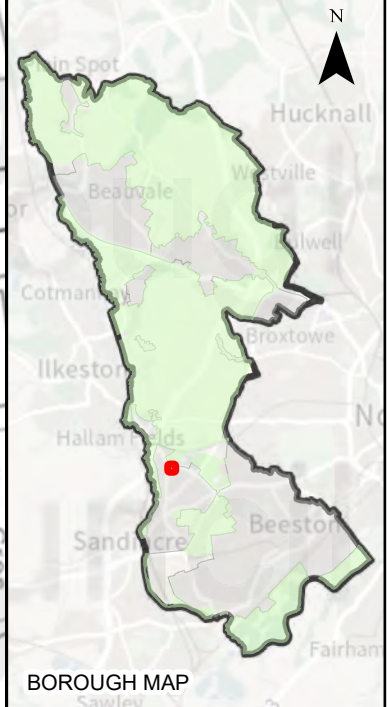
Final Reasoned Judgement:
The site is located in Bramcote and has planning permission for two dwellings.

SHLAA Site	Site area (ha): 4.71
Other SHLAA sites	Potential dwellings: 2
Green Belt Extent	Site type:
Broxtowe Boundary	Easting: 451770
	Northing: 338591

0-5 Years



Settlement: Main Built Up Area

**Final Reasoned Judgement:**

The site is situated in a sustainable location in the Main Built-Up Area (Stapleford). Outline planning permission has previously been granted for three dwellings and full permission has previously been granted for two dwellings. Both of these permissions have lapsed.

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

Site area (ha): 0.12

Potential dwellings: 2

Site type:

Easting: 449111

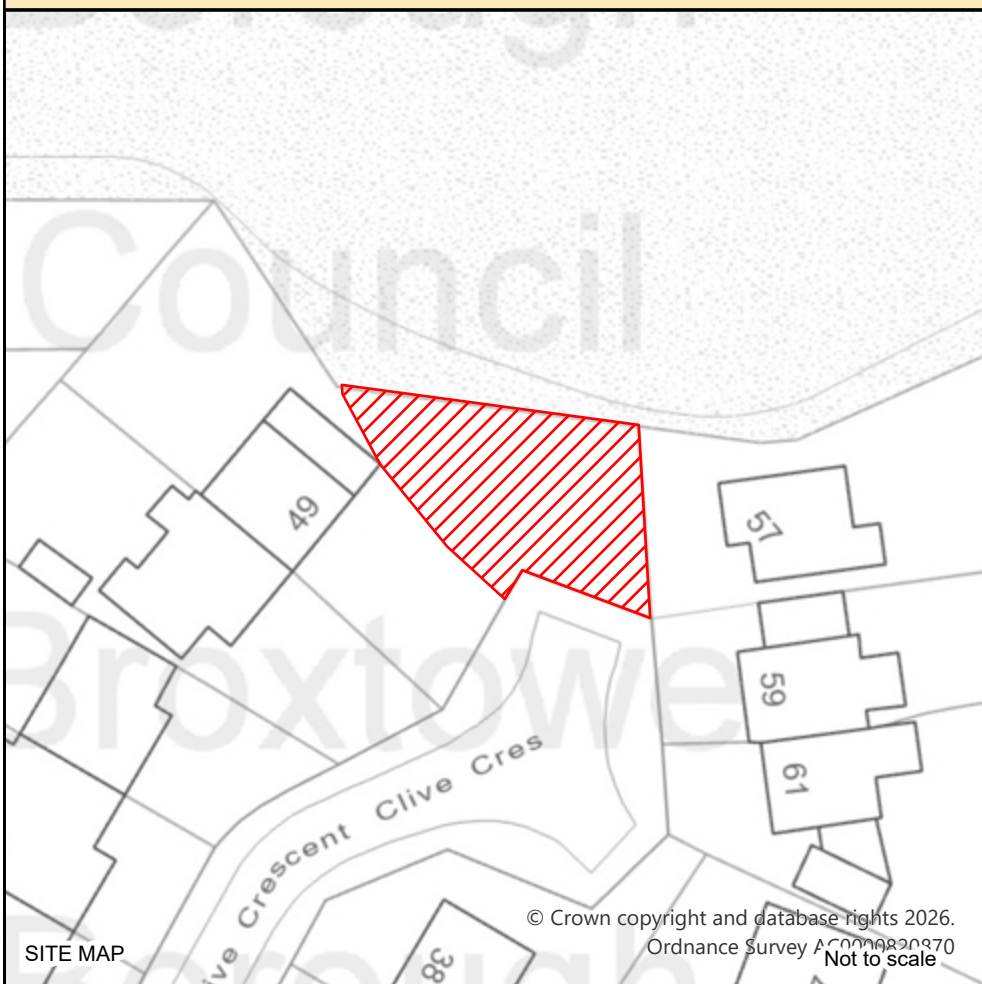
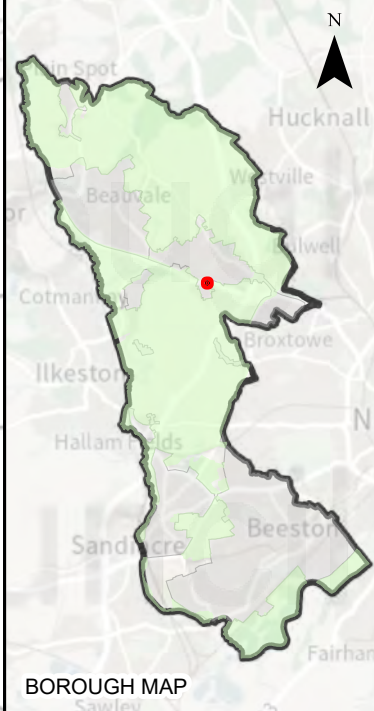
Northing: 338588

6-10 Years

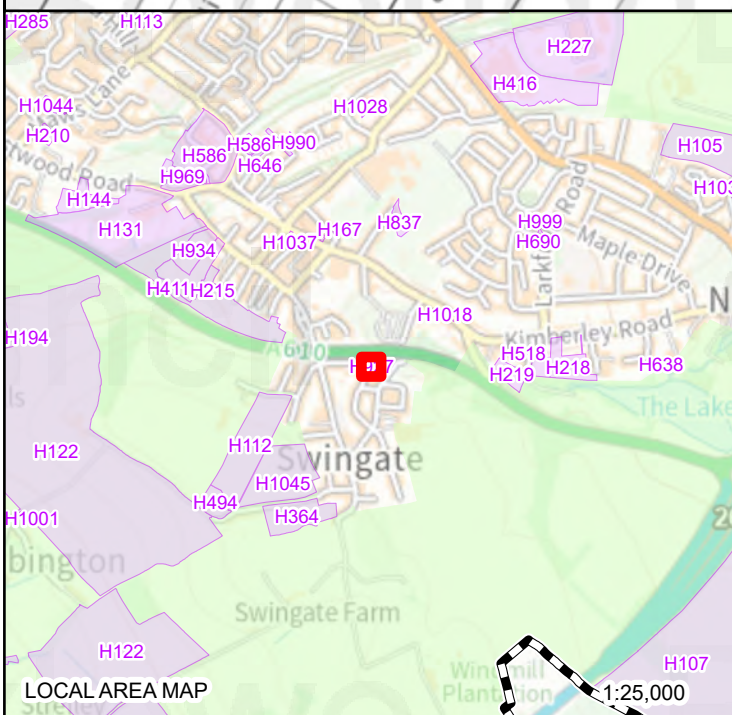


**Broxtowe
Borough
COUNCIL**

Settlement: Kimberley



© Crown copyright and database rights 2026.
Ordnance Survey AC0000820870
Not to scale



Final Reasoned Judgement:

The site is located in Kimberley. A planning application for one dwelling was refused and a subsequent appeal was dismissed.

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

Site area (ha): 0.02

Potential dwellings: 1

Site type:

Easting: 450235

Northing: 344266

Non Deliverable or Developable

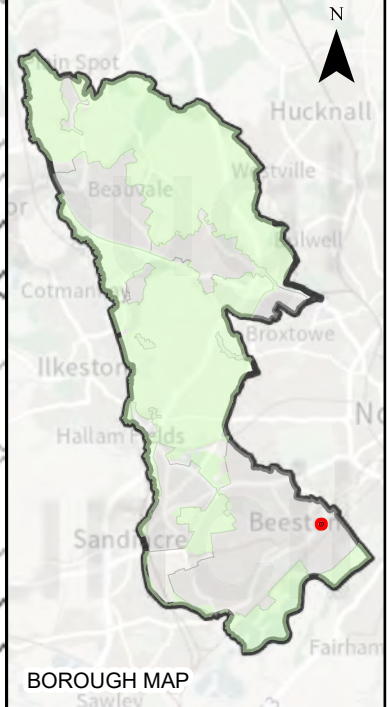
© Crown Copyright and database right 2026. Ordnance Survey AC0000820870

You are not permitted to copy, sub-license, distribute or sell any of this data to third parties in any form

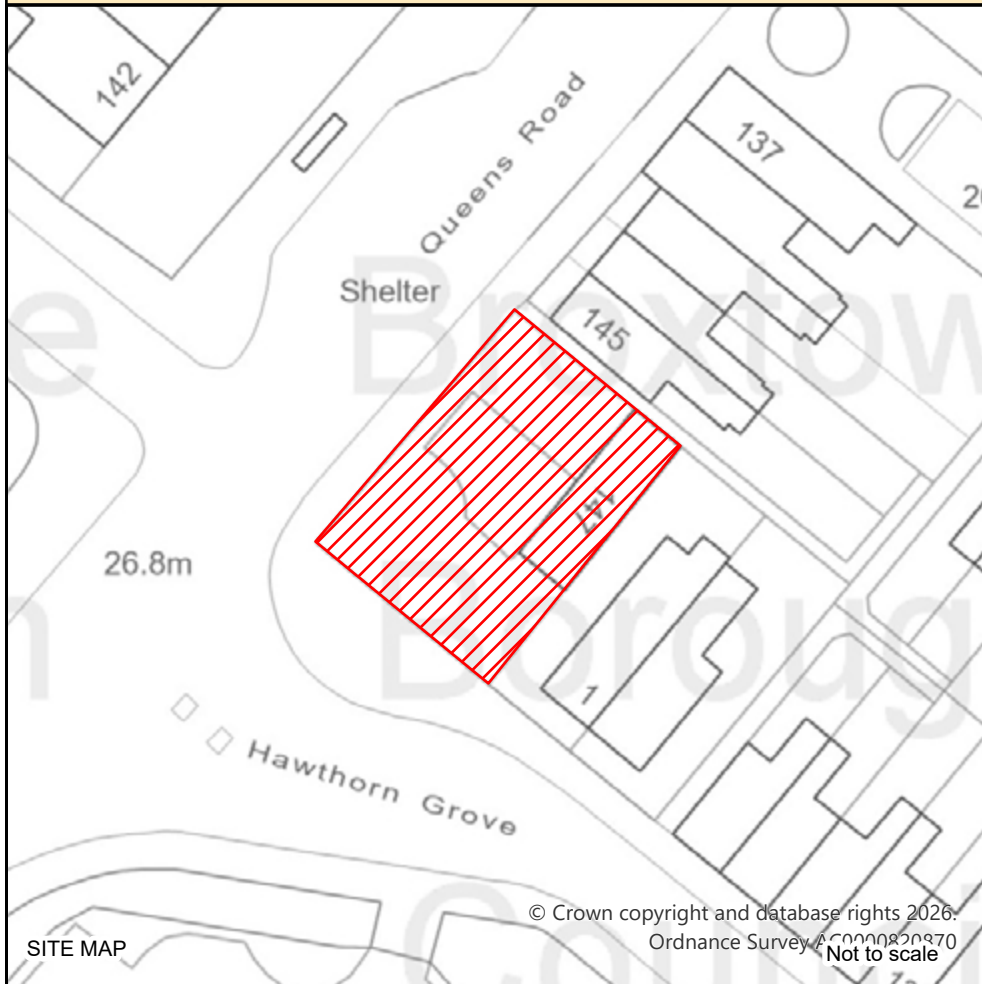


**Broxtowe
Borough
COUNCIL**

Settlement: Main Built Up Area



BOROUGH MAP



SITE MAP

© Crown copyright and database rights 2026.
Ordnance Survey AC0000820870
Not to scale



LOCAL AREA MAP

1:25,000

Final Reasoned Judgement:

The site is situated in a sustainable location in Beeston and has planning permission for 9 apartments. Construction at the site is underway.

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

Site area (ha): 0.03

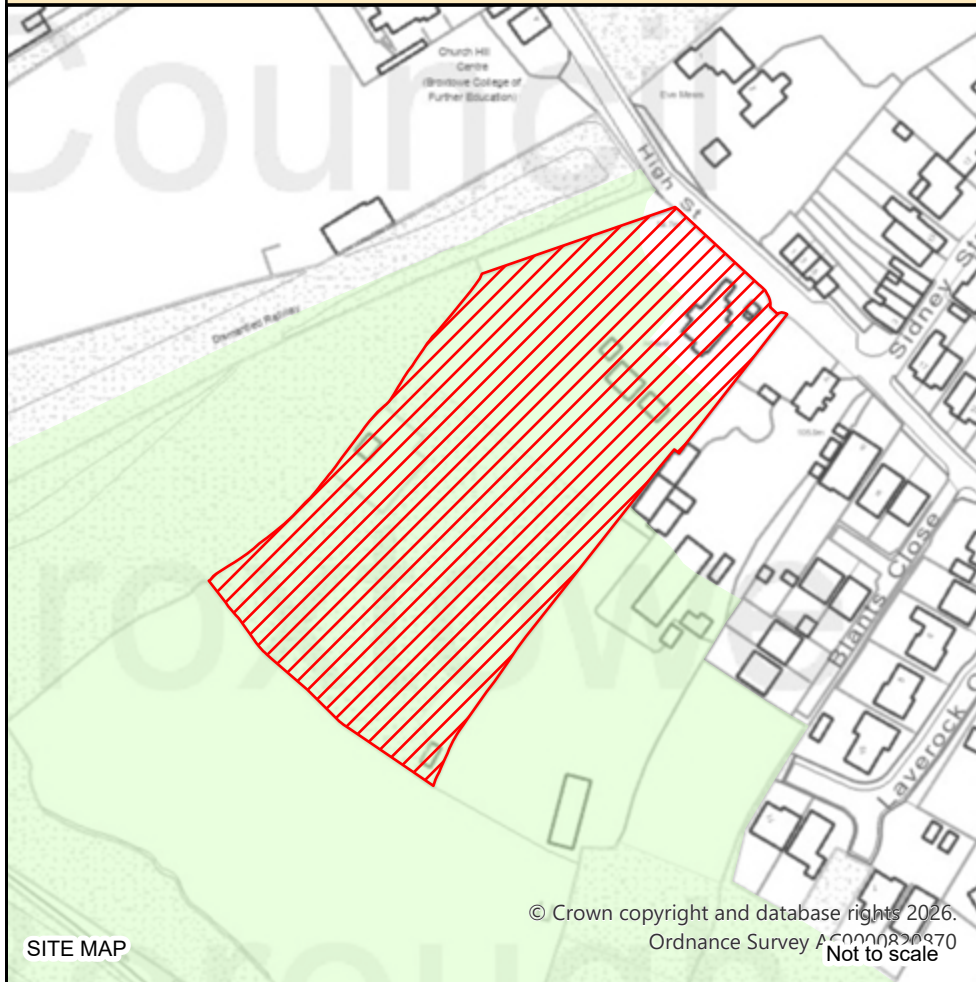
Potential dwellings: 9

Site type:

Easting: 453595

Northing: 336859

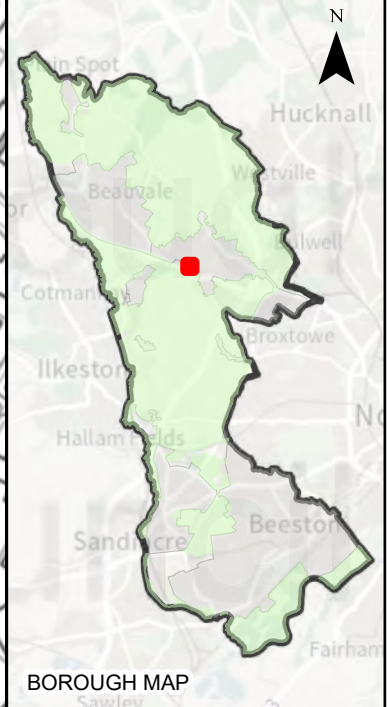
0-5 Years



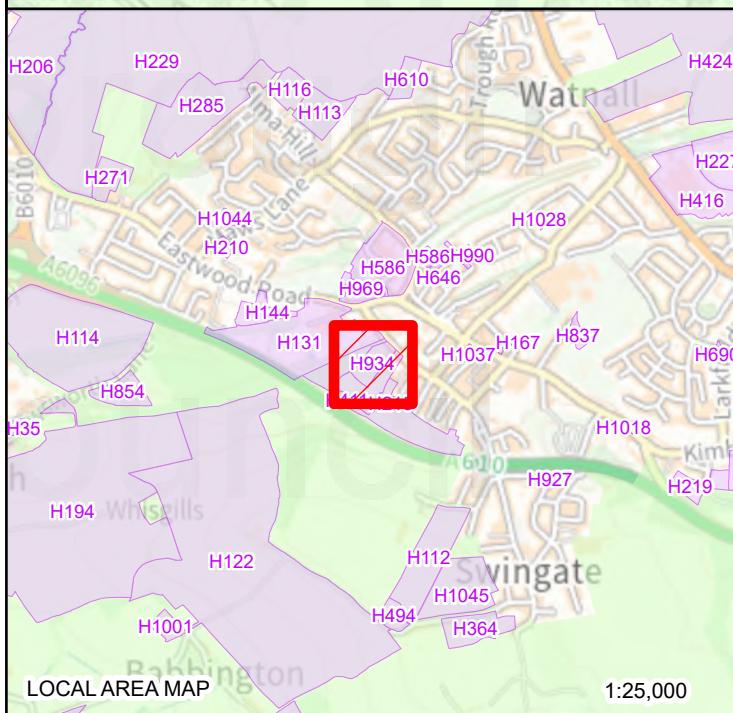
SITE MAP



Settlement: Kimberley



BOROUGH MAP



LOCAL AREA MAP

Final Reasoned Judgement:

The majority of the site is located within the Green Belt and so is inappropriate for development. The site could be suitable for development were Green Belt policy to change. There was an application for one dwelling at this site on garden land, although this was withdrawn. Constraints which would need to be overcome could include: access; the Mature Landscape Area which covers part of the site; and the adjacent Local Wildlife Site.

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

Site area (ha): 1.04

Potential dwellings: 1

Site type:

Easting: 449649

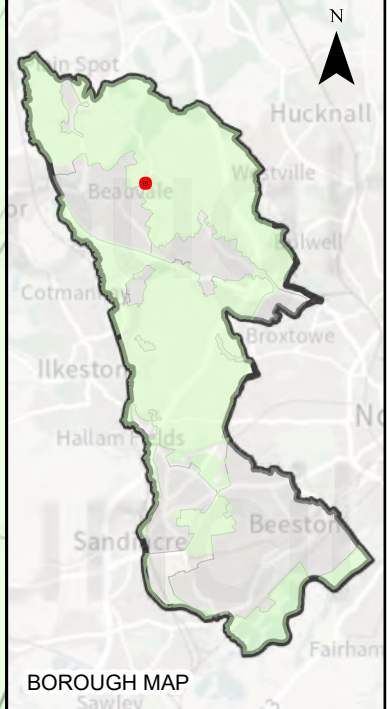
Northing: 344649

Could be suitable if policy changes

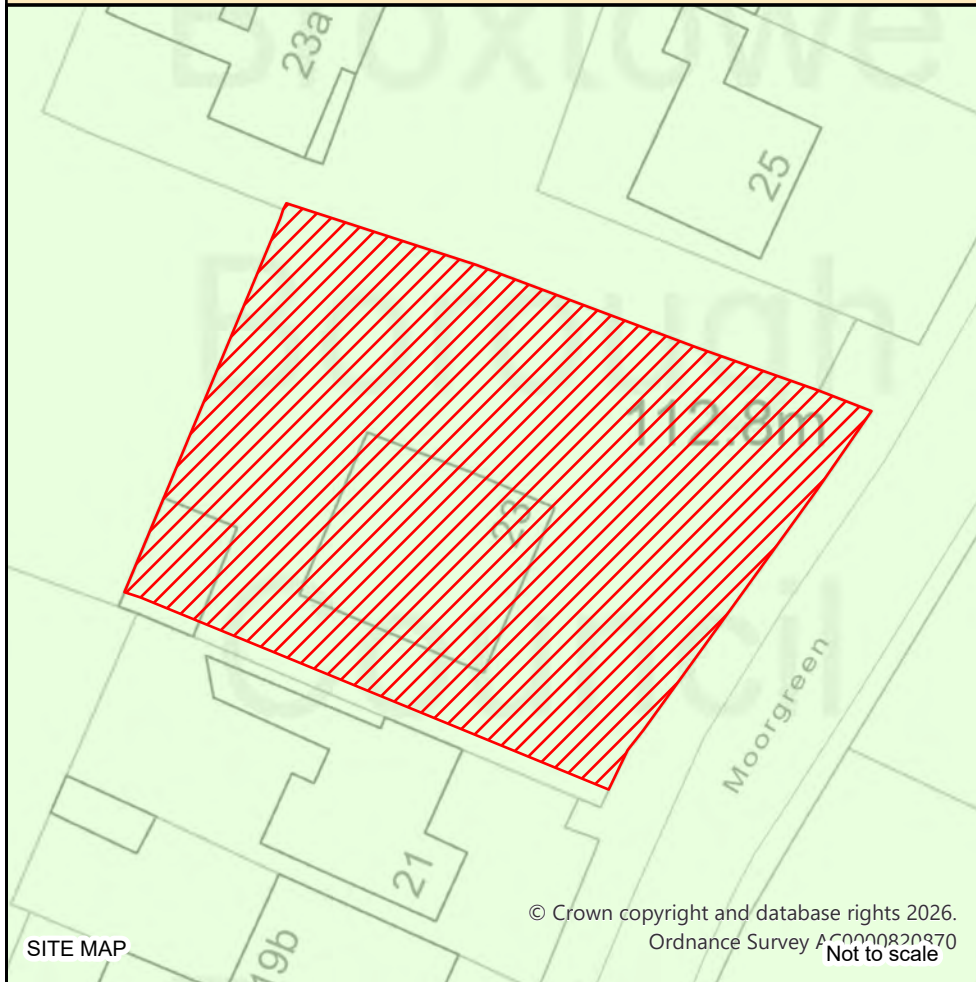


**Broxtowe
Borough
COUNCIL**

Settlement: Other Rural

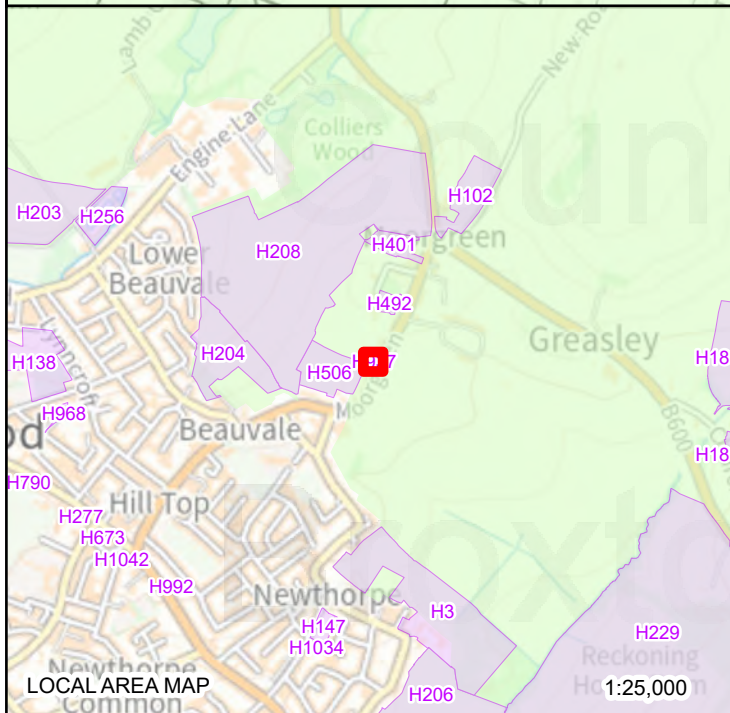


BOROUGH MAP



SITE MAP

© Crown copyright and database rights 2026.
Ordnance Survey AC0000820870
Not to scale



LOCAL AREA MAP

Final Reasoned Judgement:

The site is located in Moorgreen and planning permission has been granted for one dwelling (as limited 'infill' development in the Green Belt). .

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

Site area (ha): **0.11**

Potential dwellings: **1**

Site type:

Easting: **448322**

Northing: **347134**

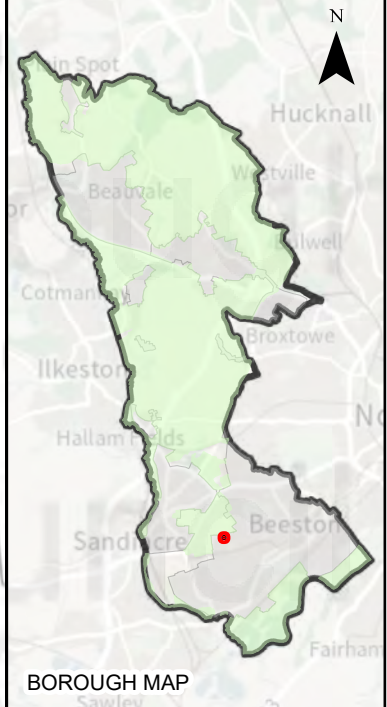
0-5 Years

© Crown Copyright and database right 2026. Ordnance Survey AC0000820870

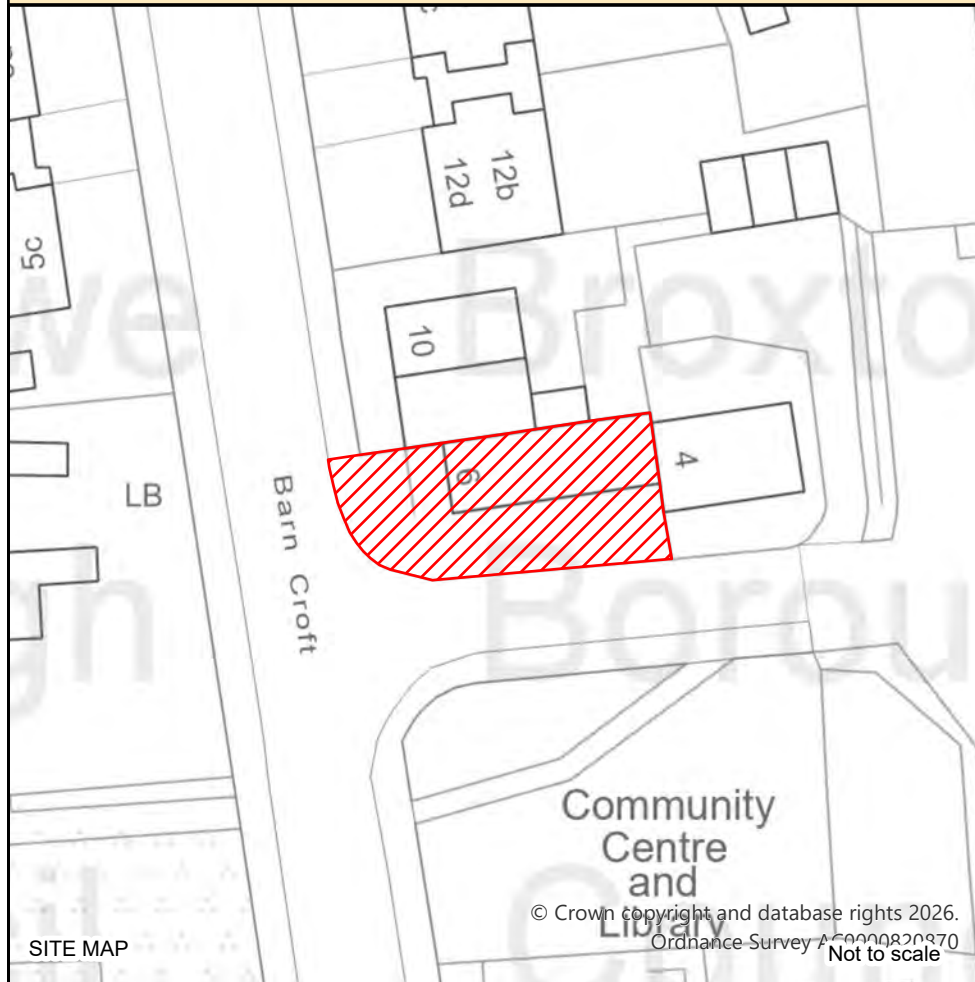
You are not permitted to copy, sub-license, distribute or sell any of this data to third parties in any form



Settlement: Main Built Up Area

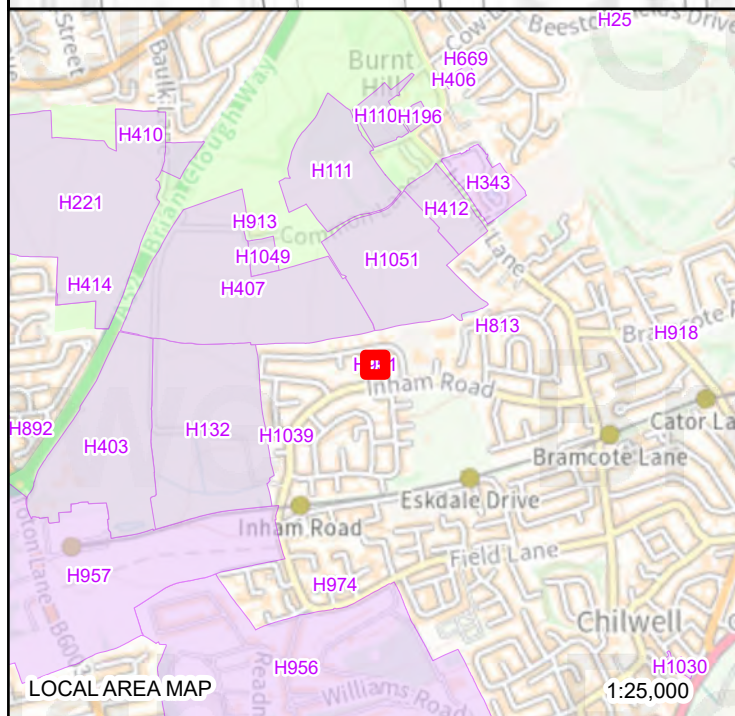


BOROUGH MAP



SITE MAP

© Crown copyright and database rights 2026.
Ordnance Survey AC0000820870
Not to scale



LOCAL AREA MAP

Final Reasoned Judgement:

The site is located in the Main Built-Up Area (Chilwell / Inham Nook). Planning permission was granted for an extension to the existing retail unit and a flat, but this has since lapsed.

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

Site area (ha): 0.02

Potential dwellings: 1

Site type:

Easting: 450676

Northing: 336519

6-10 Years

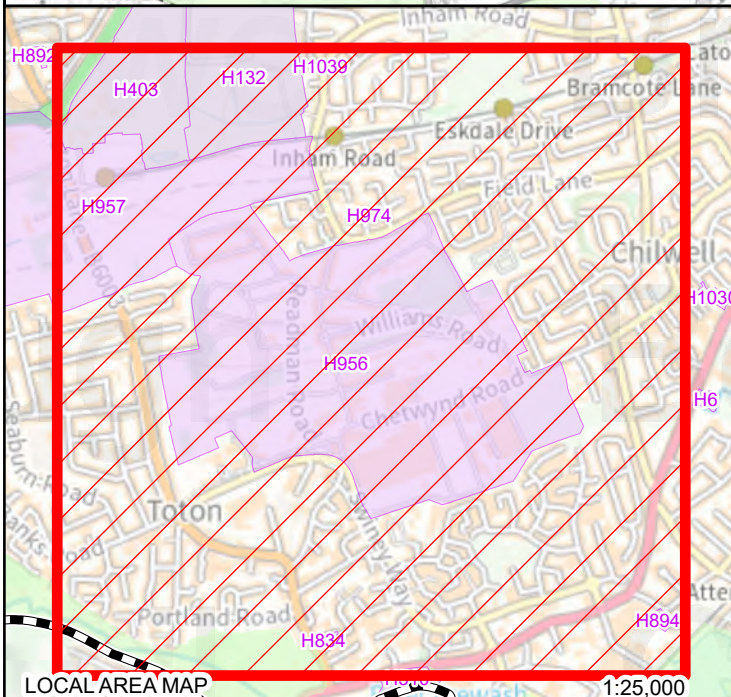
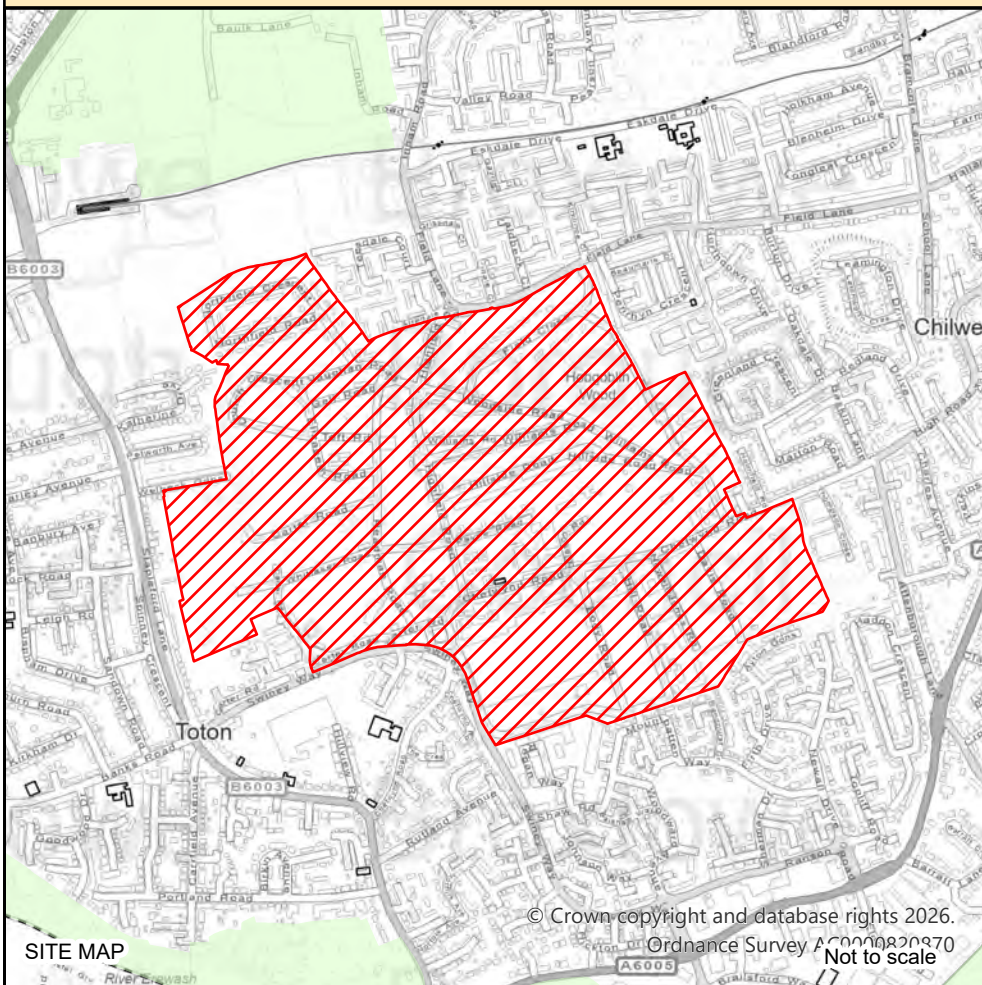
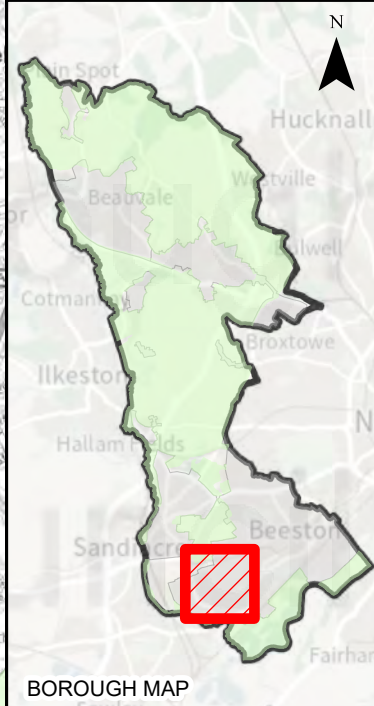
© Crown Copyright and database right 2026. Ordnance Survey AC0000820870

You are not permitted to copy, sub-license, distribute or sell any of this data to third parties in any form



**Broxtowe
Borough
COUNCIL**

Settlement: Main Built Up Area



Final Reasoned Judgement:

The site is located in the Main Built-Up Area in Chilwell / Toton. The site comprises an operational Ministry of Defence (MOD) base, which the MOD is planning to dispose of shortly. The site is located adjacent to part of the Toton SLG (which is located to the north of the site). The site allocated in the Part 2 Local Plan (Policy 3.1) for 500 homes with a 1500 capacity overall.

Policy 21 of the emerging Greater Nottingham Strategic Plan proposes that the site should be allocated for 1,200 homes during the Plan period, alongside various infrastructure and at least 8,000 square metres of office (Class E (g) (i)) floor space.

An outline planning application is expected to be submitted shortly.

0-5 Years

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

Site area (ha): **91.51**

Potential dwellings: **1250**

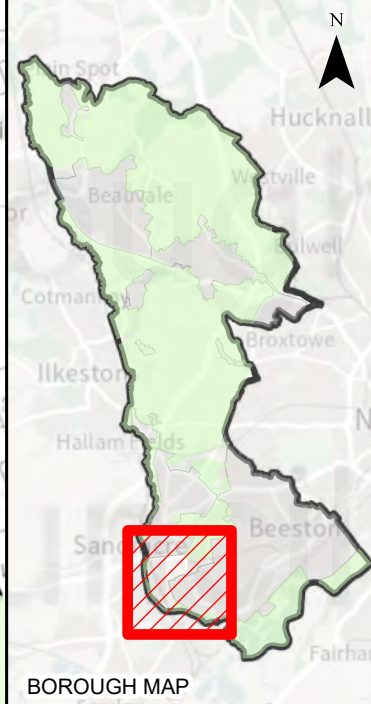
Site type:

Easting: **450506**

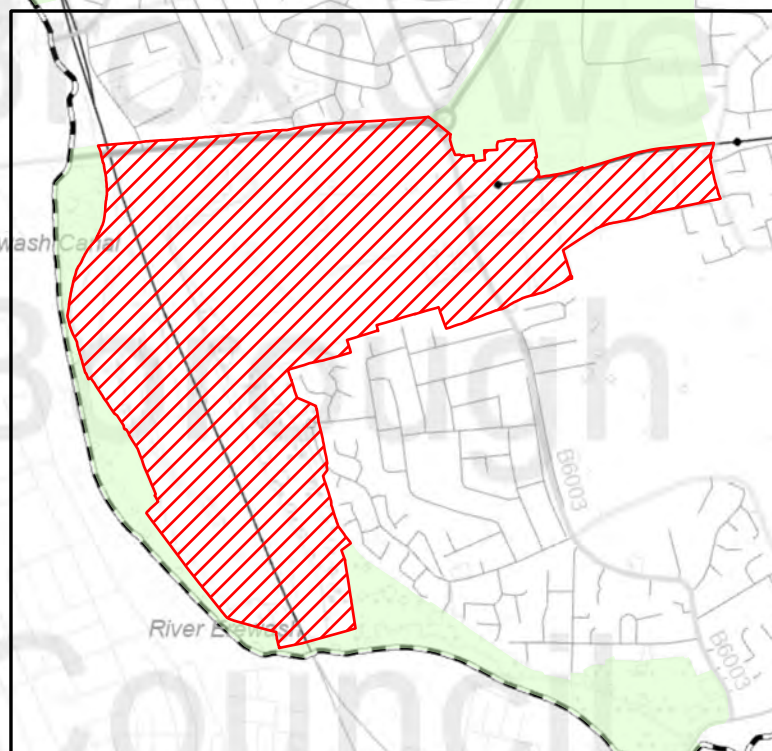
Northing: **335302**



Settlement: Main Built Up Area

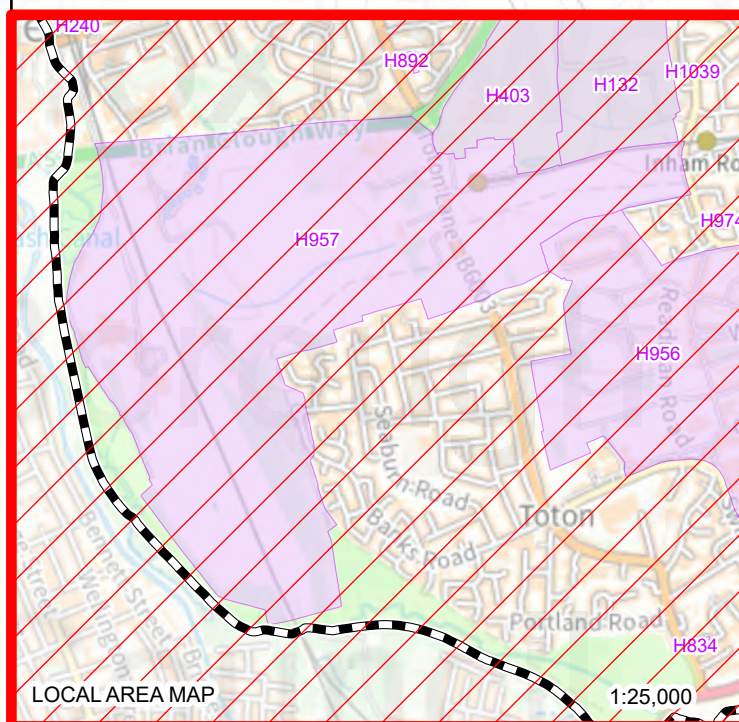


BOROUGH MAP



SITE MAP

© Crown copyright and database rights 2026
Ordnance Survey AC0000820870
Not to scale



LOCAL AREA MAP

1:25,000

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

Site area (ha): **154.35**
 Potential dwellings: **800**
 Site type:
 Easting: **449069**
 Northing: **335511**

Final Reasoned Judgement:

The site is located in Toton in the Main Built-Up Urban Area. The site was identified as a 'Strategic Location for Growth' in the Aligned Core Strategy which was adopted in September 2014. The site is allocated in the Part 2 Local Plan for between 500 and 800 homes up until 2028. The policy notes a capacity for around 3,000 dwellings overall.

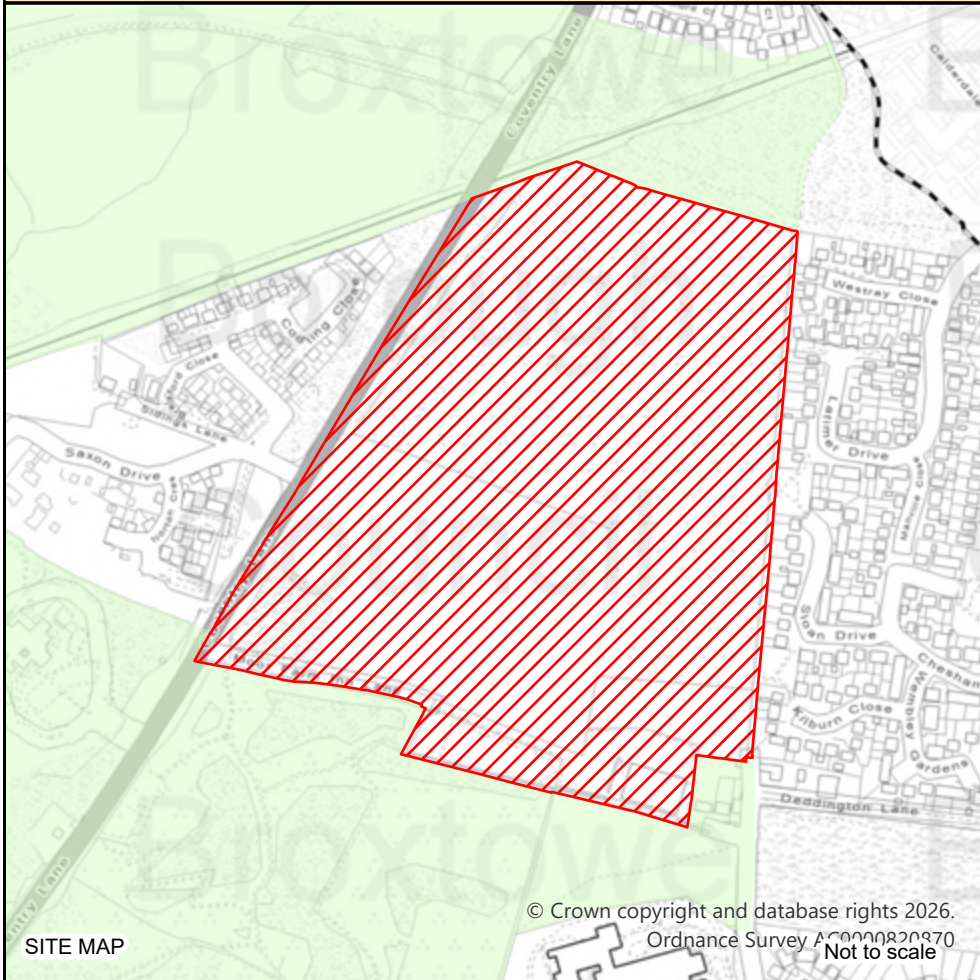
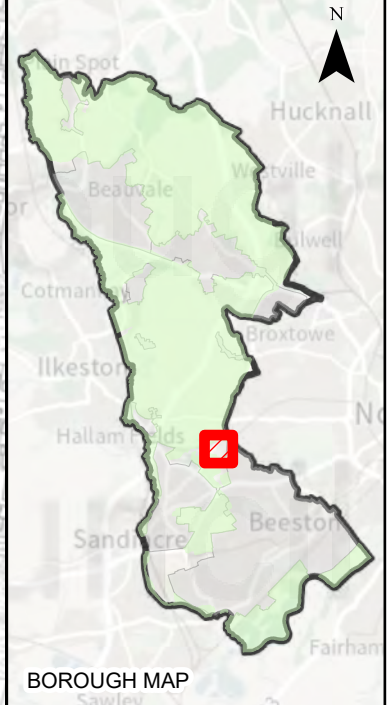
Policy 21 of the emerging Greater Nottingham Strategic Plan proposes that the site is allocated for 1500 units during the Plan period, along with at least 18,000 square metres of business and industrial (Class E (g) and B2) floorspace.

Part of the site has extant outline planning permission for the construction of 500 dwellings. The main extant approval of reserved matters is for 282 dwellings.

0-5 Years



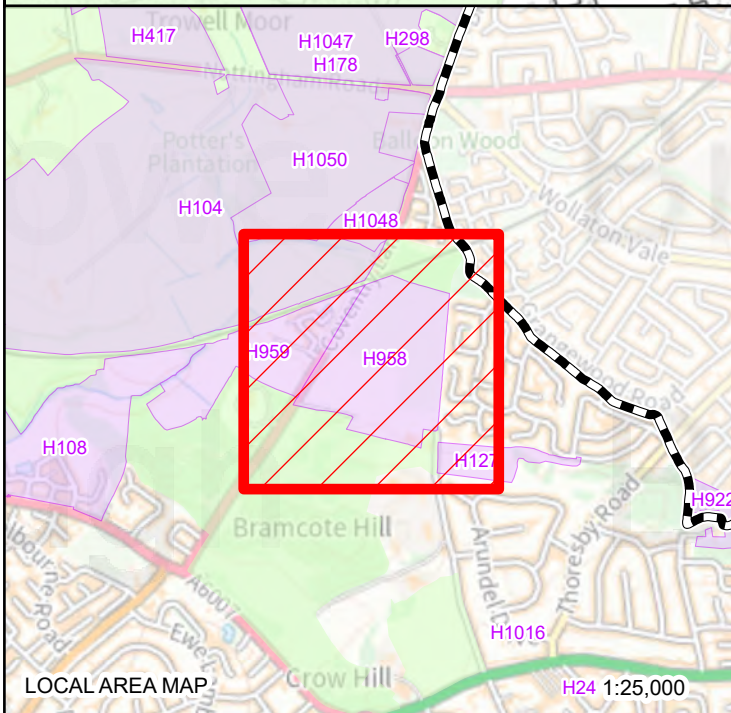
Settlement: Main Built Up Area



SITE MAP

© Crown copyright and database rights 2026.
Ordnance Survey AC0000820870
Not to scale

BOROUGH MAP



LOCAL AREA MAP

Final Reasoned Judgement:

The site is located in Bramcote and is allocated within the Part 2 Local Plan. Policy 3.3 of the Part 2 Local Plan (Bramcote (Land East of Coventry Lane)) allocates the site for 500 homes. A large part of the site has planning permission for 470 homes.

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

Site area (ha): **18.86**

Potential dwellings: **470**

Site type:

Easting: **450561**

Northing: **339105**

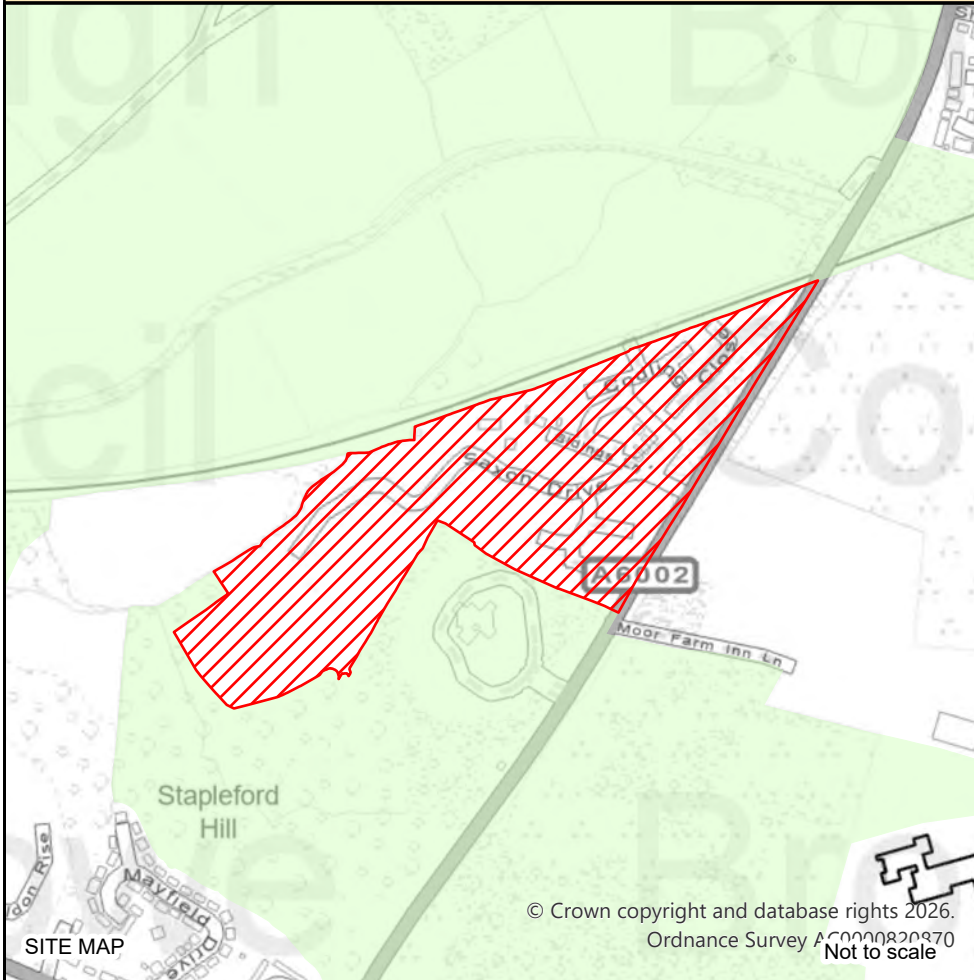
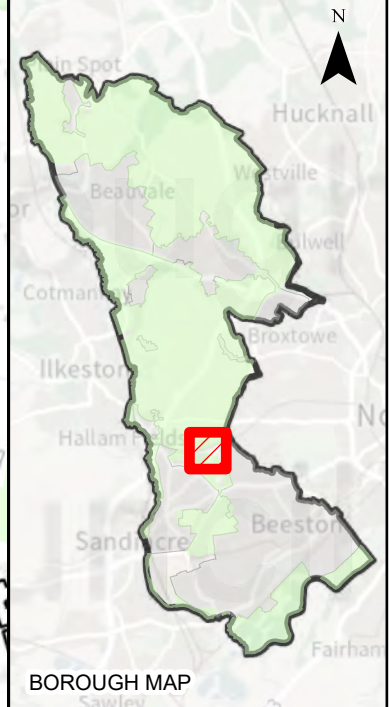
0-5 Years

© Crown Copyright and database right 2026. Ordnance Survey AC0000820870

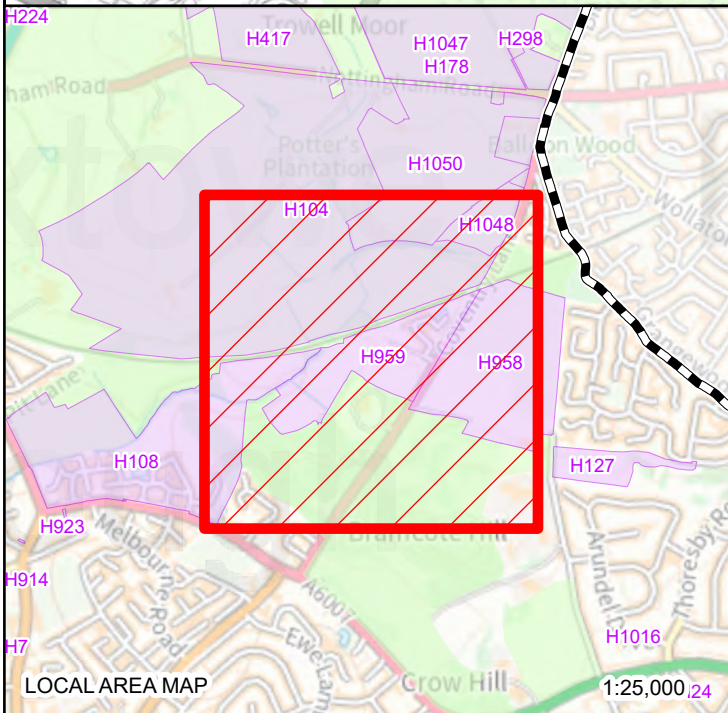
You are not permitted to copy, sub-license, distribute or sell any of this data to third parties in any form



Settlement: Main Built Up Area



© Crown copyright and database rights 2026.
Ordnance Survey AC0000820870
Not to scale

**Final Reasoned Judgement:**

The site is located in Stapleford, close to the boundary with Bramcote, in the Main Built-Up Area. The site is allocated for residential development in the Part 2 Local Plan (Policy 3.4) for 240 dwellings (Stapleford (West of Coventry Lane)).

The site has outline planning permission and an application for the approval of reserved matters was granted permission in March 2023 for 169 dwellings.

The northern part of the site has planning permission for 60 dwellings and supporting infrastructure.

Construction on the site is underway.

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

Site area (ha): **12.18**

Potential dwellings: **229**

Site type:

Easting: **450126**

Northing: **339114**

0-5 Years

© Crown Copyright and database right 2026. Ordnance Survey AC0000820870

You are not permitted to copy, sub-license, distribute or sell any of this data to third parties in any form

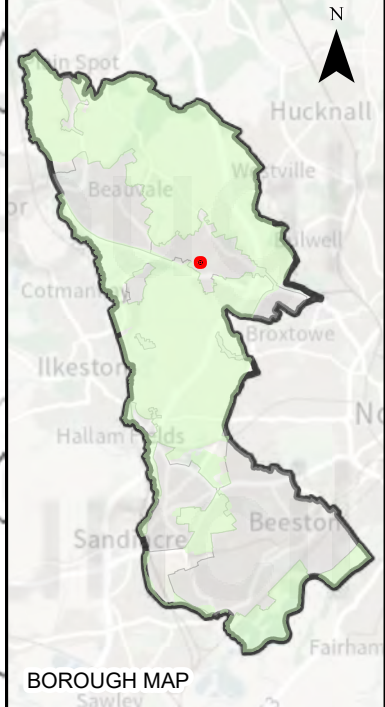
42-44 Main Street Kimberley
Kimberley

H962

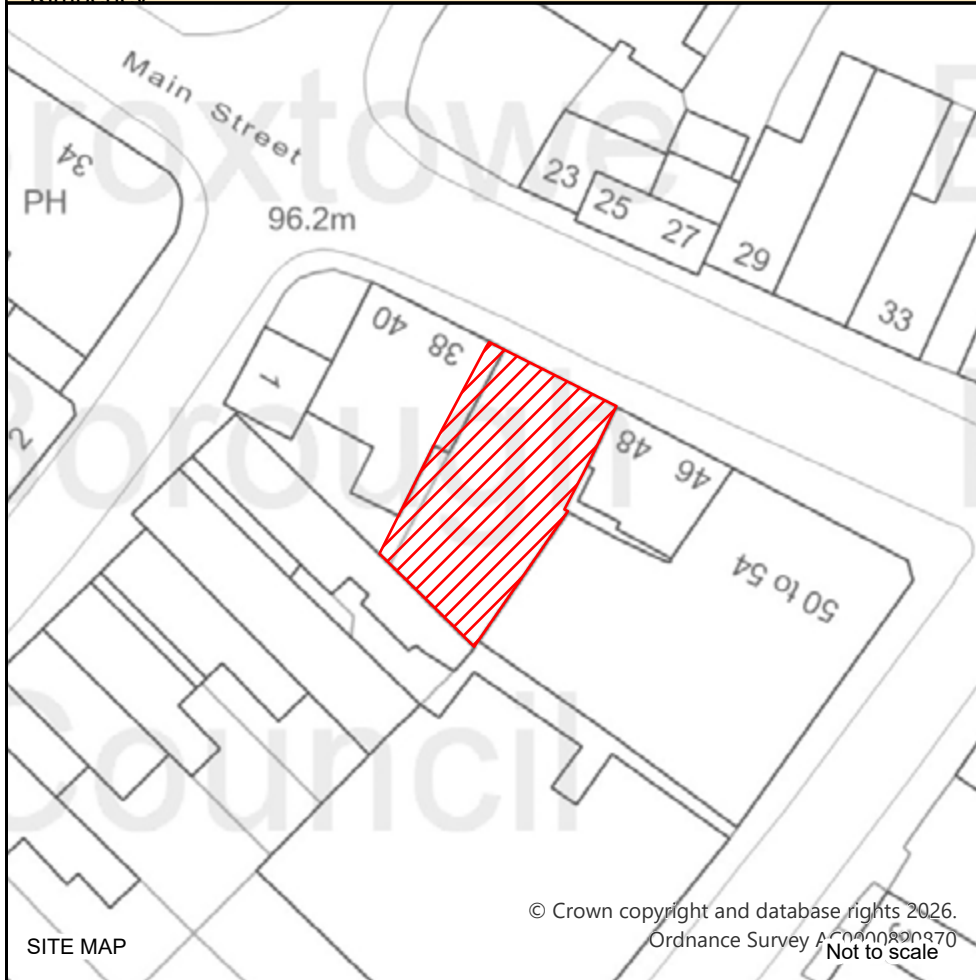


**Broxtowe
Borough
COUNCIL**

Settlement: Kimberley

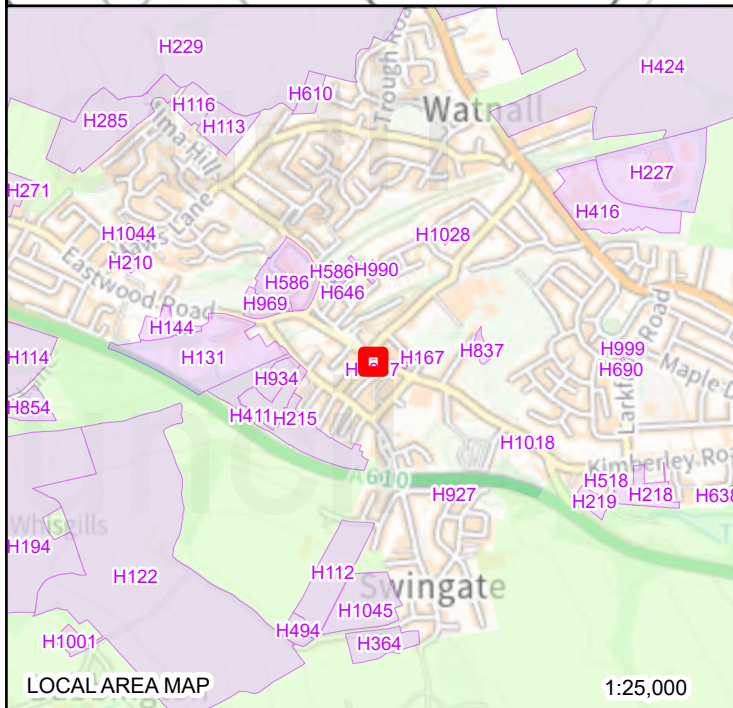


BOROUGH MAP



SITE MAP

© Crown copyright and database rights 2026.
Ordnance Survey AC0000820870
Not to scale



LOCAL AREA MAP

1:25,000

Final Reasoned Judgement:

The site is located in Kimberley and has planning permission for 2 self contained flats at first floor level.

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

Site area (ha): 0.02

Potential dwellings: 2

Site type:

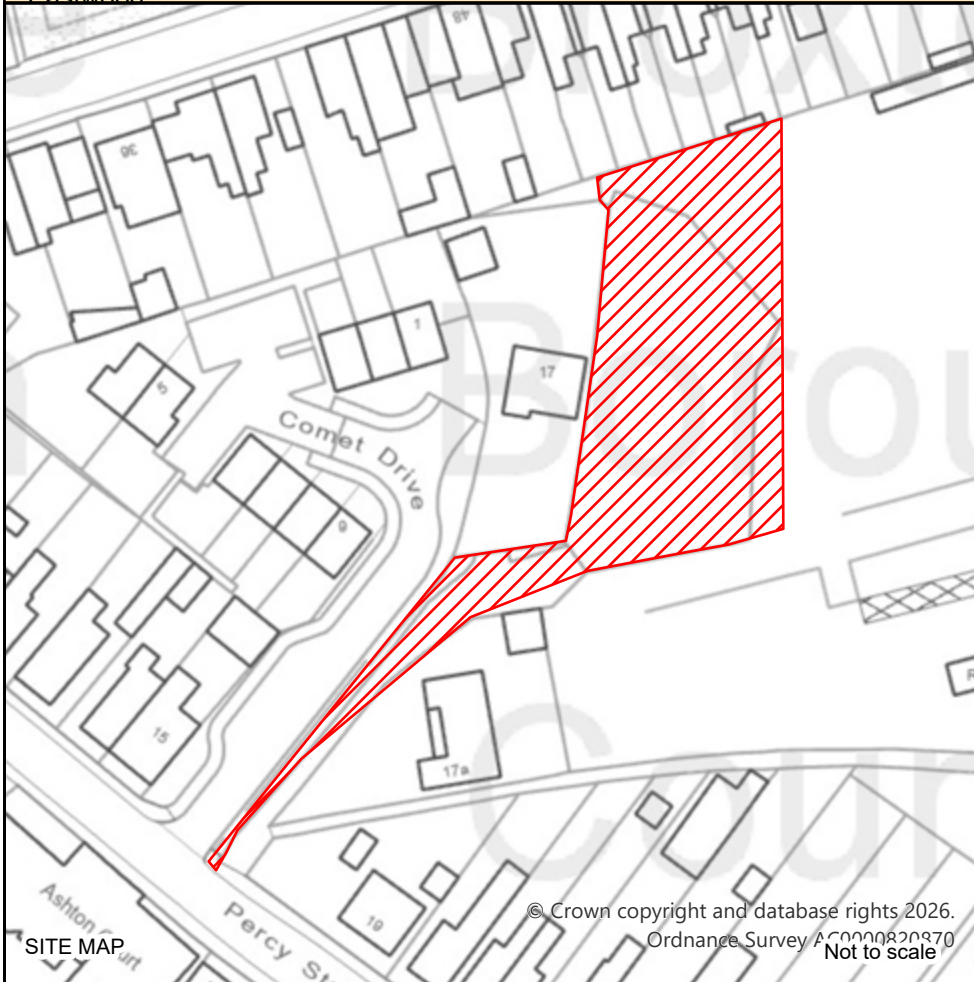
Easting: 449967

Northing: 344704

0-5 Years

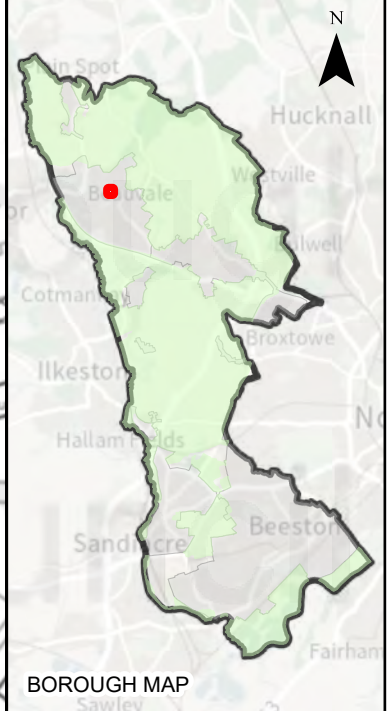
© Crown Copyright and database right 2026. Ordnance Survey AC0000820870

You are not permitted to copy, sub-license, distribute or sell any of this data to third parties in any form



Broxtowe
Borough
COUNCIL

Settlement: Eastwood



BOROUGH MAP



LOCAL AREA MAP

Final Reasoned Judgement:

The site is located in Eastwood and has planning permission for three dwellings. Construction is underway.

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

Site area (ha): 0.16
Potential dwellings: 3
Site type:
Easting: 447297
Northing: 346962

0-5 Years

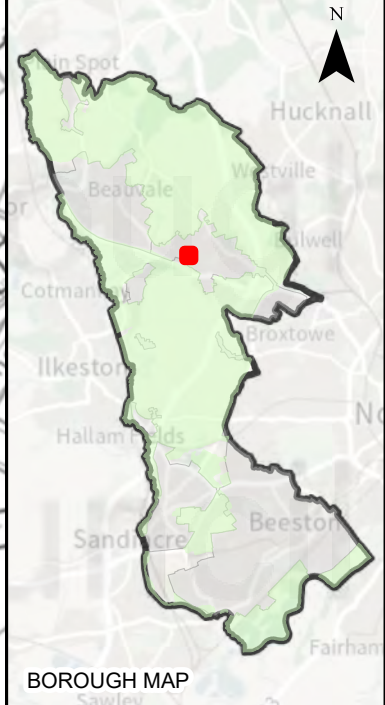
Land Near Bank Cottage 6 Eastwood Road Kimberley
6 Eastwood Road

H969

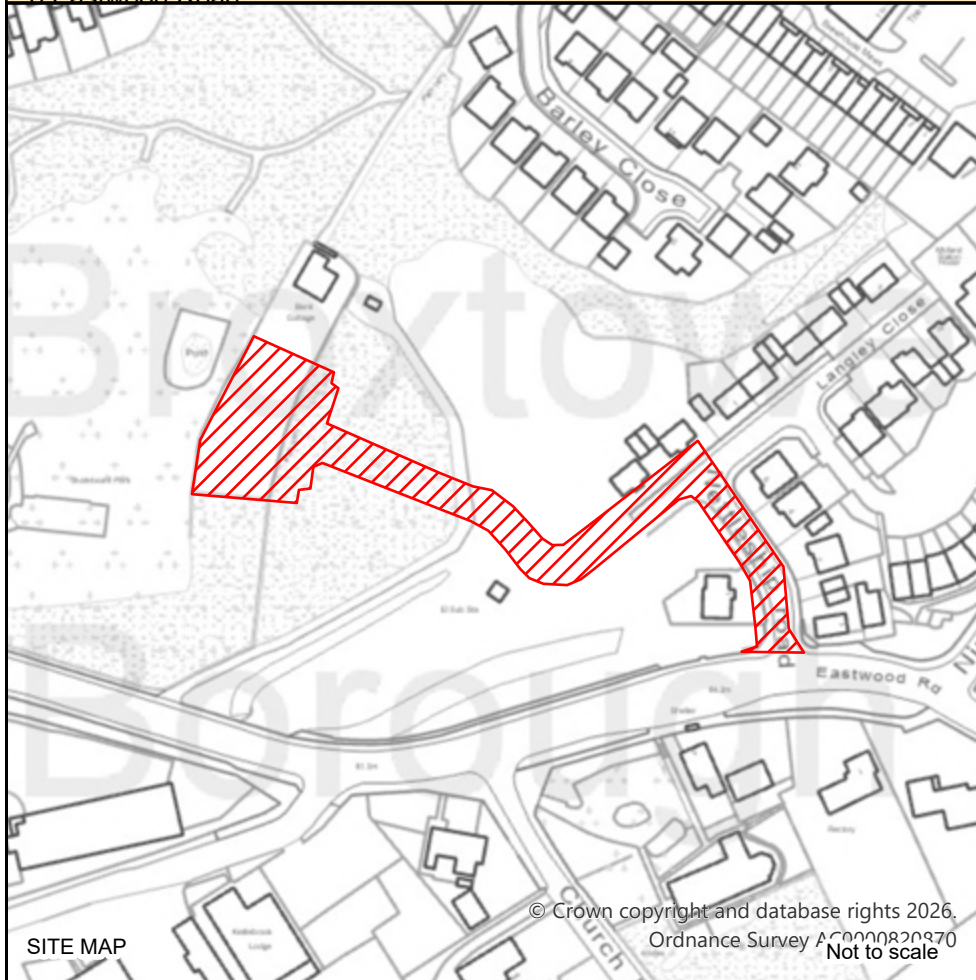


**Broxtowe
Borough
COUNCIL**

Settlement: Kimberley

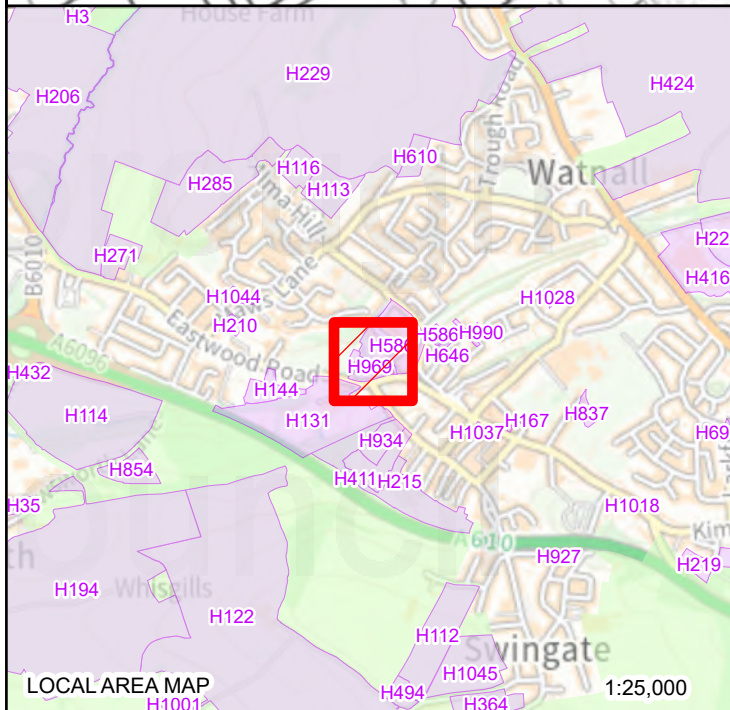


BOROUGH MAP



SITE MAP

© Crown copyright and database rights 2026.
Ordnance Survey AC0000820870
Not to scale



LOCAL AREA MAP

1:25,000

Final Reasoned Judgement:

The site is located in Kimberley. Planning permission was granted for the construction of two dwellings.

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

Site area (ha): **0.28**

Potential dwellings: **2**

Site type:

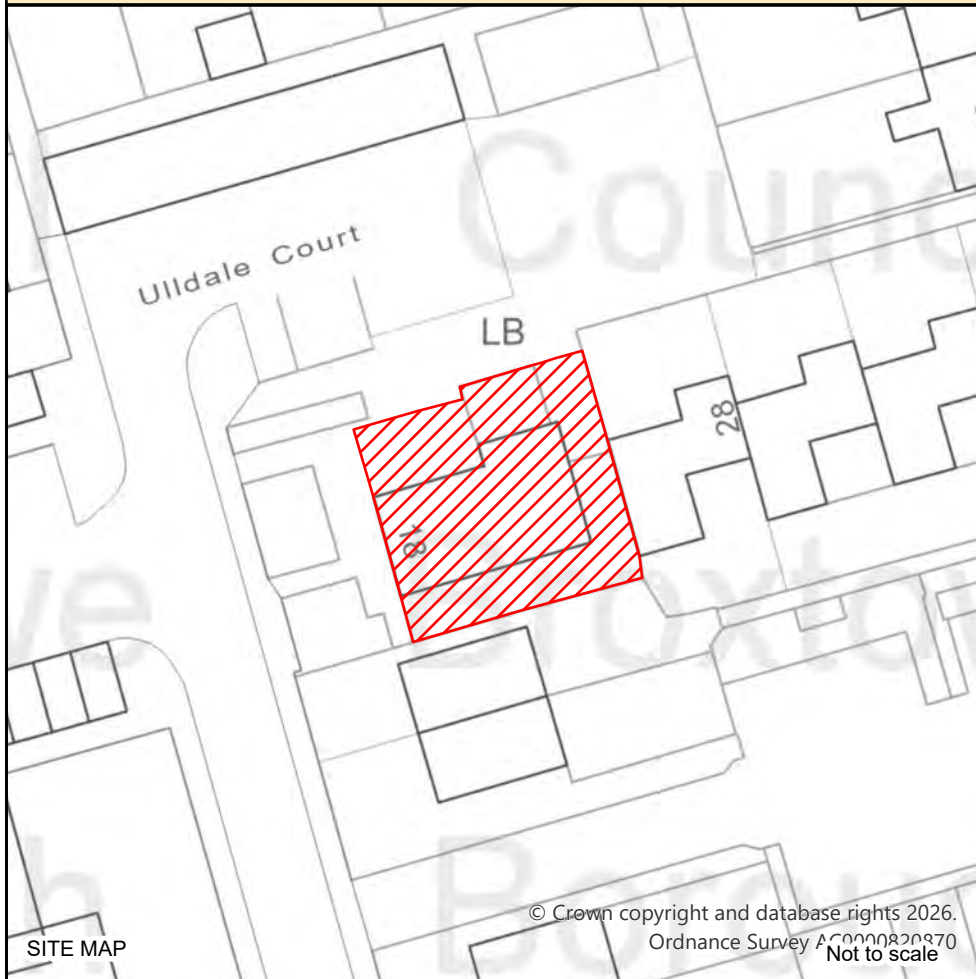
Easting: **449610**

Northing: **344914**

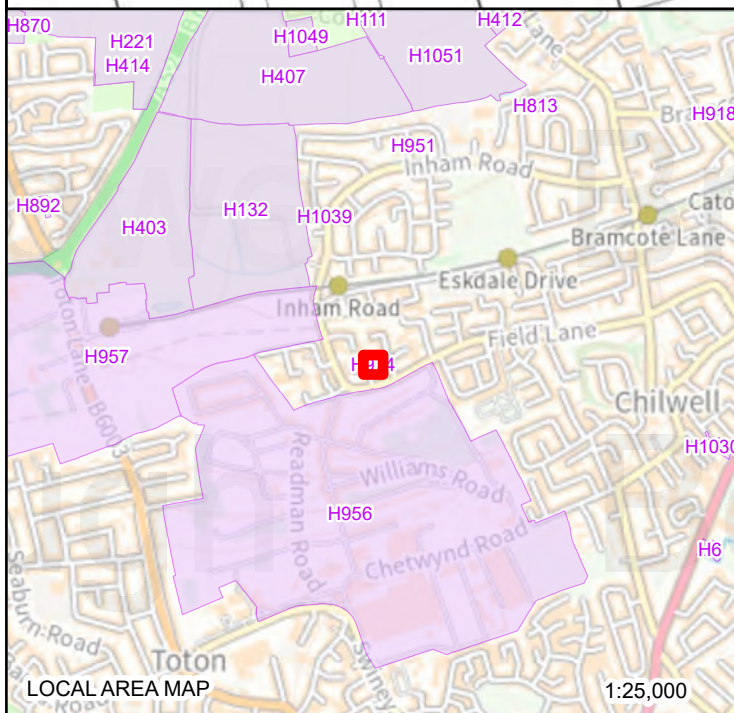
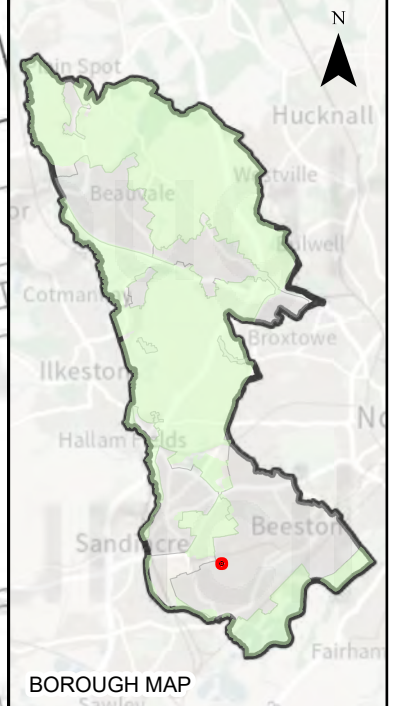
0-5 Years

© Crown Copyright and database right 2026. Ordnance Survey AC0000820870

You are not permitted to copy, sub-license, distribute or sell any of this data to third parties in any form



Settlement: Main Built Up Area

**Final Reasoned Judgement:**

The site is located in the Main Built-Up Area (Chilwell). Planning permission was granted for the construction of rear, first and second floor extensions to shop to create 3 apartments.

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

Site area (ha): 0.02

Potential dwellings: 3

Site type:

Easting: 450544

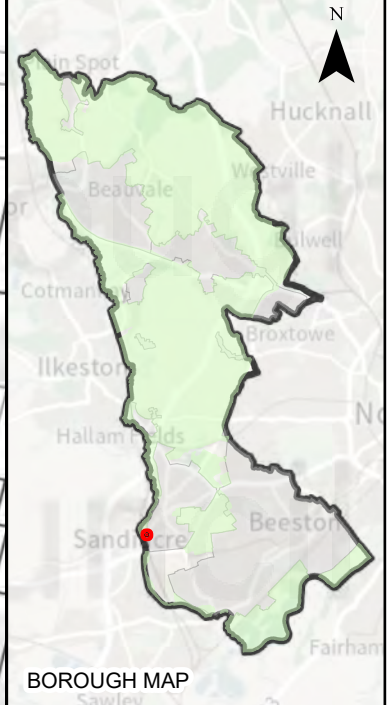
Northing: 335793

6-10 Years

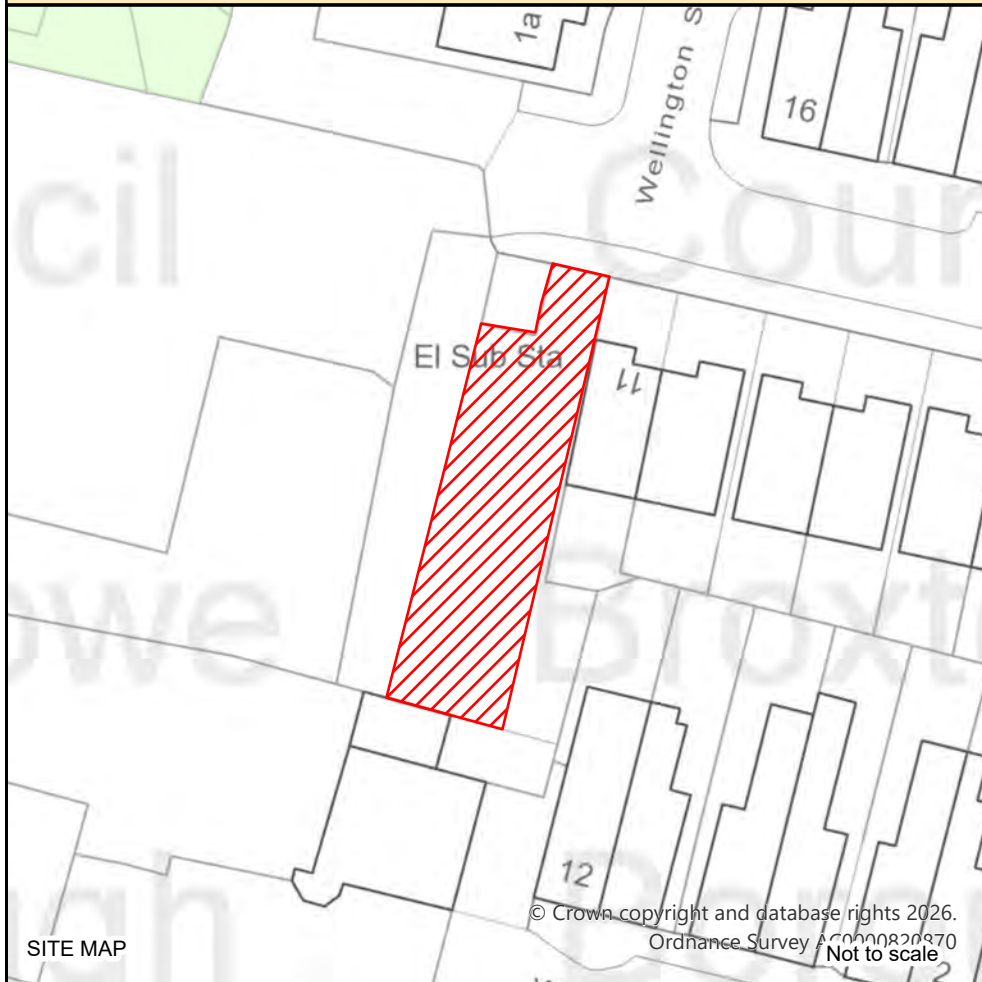


**Broxtowe
Borough
COUNCIL**

Settlement: Main Built Up Area

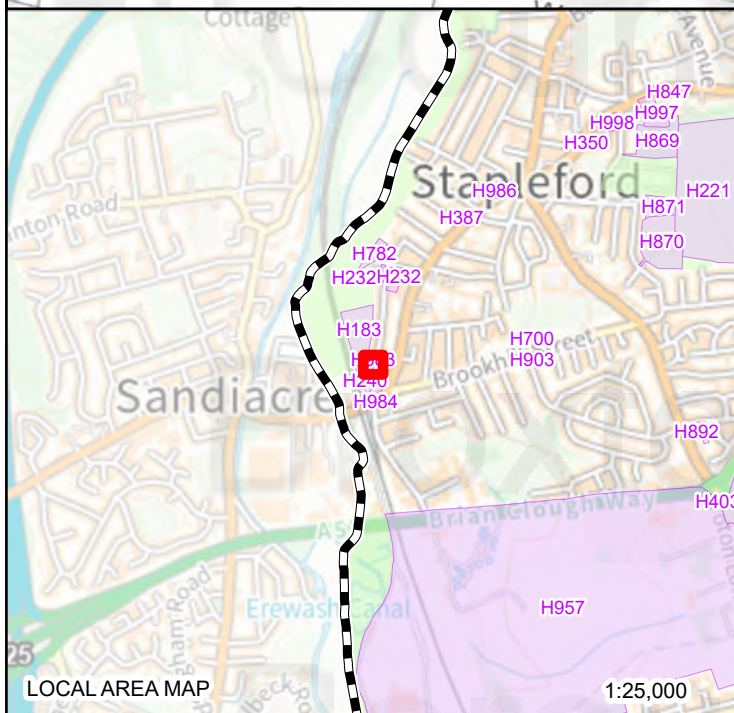


BOROUGH MAP



SITE MAP

© Crown copyright and database rights 2026.
Ordnance Survey AC0000820870
Not to scale



LOCAL AREA MAP

1:25,000

Final Reasoned Judgement:

The site is situated in Stapleford and planning permission was previously granted for a dwelling (2019 and 2020 applications) but has since lapsed.

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

Site area (ha): 0.02

Potential dwellings: 1

Site type:

Easting: 448367

Northing: 336539

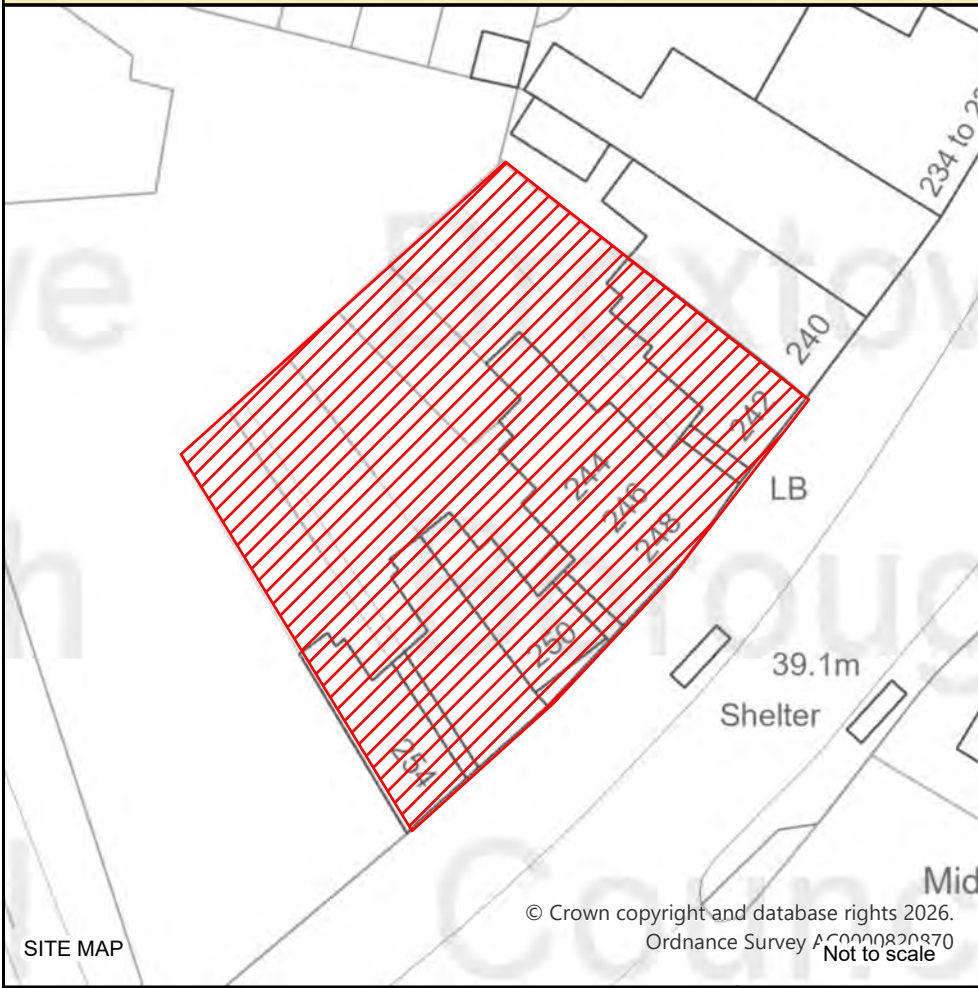
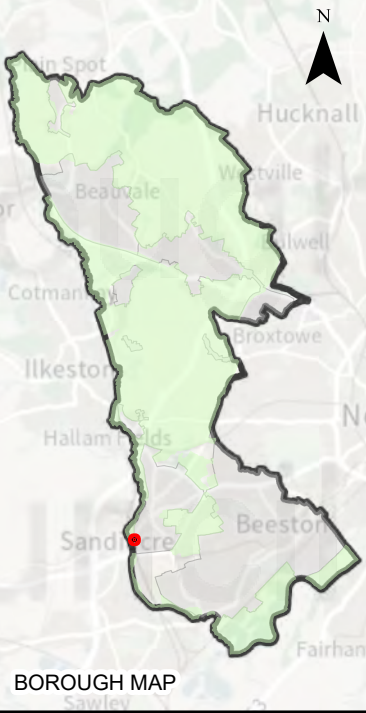
6-10 Years

© Crown Copyright and database right 2026. Ordnance Survey AC0000820870

You are not permitted to copy, sub-license, distribute or sell any of this data to third parties in any form



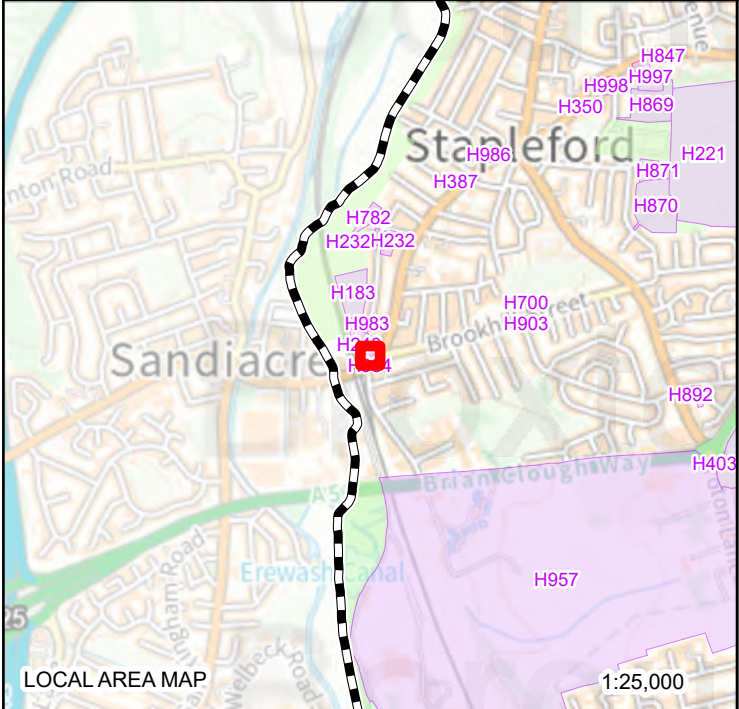
Settlement: Main Built Up Area



SITE MAP

© Crown copyright and database rights 2026.
Ordnance Survey AC0000820870
Not to scale

BOROUGH MAP



LOCAL AREA MAP

Final Reasoned Judgement:
The site is situated in a sustainable location in Stapleford and has planning permission for 9 units.

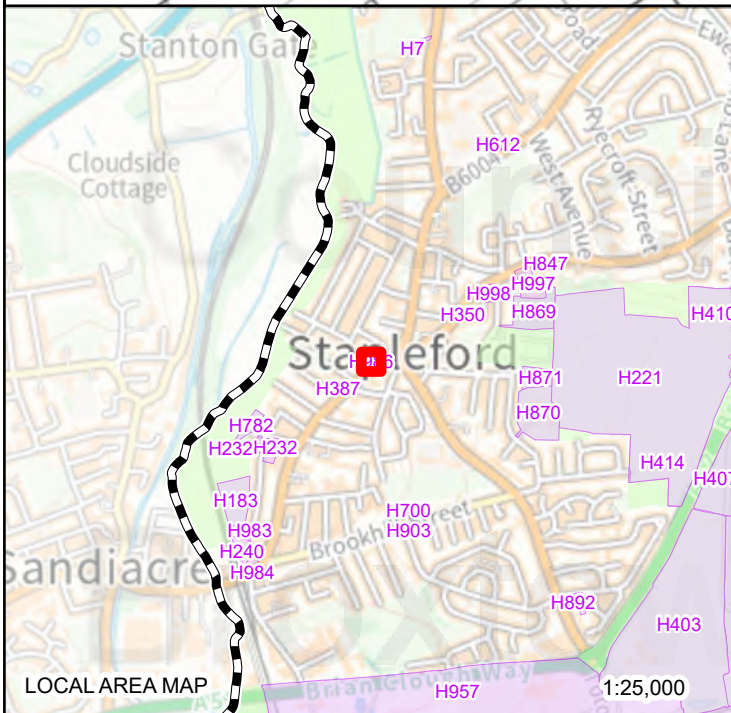
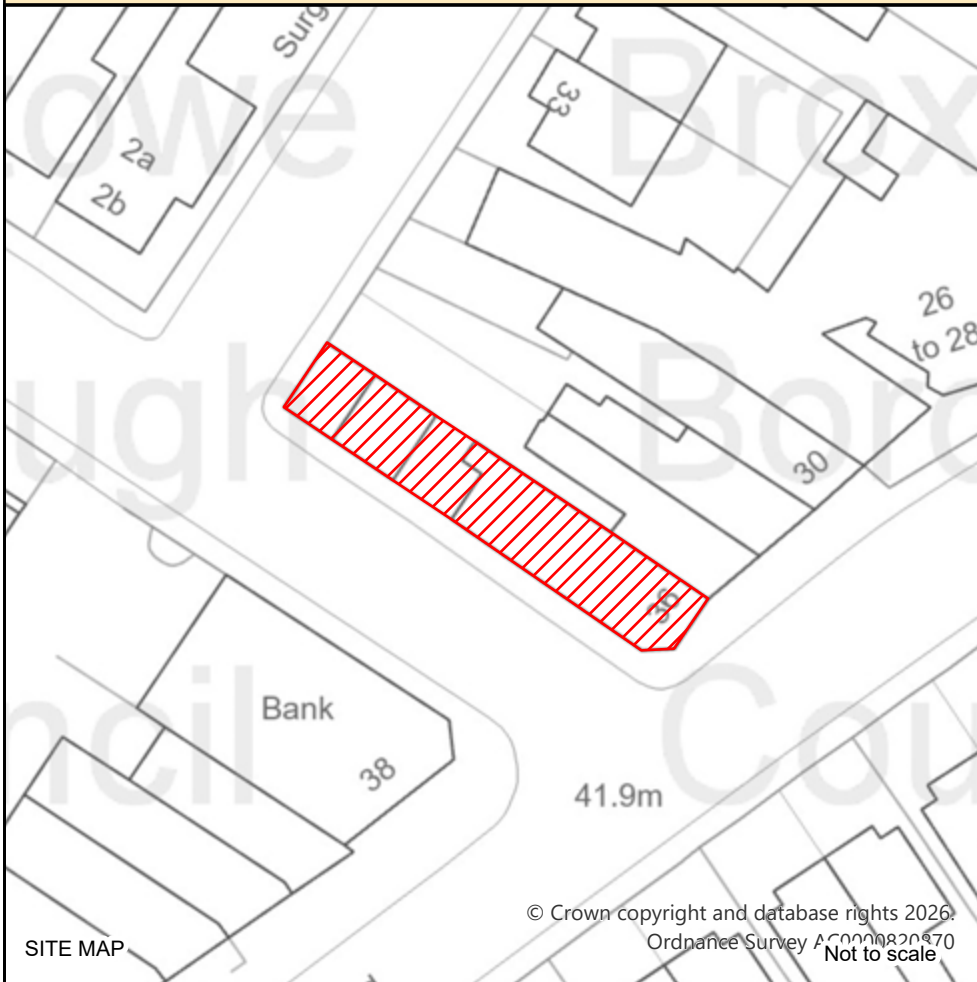
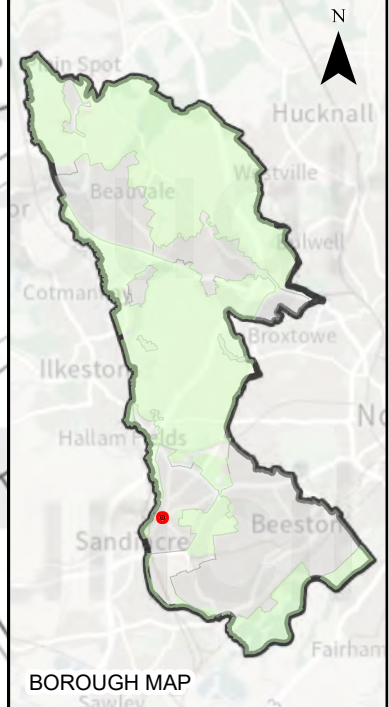
SHLAA Site	Site area (ha):
Other SHLAA sites	Potential dwellings: 9
Green Belt Extent	Site type:
Broxtowe Boundary	Easting:
	Northing:

0-5 Years



**Broxtowe
Borough
COUNCIL**

Settlement: Main Built Up Area



Final Reasoned Judgement:

The site is situated in Stapleford and has planning permission for 2 dwellings.

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

Site area (ha): 0.02

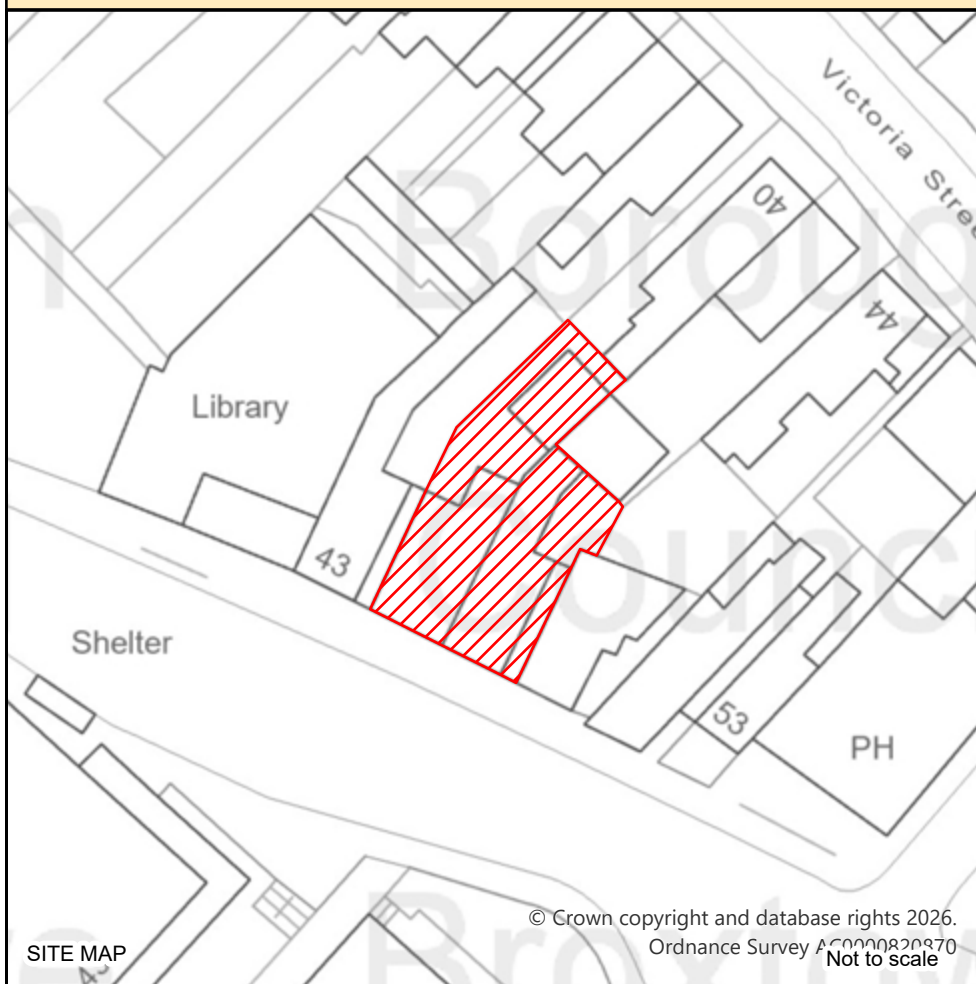
Potential dwellings: 2

Site type:

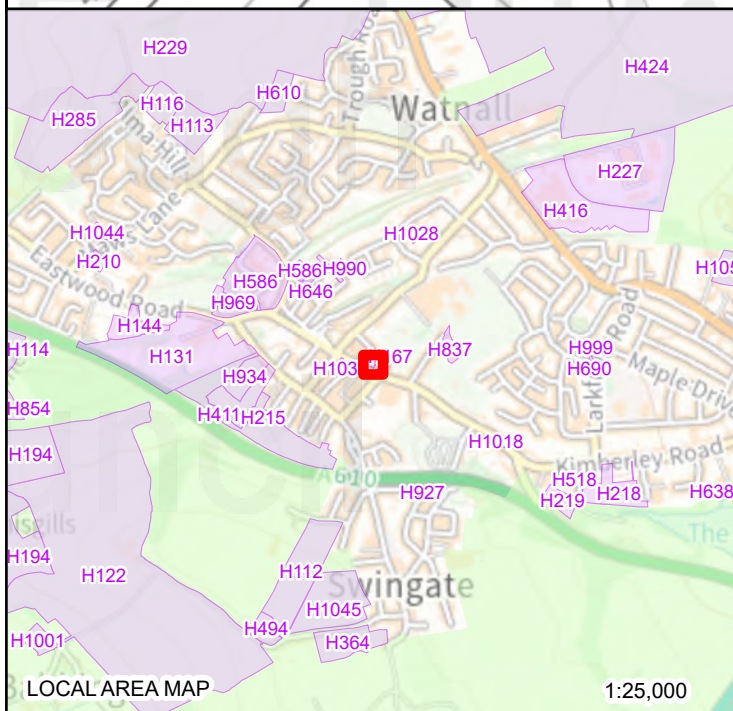
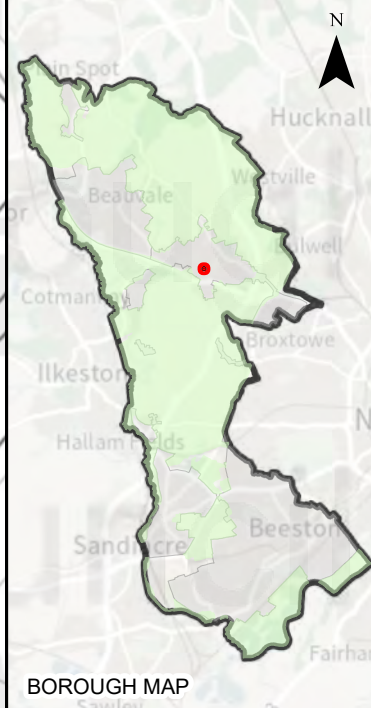
Easting: 448769

Northing: 337115

0-5 Years



Settlement: Kimberley

**Final Reasoned Judgement:**

The site is located in Kimberley and planning permission was previously granted for the change of use to two apartments.

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

Site area (ha): 0.02

Potential dwellings: 2

Site type:

Easting: 450072

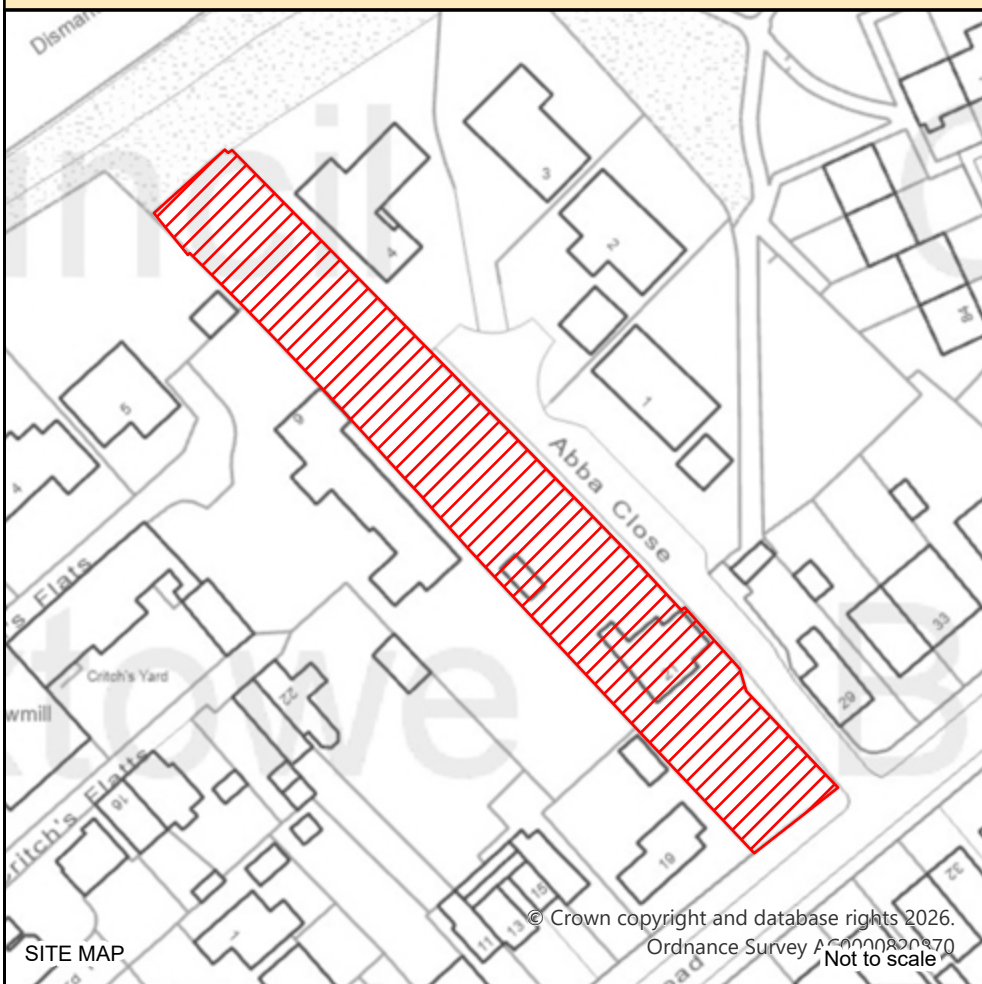
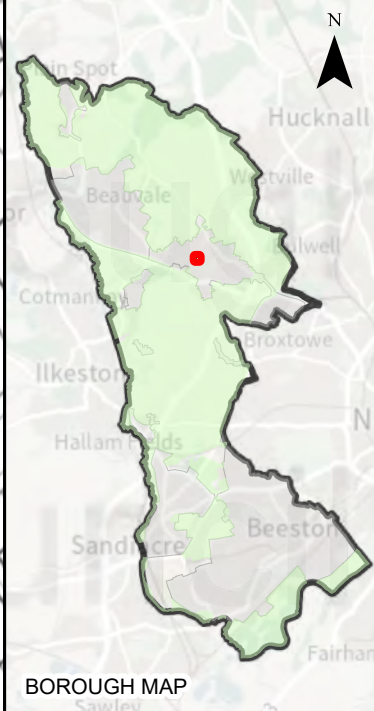
Northing: 344689

6-10 Years



**Broxtowe
Borough
COUNCIL**

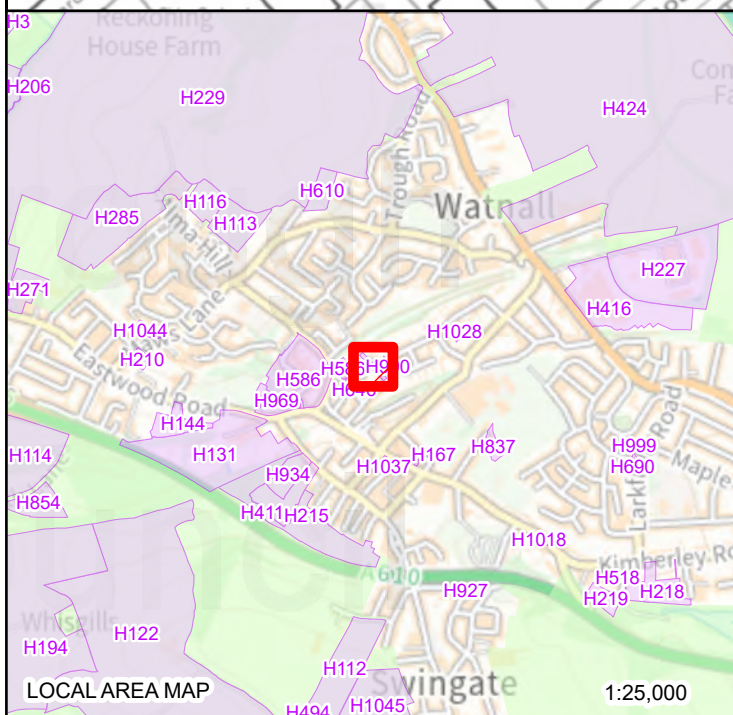
Settlement: Kimberley



SITE MAP

© Crown copyright and database rights 2026.
Ordnance Survey AC0000820870
Not to scale

BOROUGH MAP



LOCAL AREA MAP

1:25,000

Final Reasoned Judgement:

The site is located in Kimberley and has outline planning permission for two dwellings.

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

Site area (ha): 0.17

Potential dwellings: 2

Site type:

Easting: 449930

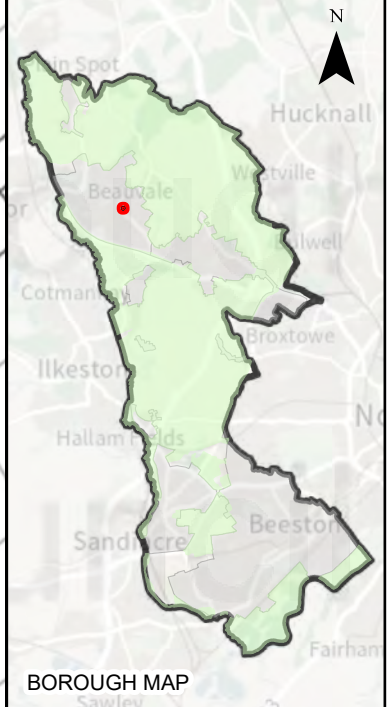
Northing: 345007

0-5 Years

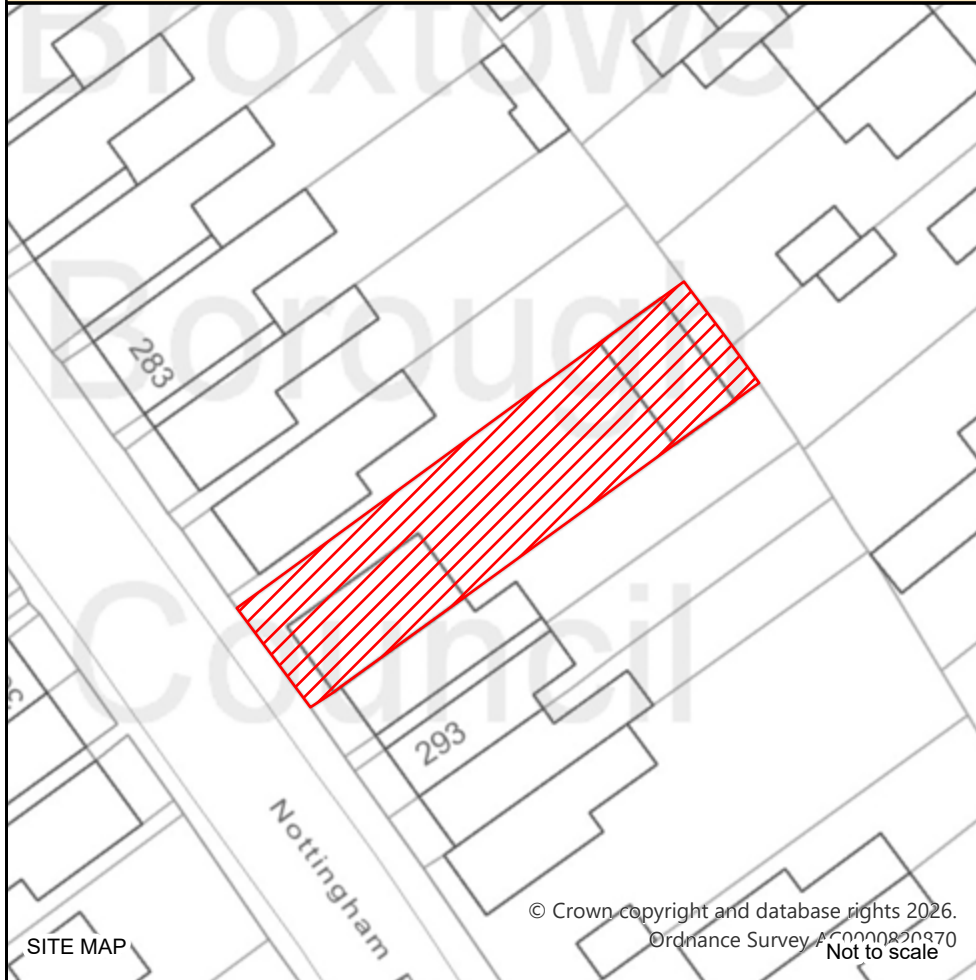


**Broxtowe
Borough
COUNCIL**

Settlement: Eastwood



BOROUGH MAP



SITE MAP

© Crown copyright and database rights 2026.
Ordnance Survey AC0000820870
Not to scale



LOCAL AREA MAP

Final Reasoned Judgement:

The site is situated in a sustainable location in Eastwood. Planning permission was previously granted for the demolition of the office and construction of a dwelling, which has lapsed and the office has been changed to a beauty salon.

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

Site area (ha): **0.03**

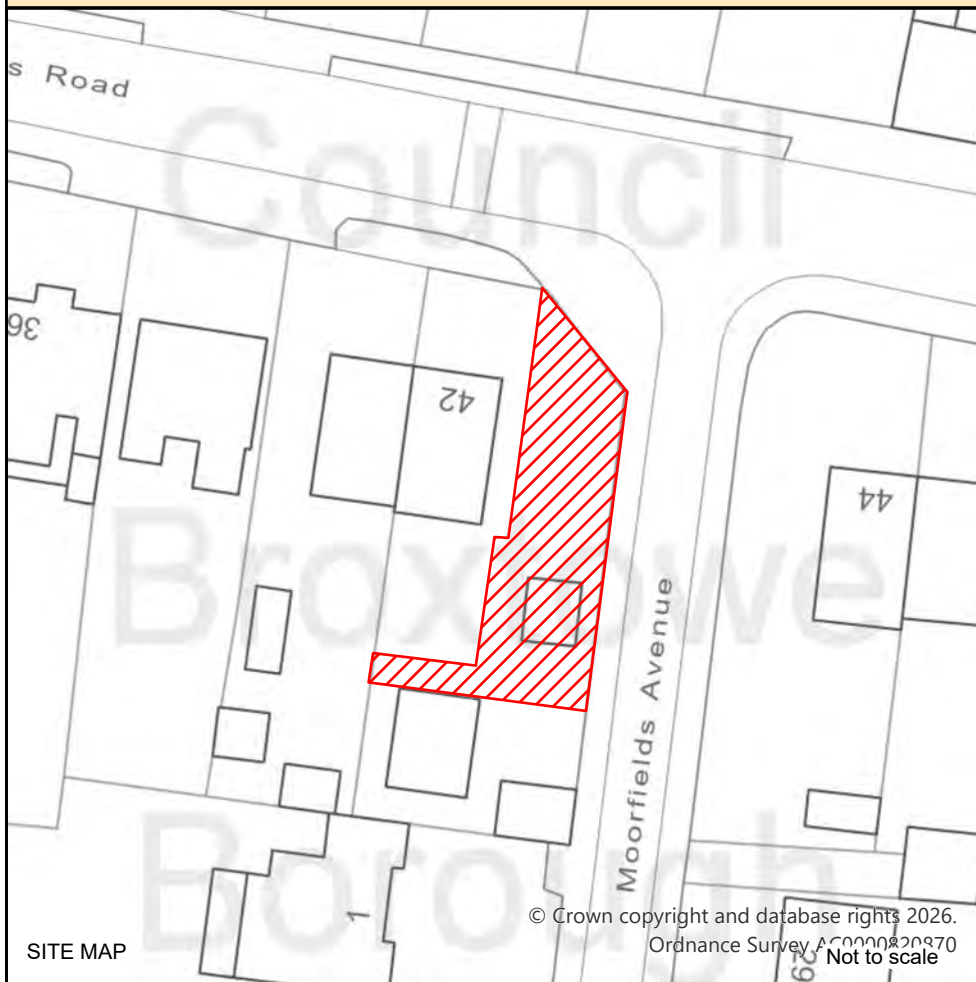
Potential dwellings: **1**

Site type:

Easting: **447656**

Northing: **346389**

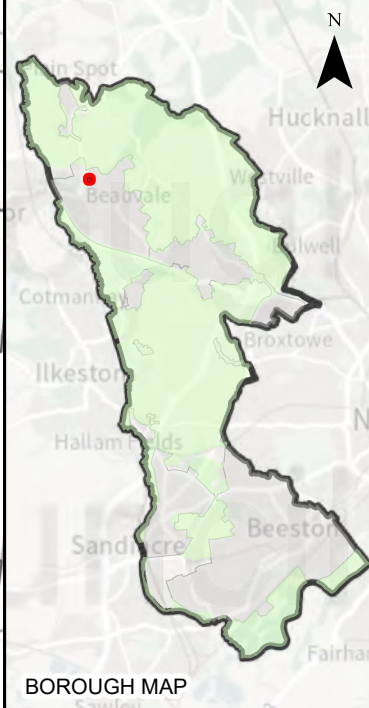
Non Deliverable or Developable



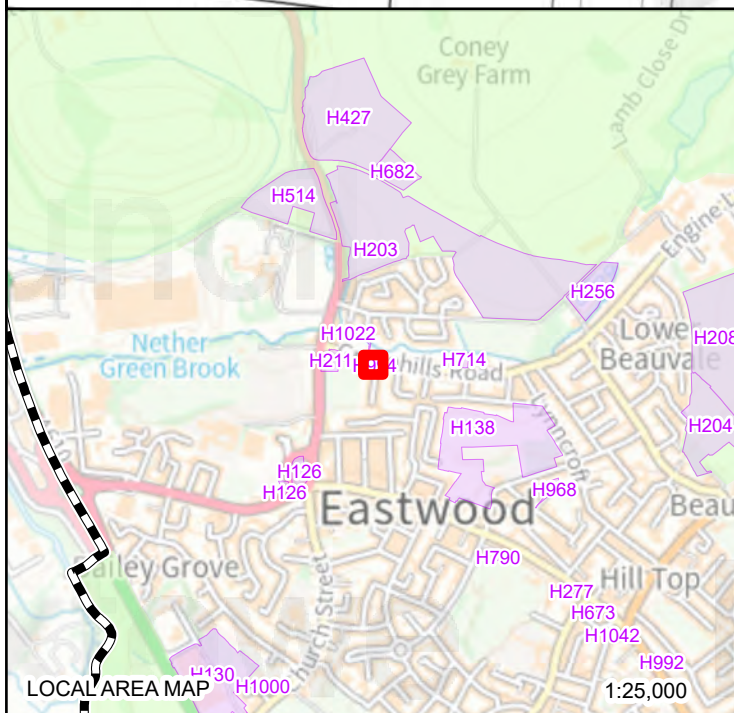
SITE MAP



Settlement: Eastwood



BOROUGH MAP



LOCAL AREA MAP

Final Reasoned Judgement:

The site is located in Eastwood. A planning application for the construction of a dwelling was refused. A subsequent appeal was dismissed.

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

Site area (ha): 0.02

Potential dwellings: 1

Site type:

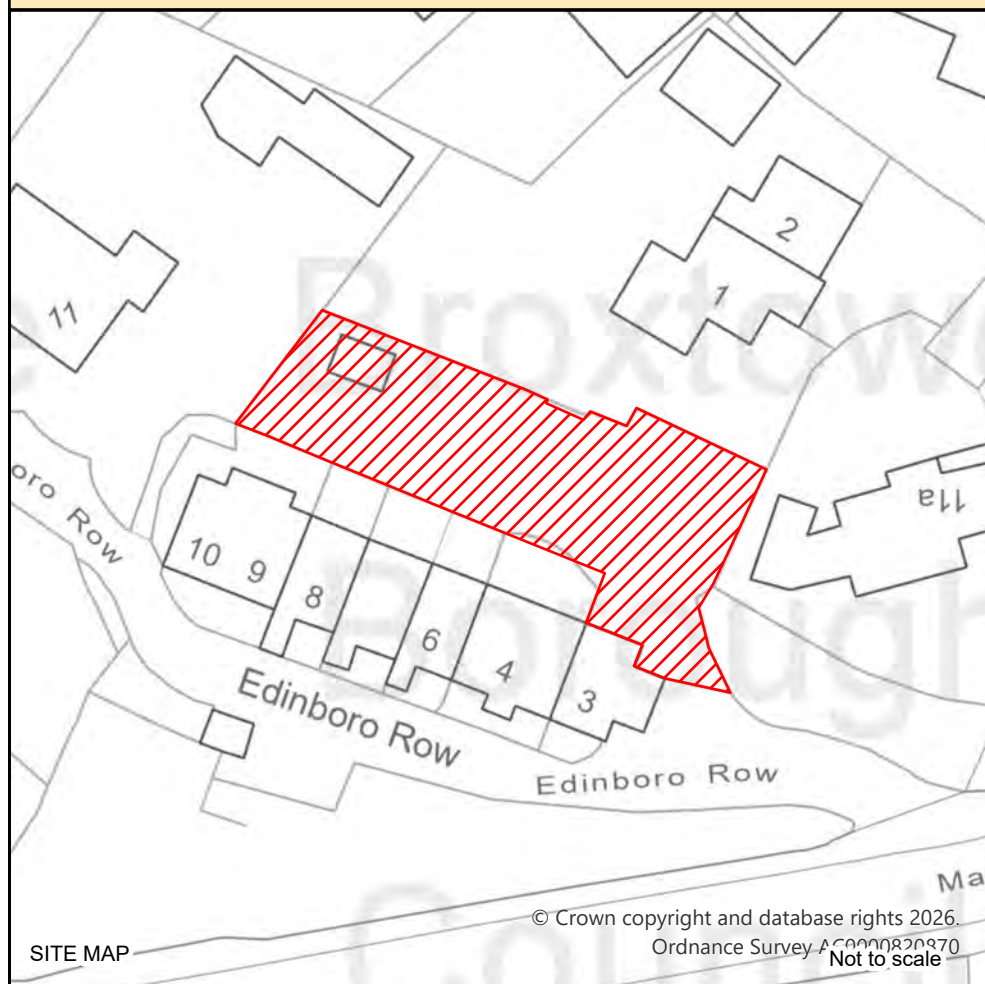
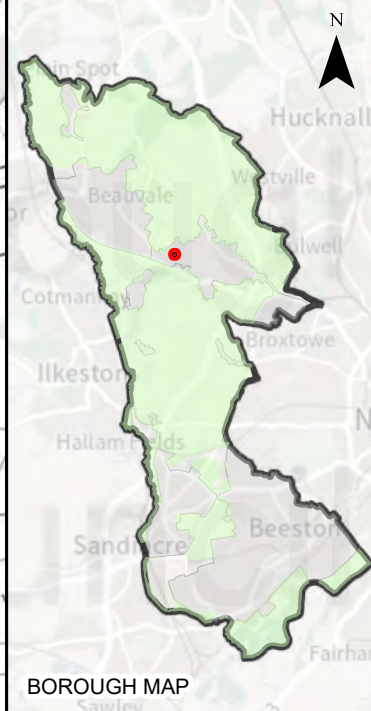
Easting: 446705

Northing: 347371

Non Deliverable or Developable



Settlement: Kimberley

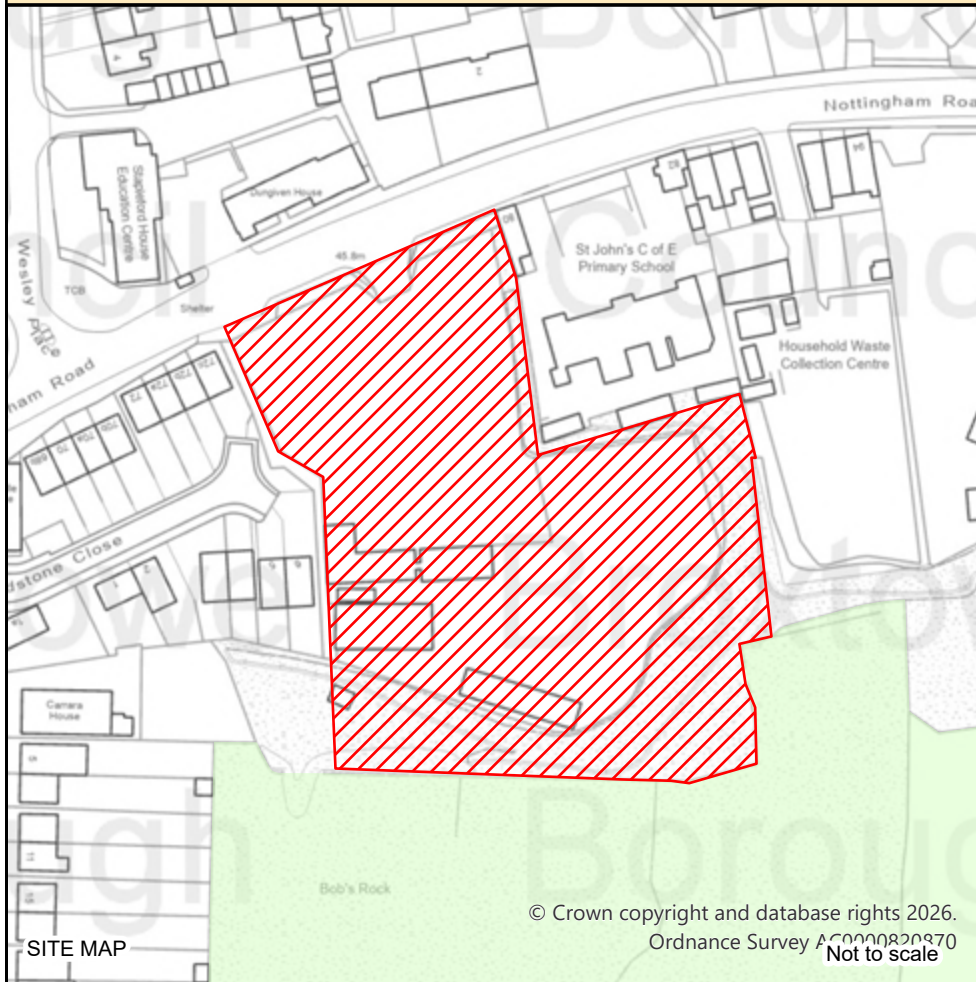


The site is located in Kimberley and has planning permission for one dwelling. The site is under construction.

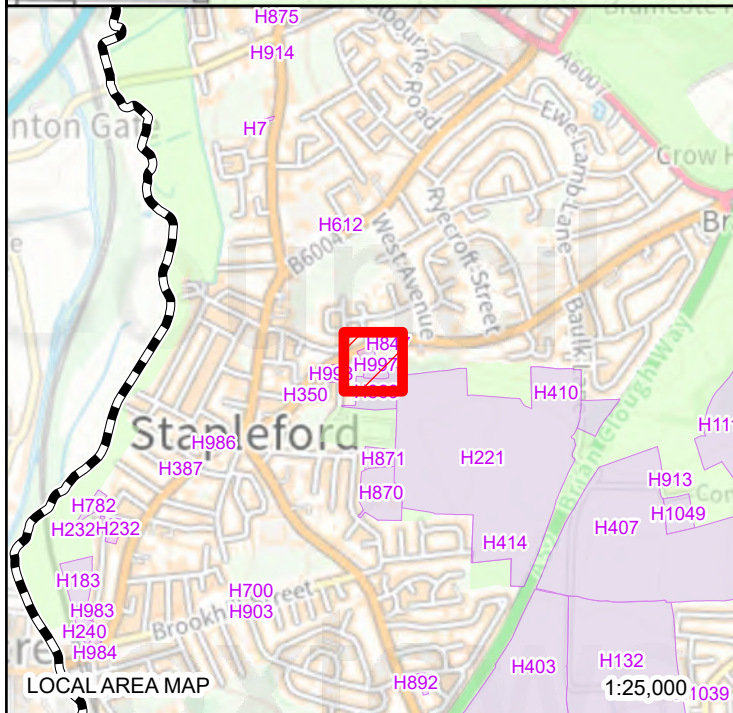
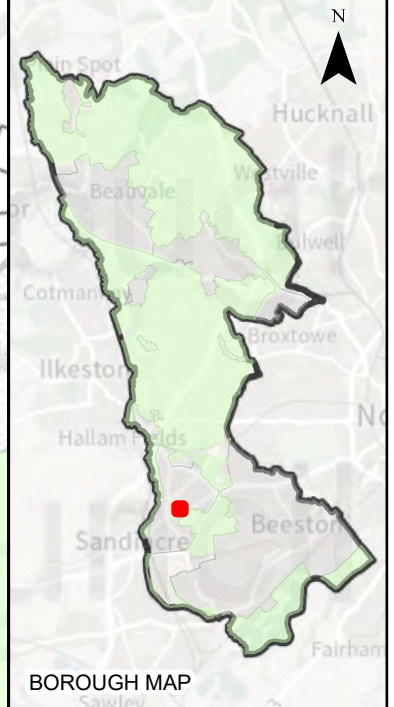


 SHLAA Site	Site area (ha):	0.03
 Other SHLAA sites	Potential dwellings:	1
 Green Belt Extent	Site type:	
•-•- Broxtowe Boundary	Easting:	449198
	Northing:	345124

0-5 Years



Settlement: Main Built Up Area

**Final Reasoned Judgement:**

The site is situated in a sustainable location in Stapleford. Outline planning permission for 30 dwellings was granted in 2021. An application for the approval of reserved matters was refused in February 2025 and granted on appeal.

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

Site area (ha): **0.77**

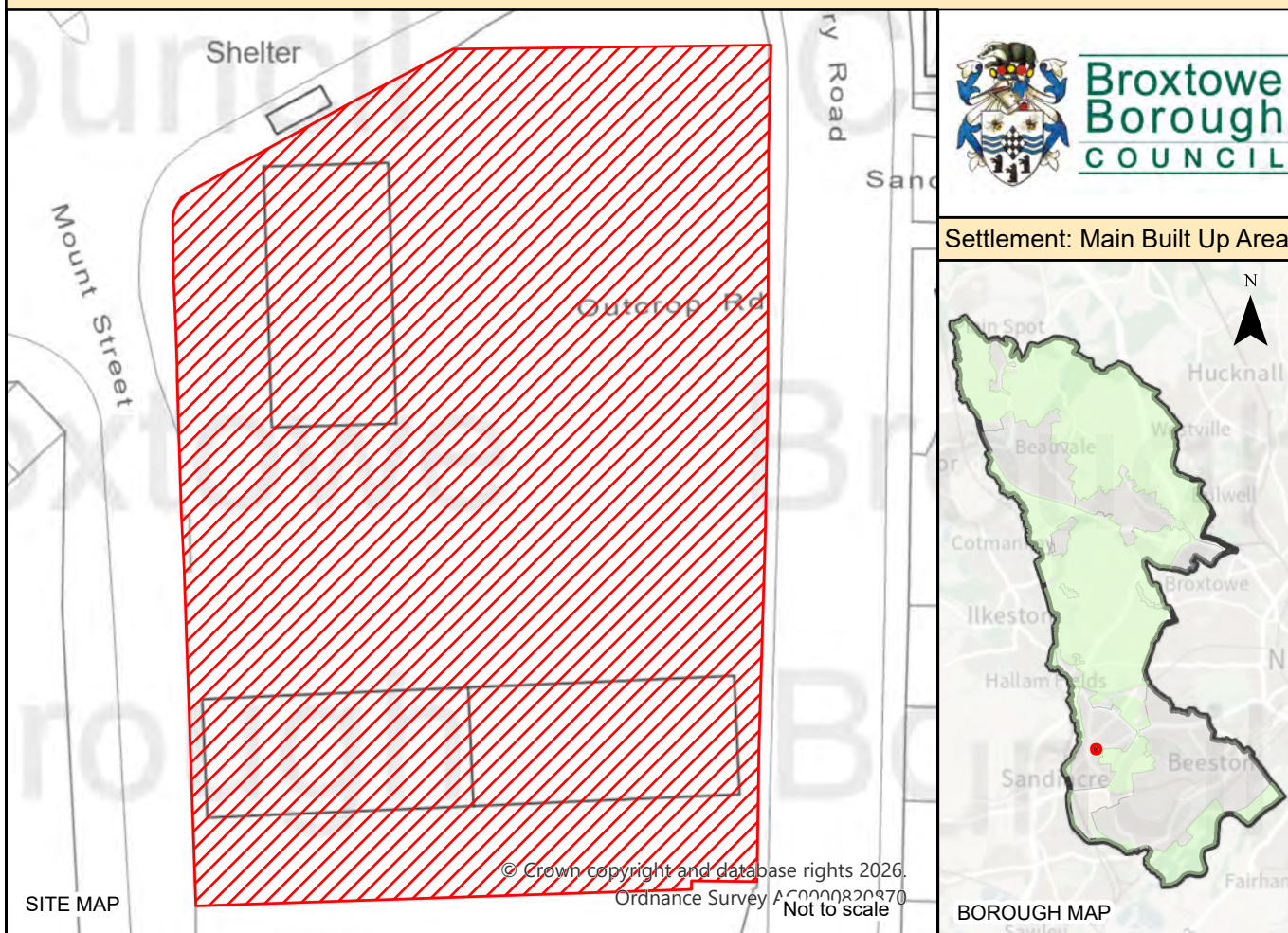
Potential dwellings: **30**

Site type:

Easting: **449298**

Northing: **337373**

0-5 Years

**Final Reasoned Judgement:**

The site is situated in a sustainable location in Stapleford on Brownfield Land and has planning permission for 24 units. The site is under construction.

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

Site area (ha): **0.23**

Potential dwellings: **24**

Site type:

Easting: **449164**

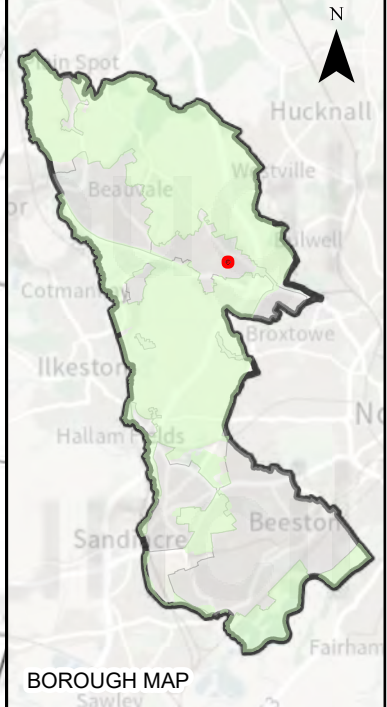
Northing: **337342**

0-5 Years

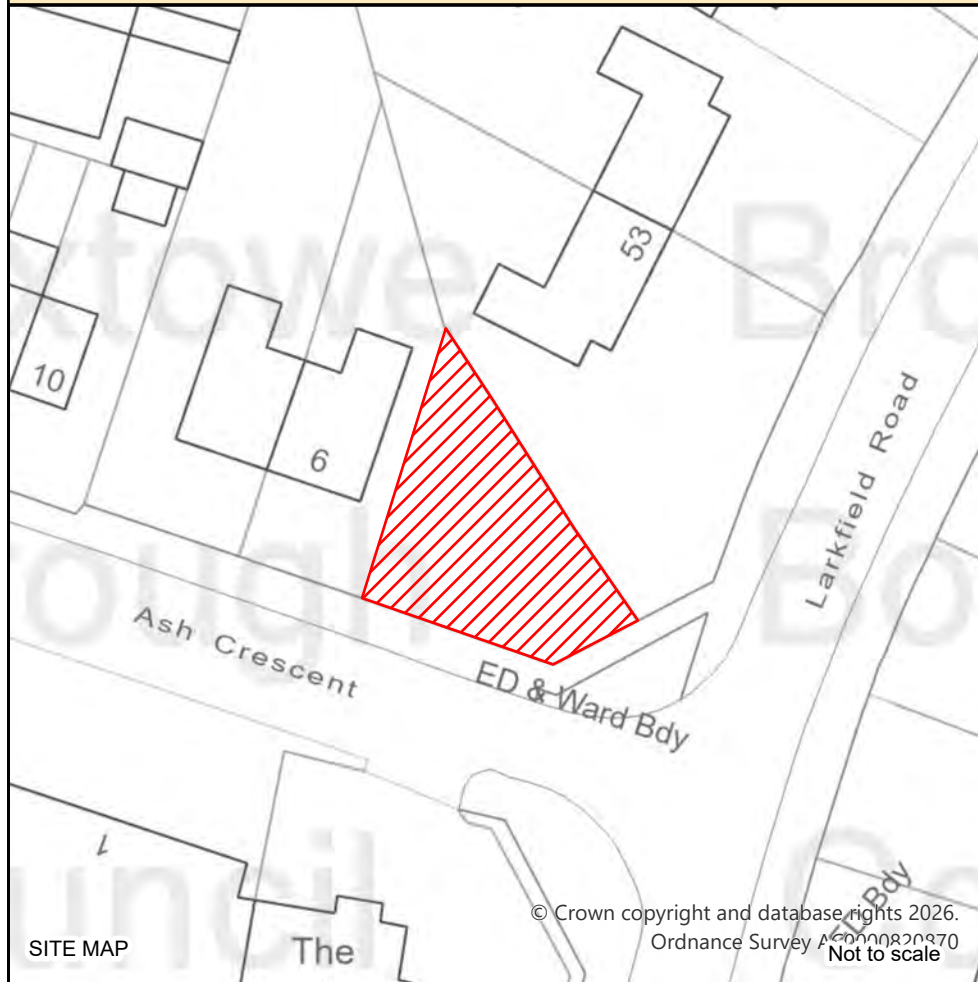


**Broxtowe
Borough
COUNCIL**

Settlement: Kimberley

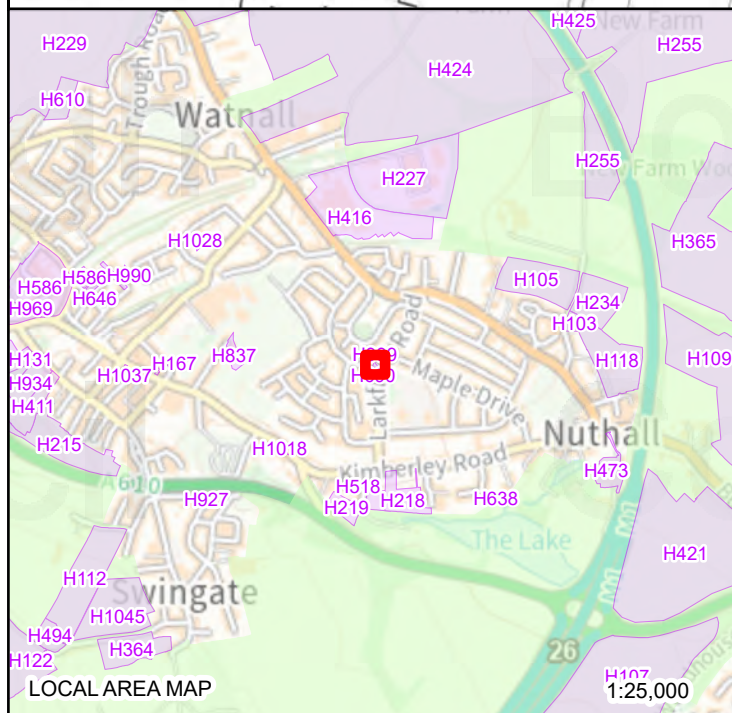


BOROUGH MAP



SITE MAP

© Crown copyright and database rights 2026.
Ordnance Survey AC0000820870
Not to scale



LOCAL AREA MAP

Final Reasoned Judgement:

The site is located in Nuthall. Planning permission was refused for a dwelling in 2021. Concerns included: the loss of a corner which is a key characteristic of the area and potential harm to the streetscene.

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

Site area (ha): 0.02

Potential dwellings: 1

Site type:

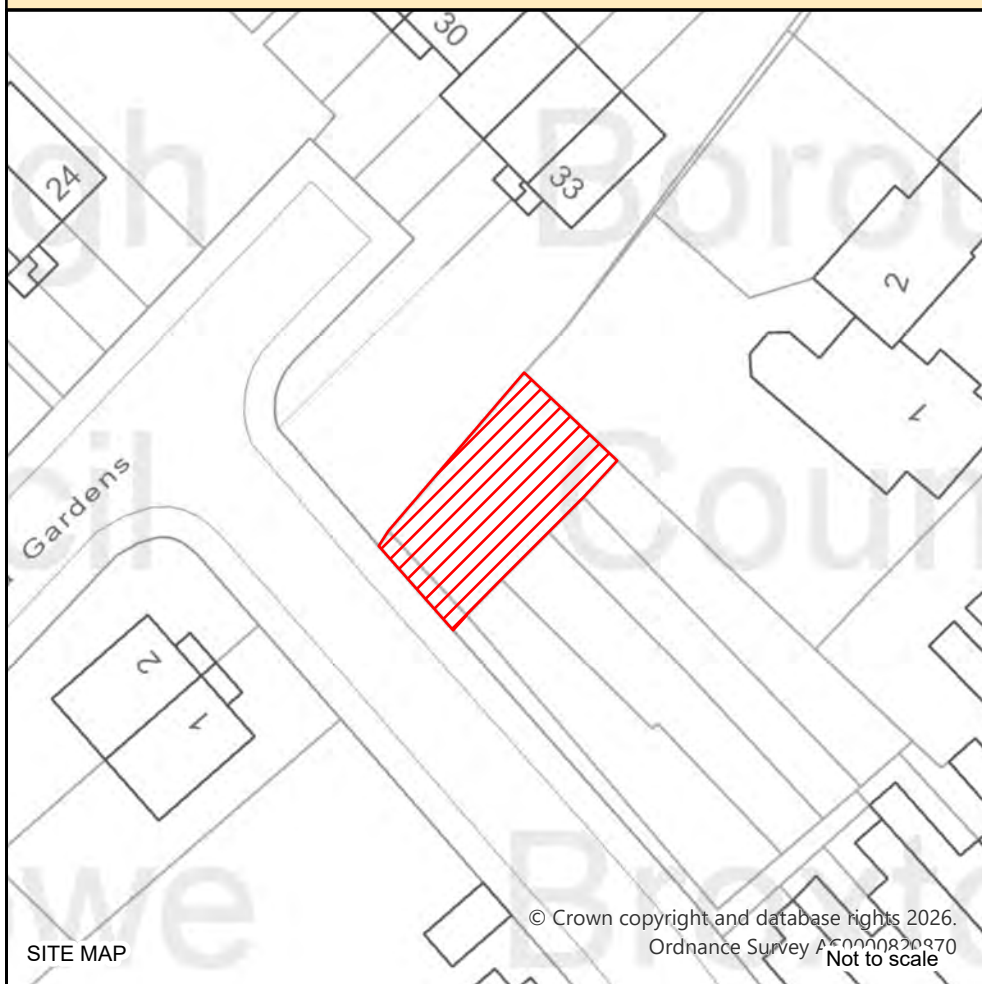
Easting: 450792

Northing: 344710

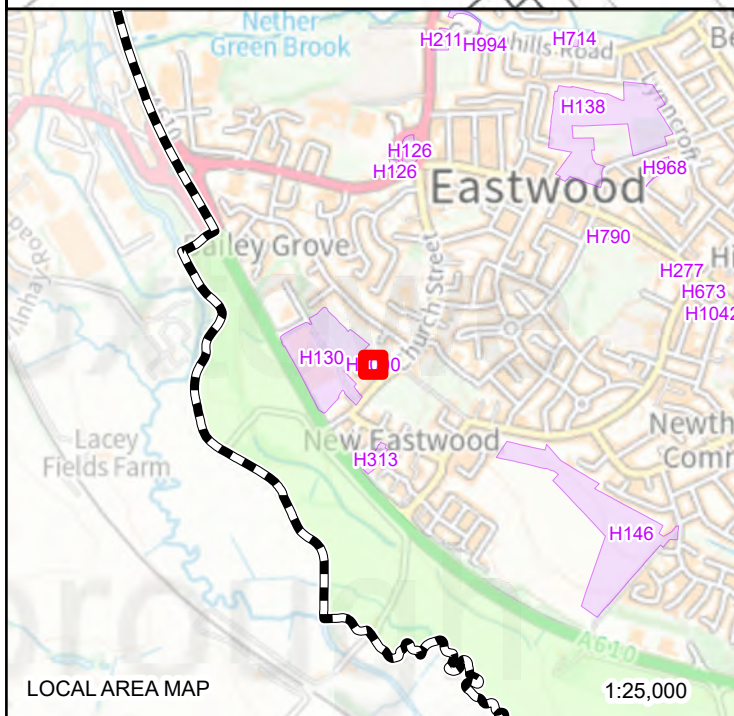
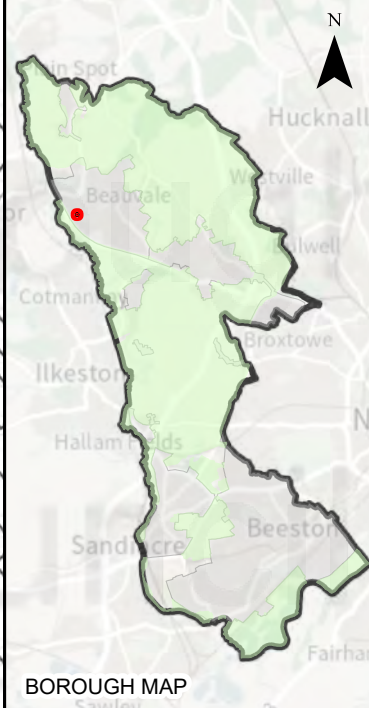
Non Deliverable or Developable

© Crown Copyright and database right 2026. Ordnance Survey AC0000820870

You are not permitted to copy, sub-license, distribute or sell any of this data to third parties in any form



Settlement: Eastwood

**Final Reasoned Judgement:**

The site is situated in a sustainable location in Eastwood and planning permission was granted for one dwelling, although this permission has since lapsed.

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

Site area (ha): 0.01

Potential dwellings: 1

Site type:

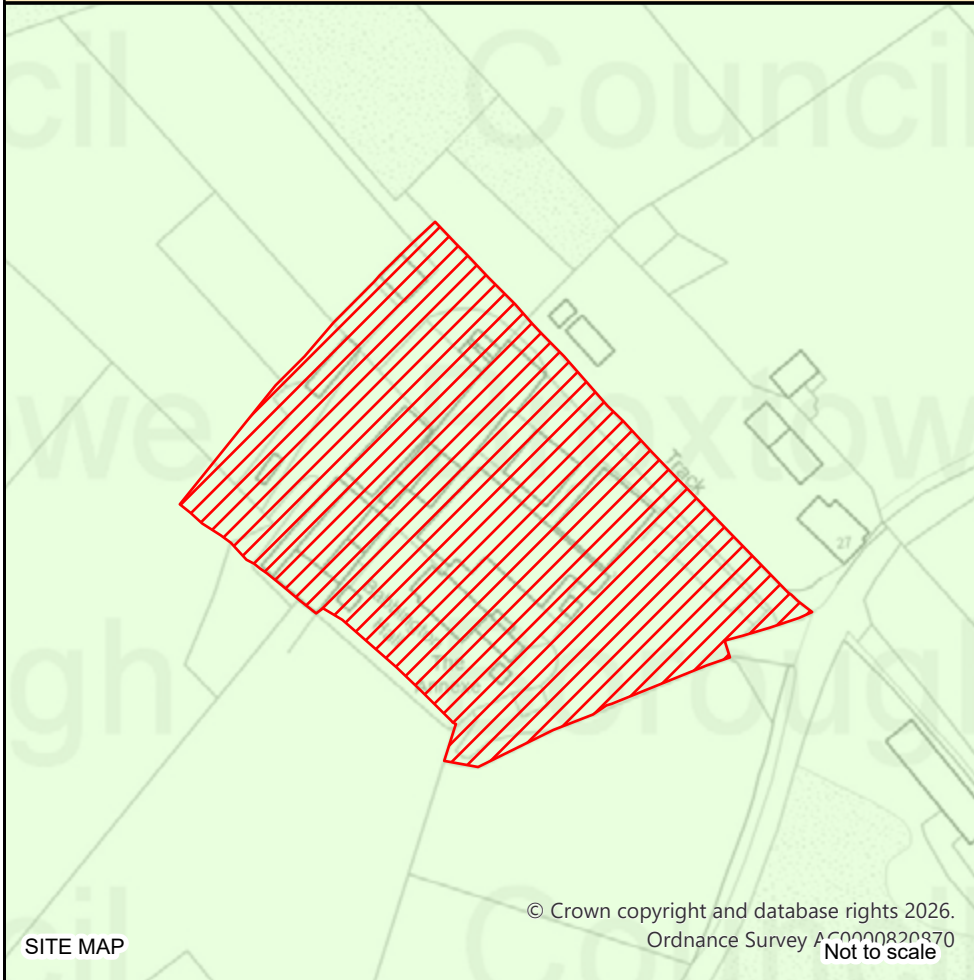
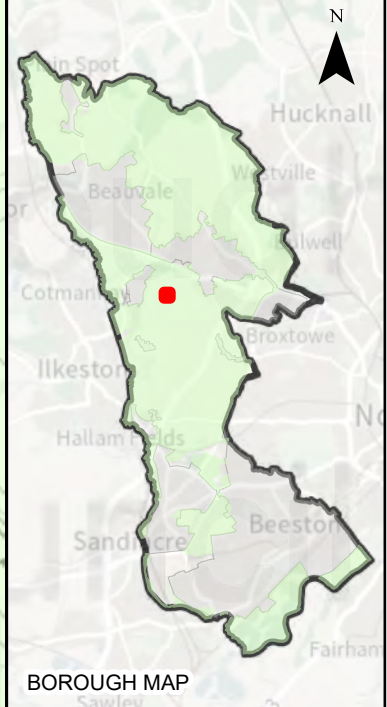
Easting: 446337

Northing: 346311

6-10 Years

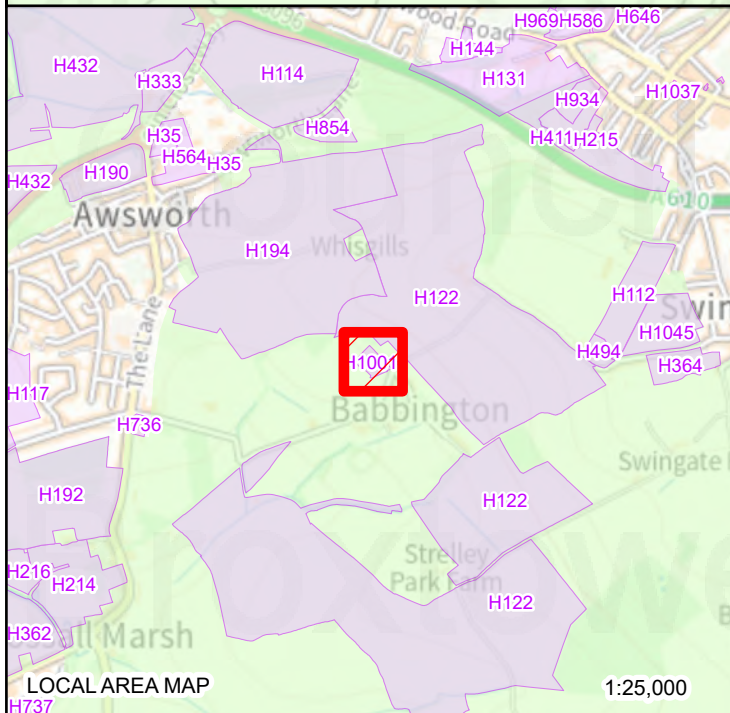


Settlement: Other Rural



SITE MAP

BOROUGH MAP



LOCAL AREA MAP

Final Reasoned Judgement:

The site is located in the Green Belt and so is considered inappropriate for development. The location of the site is remote and so not considered to be suitable for development. Notwithstanding these constraints, planning application (21/00049/FUL) which was refused by the Council, was granted on appeal - for the construction of 5 dwellings.

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

Site area (ha): **0.65**

Potential dwellings: **5**

Site type:

Easting: **448969**

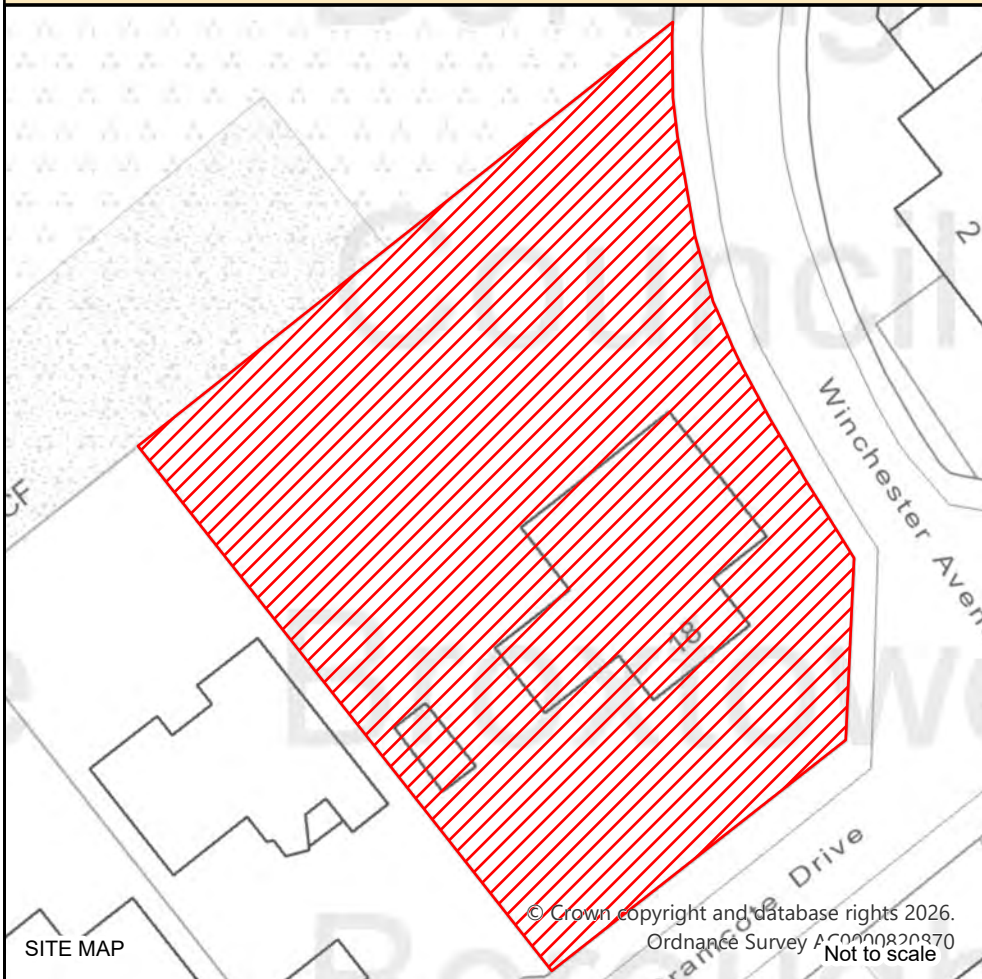
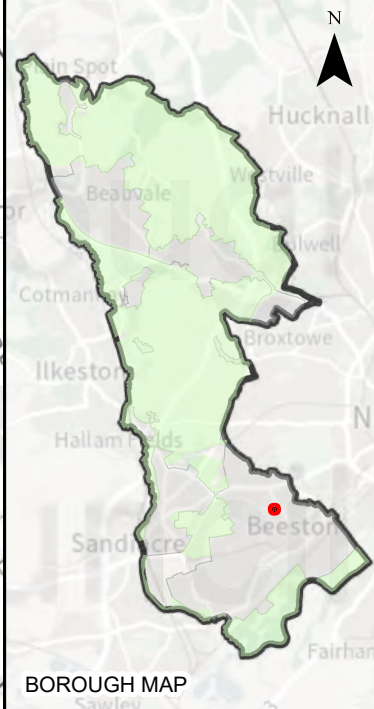
Northing: **343778**

6-10 Years



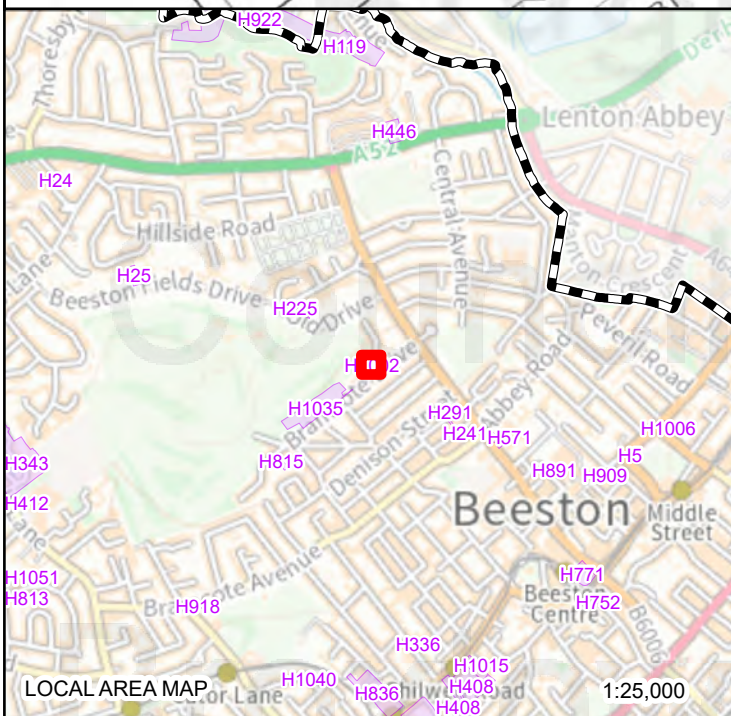
**Broxtowe
Borough
COUNCIL**

Settlement: Main Built Up Area



SITE MAP

BOROUGH MAP



LOCAL AREA MAP

Final Reasoned Judgement:

The site is situated in a sustainable location in Beeston and has planning permission for the demolition of the existing dwelling and construction of two new dwellings (net one dwelling).

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

Site area (ha): **0.15**

Potential dwellings: **1**

Site type:

Easting: **452248**

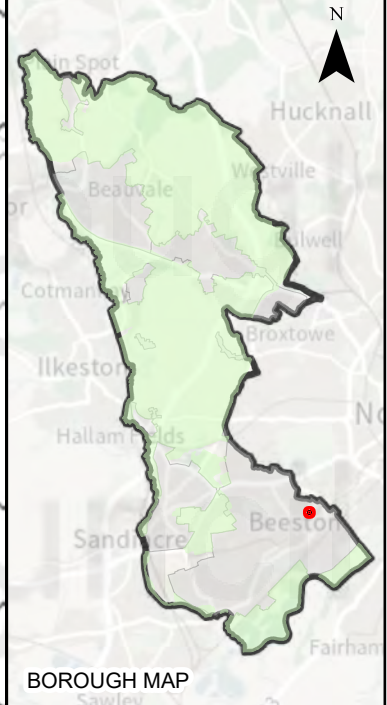
Northing: **337422**

0-5 Years

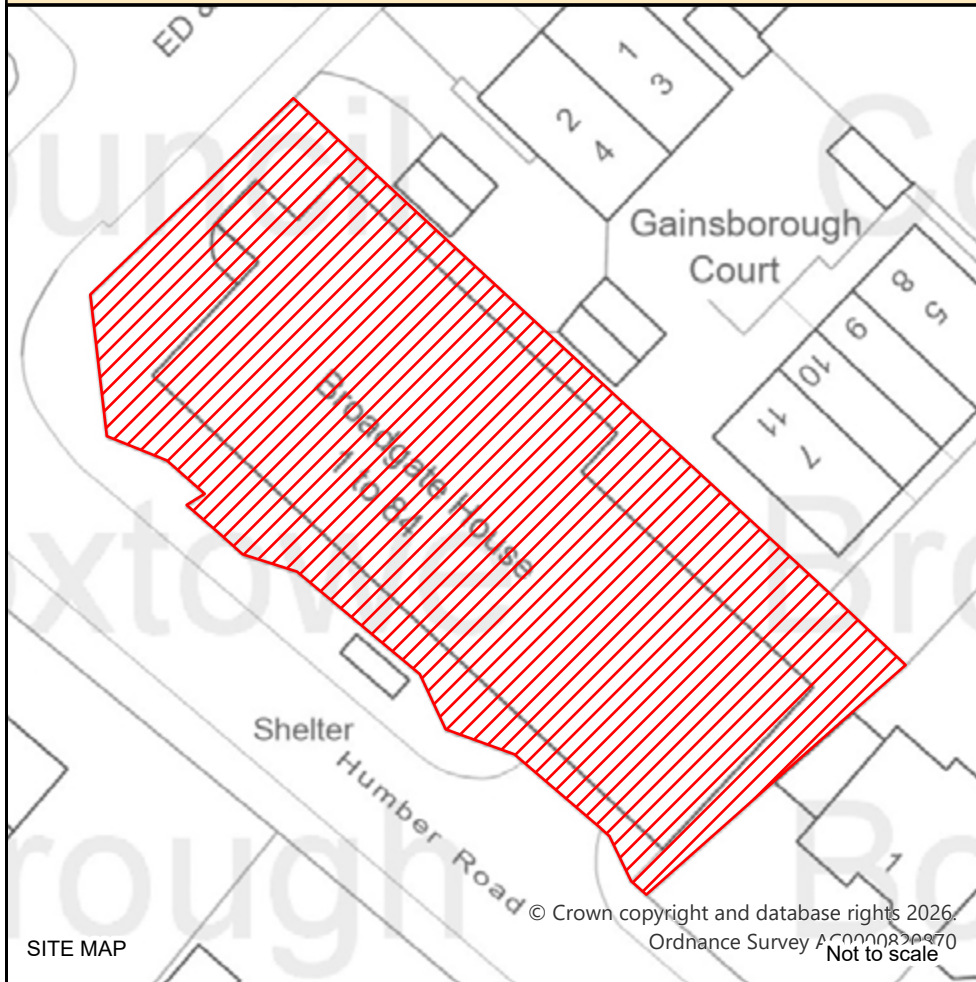


**Broxtowe
Borough
COUNCIL**

Settlement: Main Built Up Area

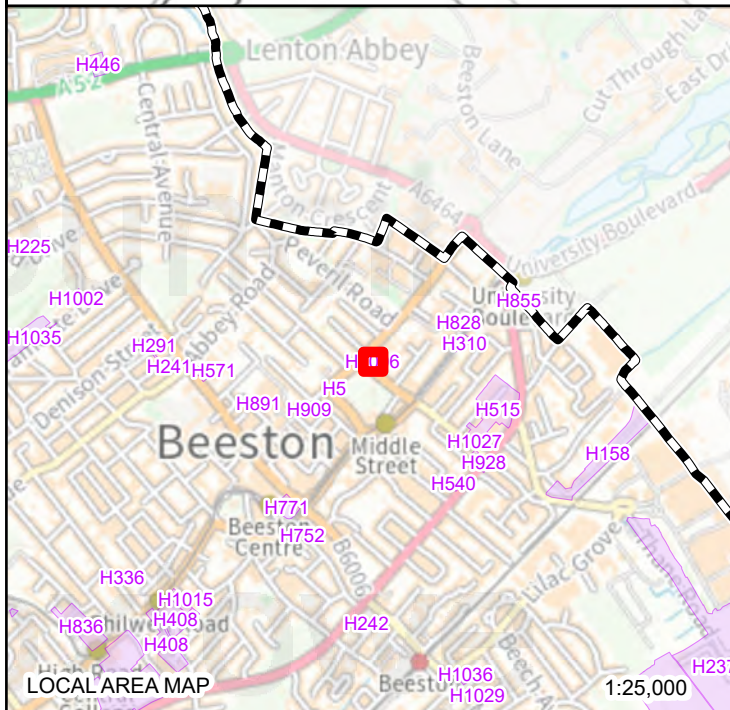


BOROUGH MAP



SITE MAP

© Crown copyright and database rights 2026
Ordnance Survey AC0000820870
Not to scale



LOCAL AREA MAP

Final Reasoned Judgement:

The site is located in a very sustainable location in Beeston and has planning permission for 39 'equivalent' dwellings. As of 2023/24, 26 units had been delivered.

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

Site area (ha): **0.12**

Potential dwellings: **39**

Site type:

Easting: **453227**

Northing: **337213**

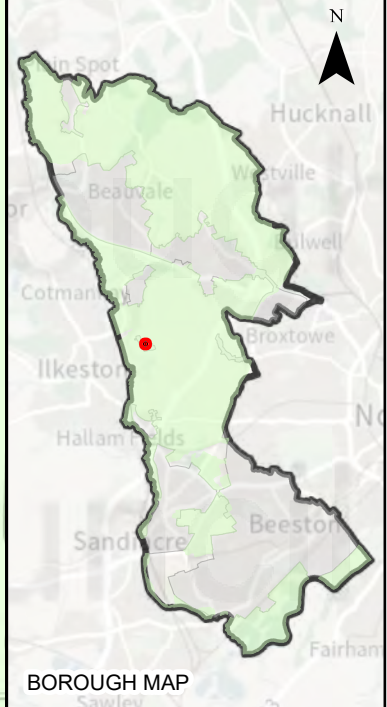
0-5 Years

© Crown Copyright and database right 2026. Ordnance Survey AC0000820870

You are not permitted to copy, sub-license, distribute or sell any of this data to third parties in any form



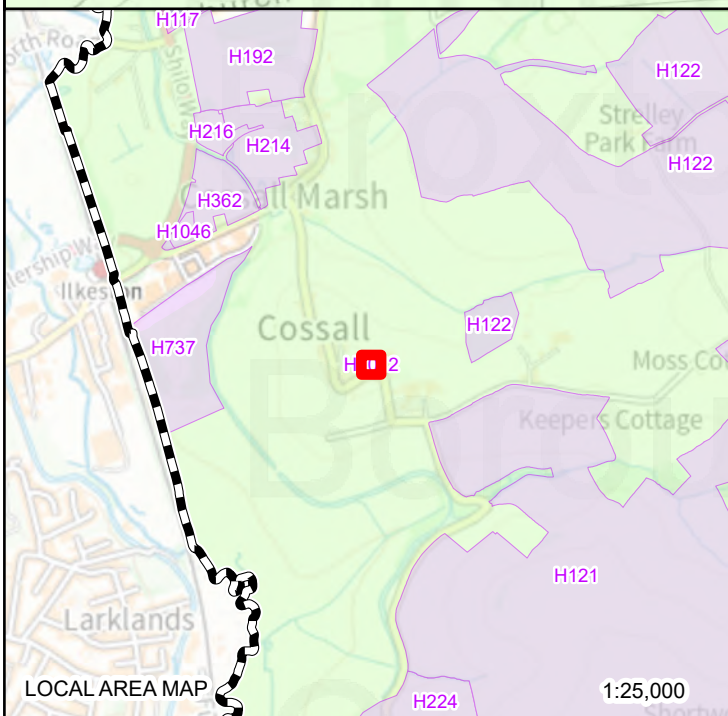
Settlement: Other Rural



BOROUGH MAP

SITE MAP

© Crown copyright and database rights 2026.
Ordnance Survey AC0000820870
Not to scale



LOCAL AREA MAP

Final Reasoned Judgement:

The site is located in the centre of Cossall village, albeit that the site is located within the Green Belt. The building has planning permission for extensions and alterations (and listed building consent) to create four dwellings within this important local building.

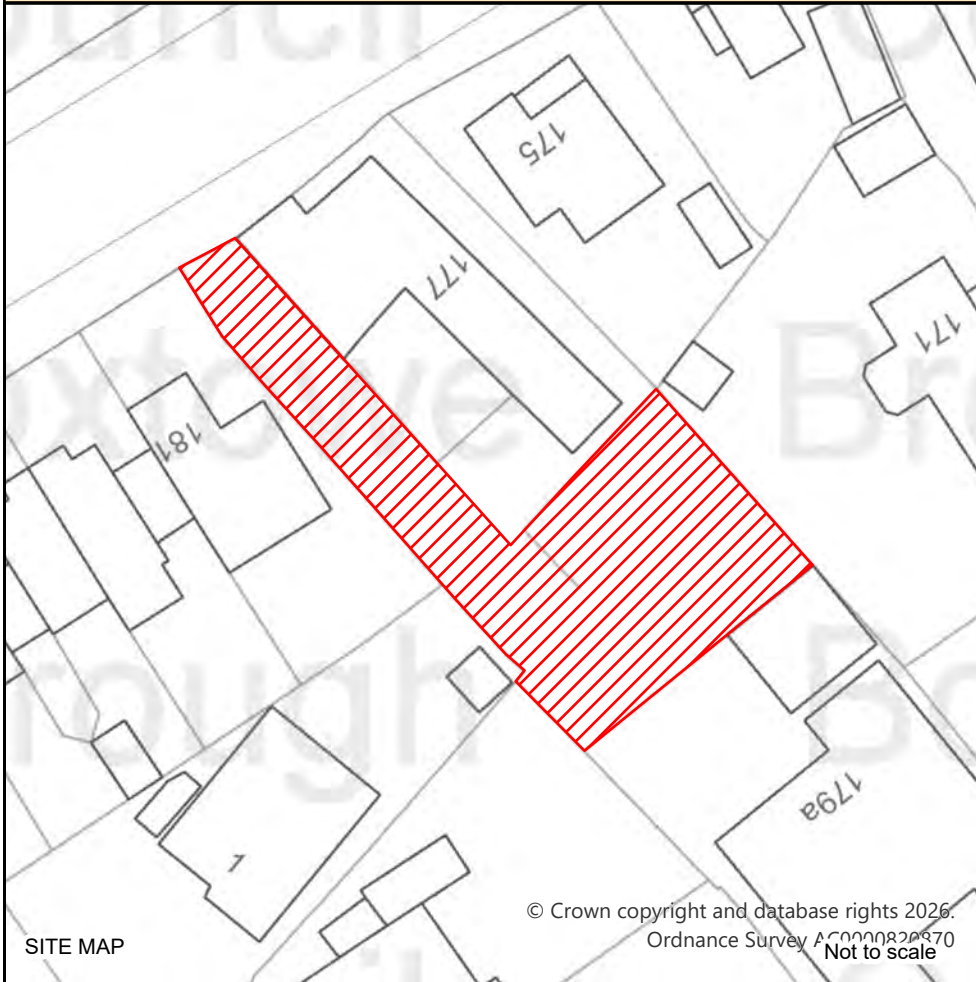
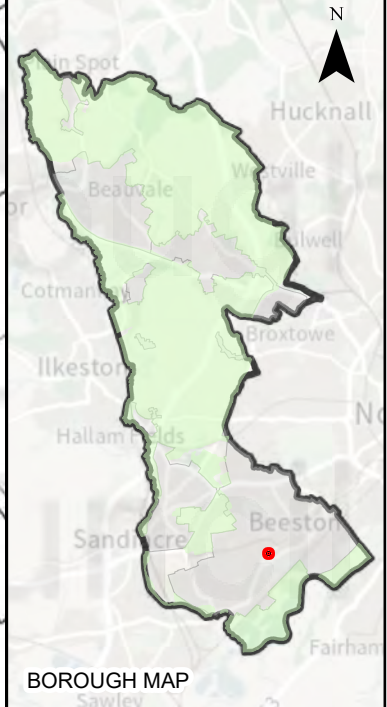
- SHLAA Site
- Other SHLAA sites
- Green Belt Extent
- Broxtowe Boundary

Site area (ha): 0.24
 Potential dwellings: 4
 Site type:
 Easting: 448322
 Northing: 342322

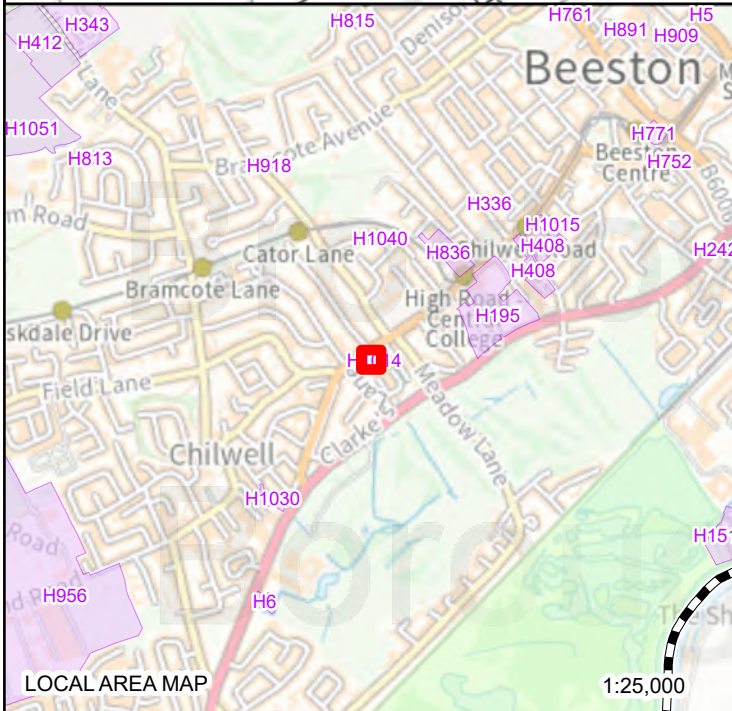
0-5 Years



Settlement: Main Built Up Area



© Crown copyright and database rights 2026
Ordnance Survey AC0000820870
Not to scale

**Final Reasoned Judgement:**

The site is situated in a sustainable location in Chilwell. However, planning permission for a dwelling was refused in 2021 due to the impact upon the Conservation Area and lack of amenity for future occupiers.

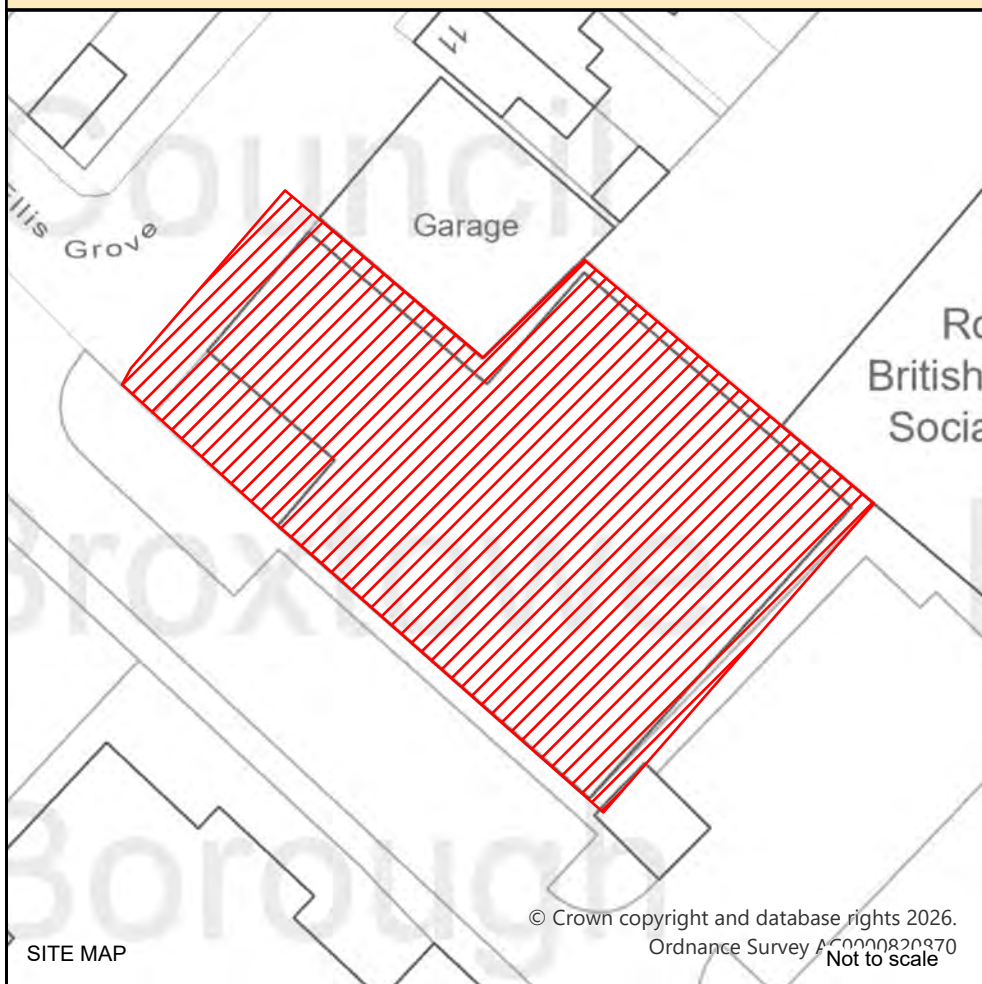
- SHLAA Site
- Other SHLAA sites
- Green Belt Extent
- Broxtowe Boundary

Site area (ha): 0.04
 Potential dwellings: 1
 Site type:
 Easting: 452011
 Northing: 335981

Non Deliverable or Developable

© Crown Copyright and database right 2026. Ordnance Survey AC0000820870

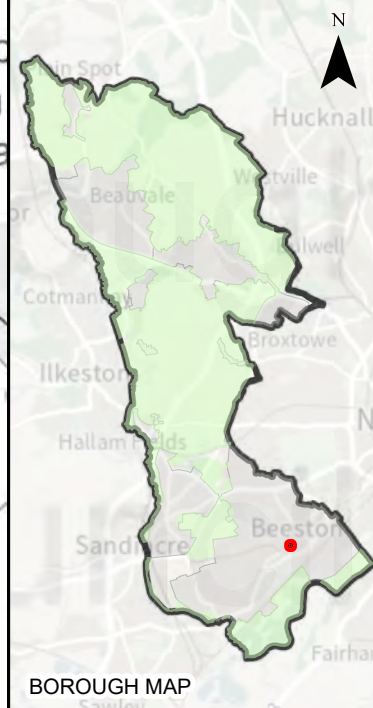
You are not permitted to copy, sub-license, distribute or sell any of this data to third parties in any form



SITE MAP



Settlement: Main Built Up Area



BOROUGH MAP



LOCAL AREA MAP

Final Reasoned Judgement:

The site is situated in a sustainable location in Beeston. Planning permission was granted for 9 student apartments in 2021.

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

Site area (ha): 0.1

Potential dwellings: 9

Site type:

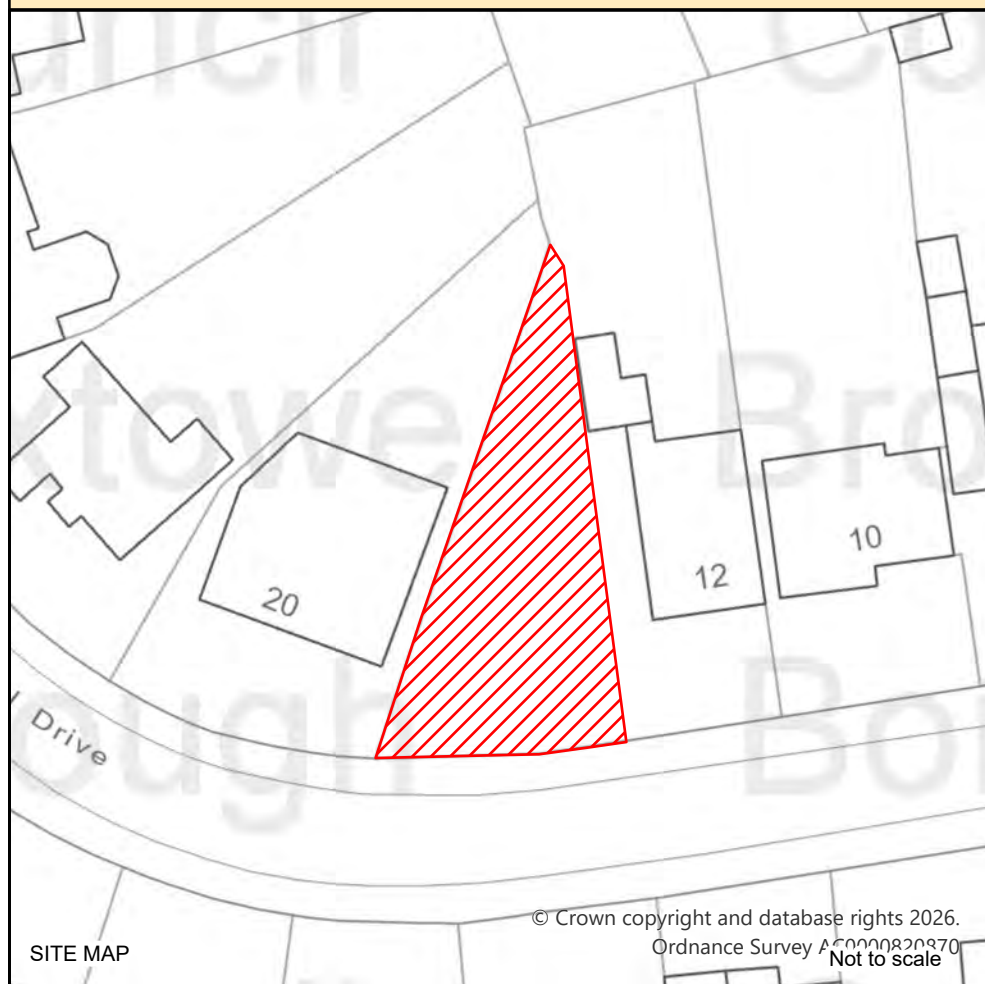
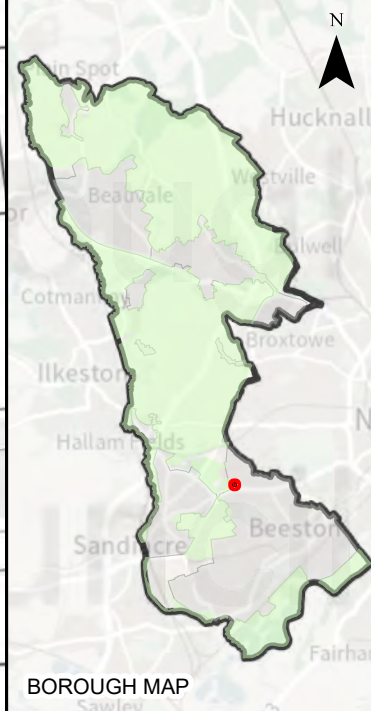
Easting: 452607

Northing: 336401

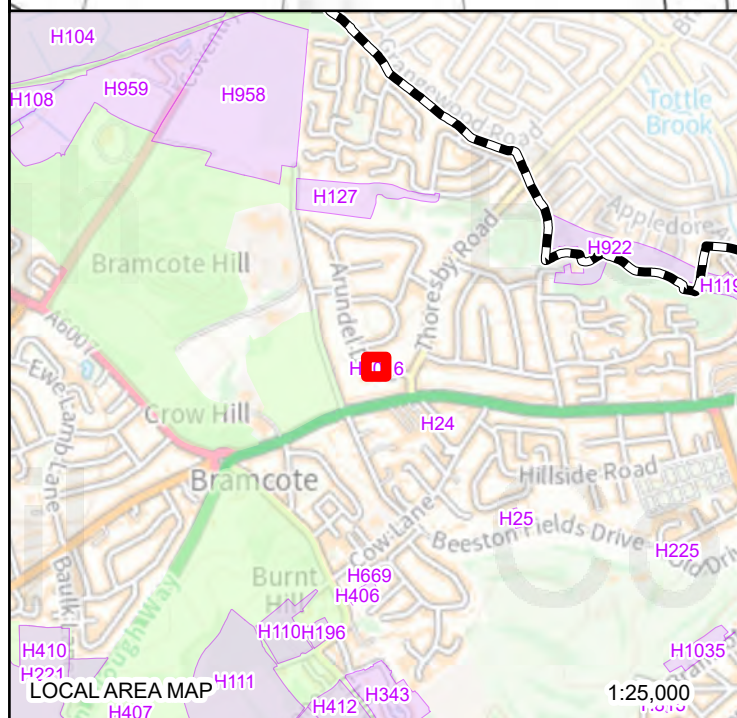
6-10 Years



Settlement: Main Built Up Area



© Crown copyright and database rights 2026.
Ordnance Survey A 60000820870
Not to scale



The site is located in the Main Built Up Area (Bramcote). Outline planning permission was granted in 2021 for one dwelling, although this permission has since lapsed.

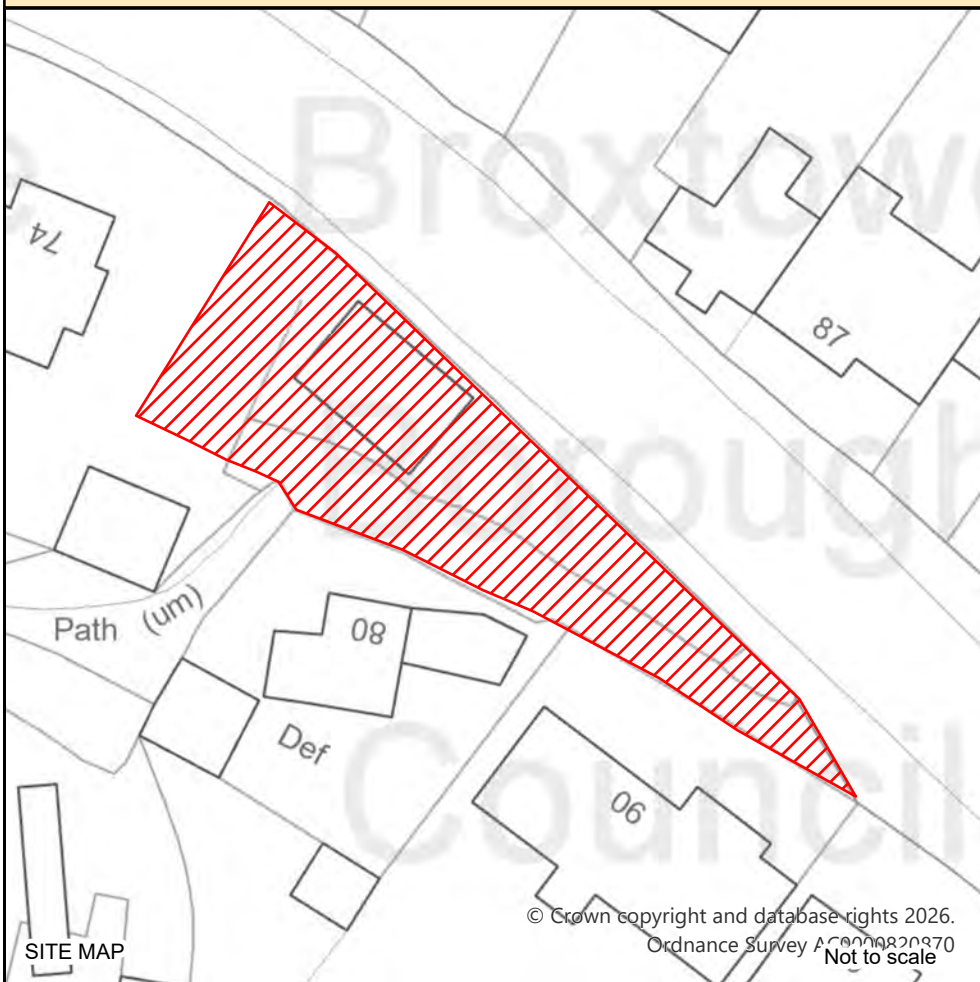
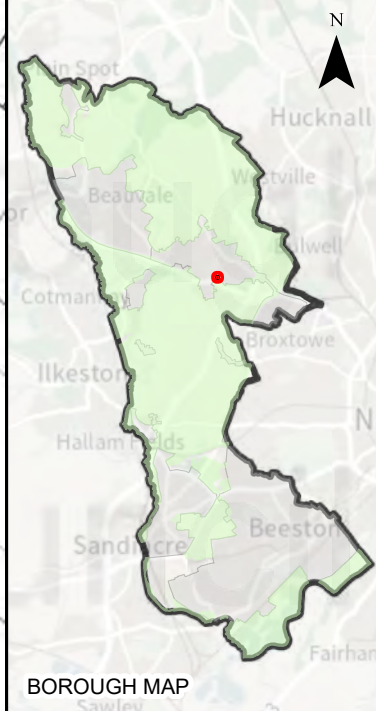
 SHLAA Site	Site area (ha):	0.03
 Other SHLAA sites	Potential dwellings:	1
 Green Belt Extent	Site type:	
--- Broxtowe Boundary	Easting:	450999
	Northing:	338214

6-10 Years

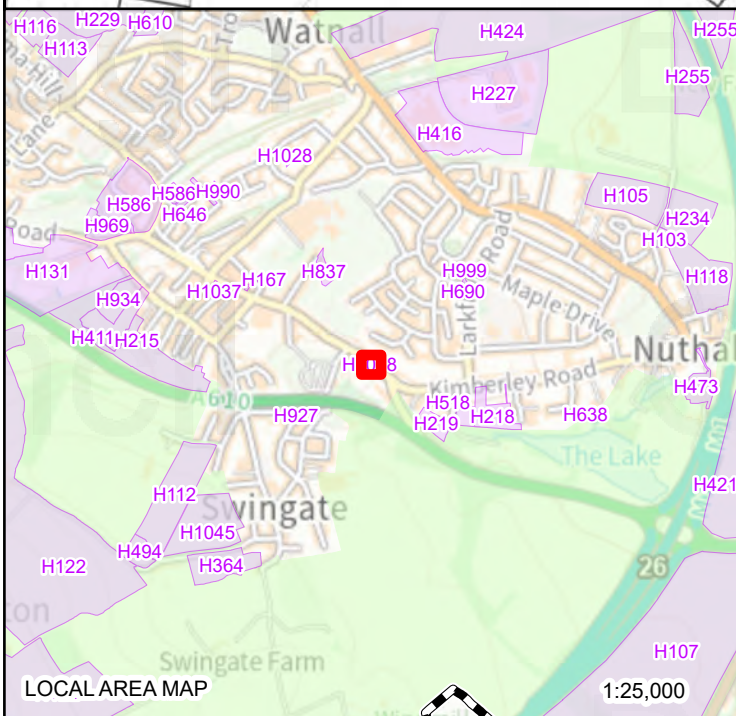


**Broxtowe
Borough
COUNCIL**

Settlement: Kimberley



© Crown copyright and database rights 2026.
Ordnance Survey AC0000820870
Not to scale



Final Reasoned Judgement:

The site is located in Kimberley and has planning permission for one dwelling. Construction is underway.

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

Site area (ha): 0.05

Potential dwellings: 1

Site type:

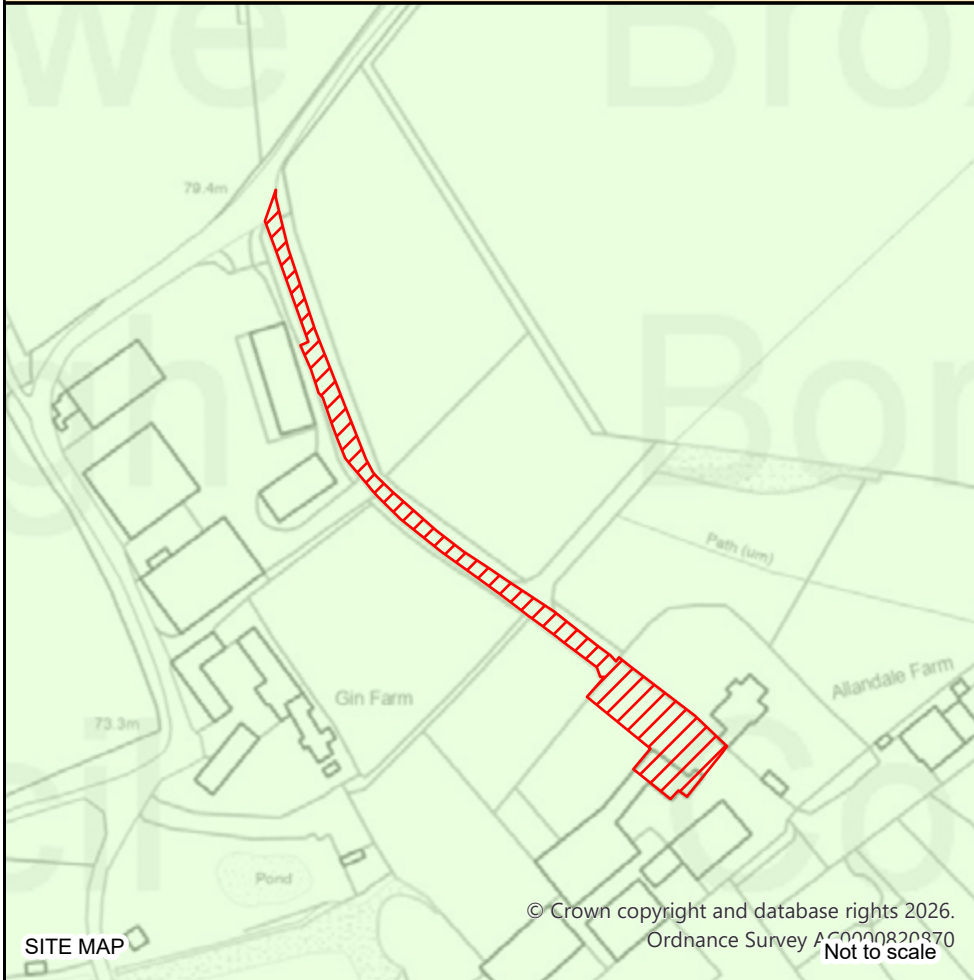
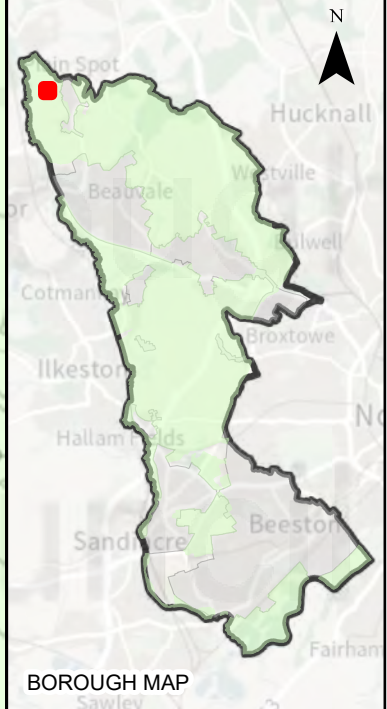
Easting: 450479

Northing: 344436

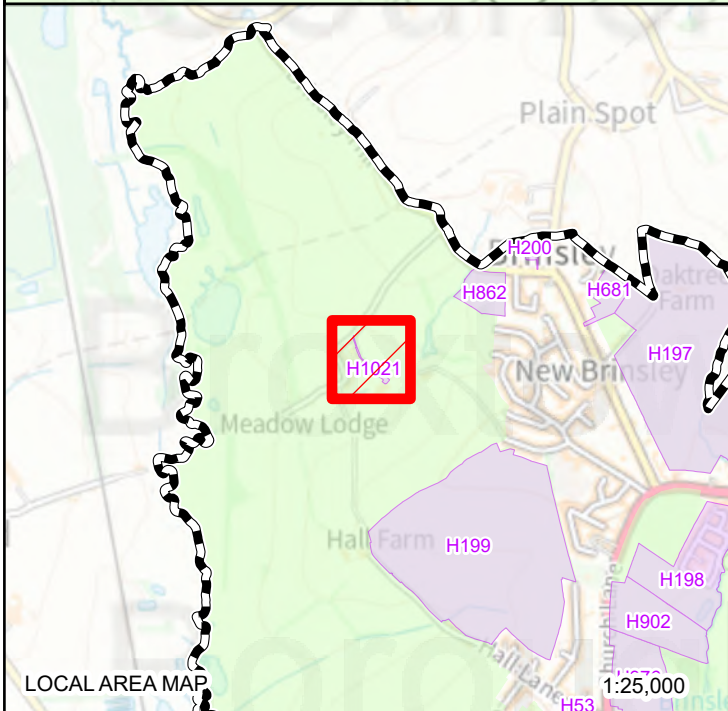
0-5 Years



Settlement: Brinsley



© Crown copyright and database rights 2026.
Ordnance Survey AC0000820870
Not to scale

**Final Reasoned Judgement:**

The site is located in the Green Belt and so is considered to be inappropriate for development. Planning permission was previously granted for the change of use of a stable / tack store / staff room to a dwelling, but this planning permission has since lapsed.

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

Site area (ha): **0.13**

Potential dwellings: **1**

Site type:

Easting: **445403**

Northing: **349882**

Non Deliverable or Developable

© Crown Copyright and database right 2026. Ordnance Survey AC0000820870

You are not permitted to copy, sub-license, distribute or sell any of this data to third parties in any form

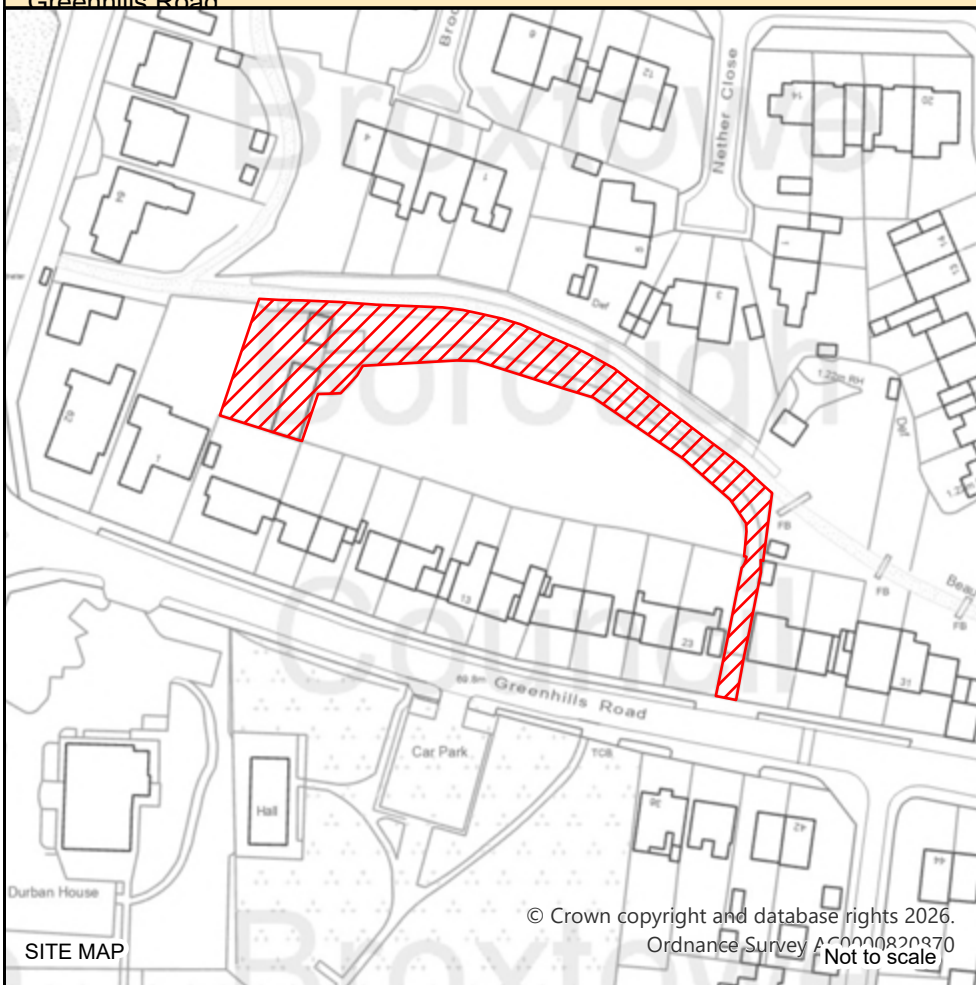
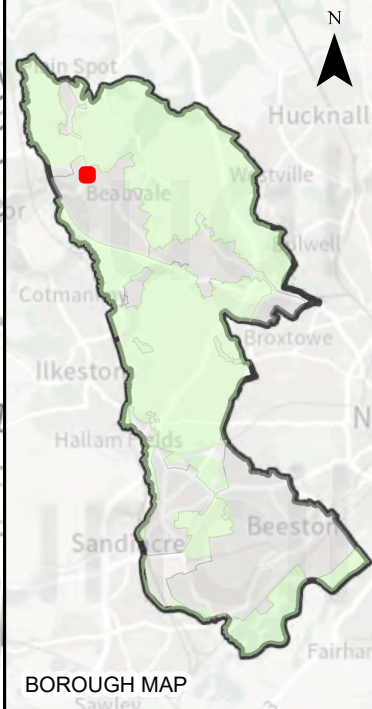
Land to the rear of 3-23
Greenhills Road

H1022



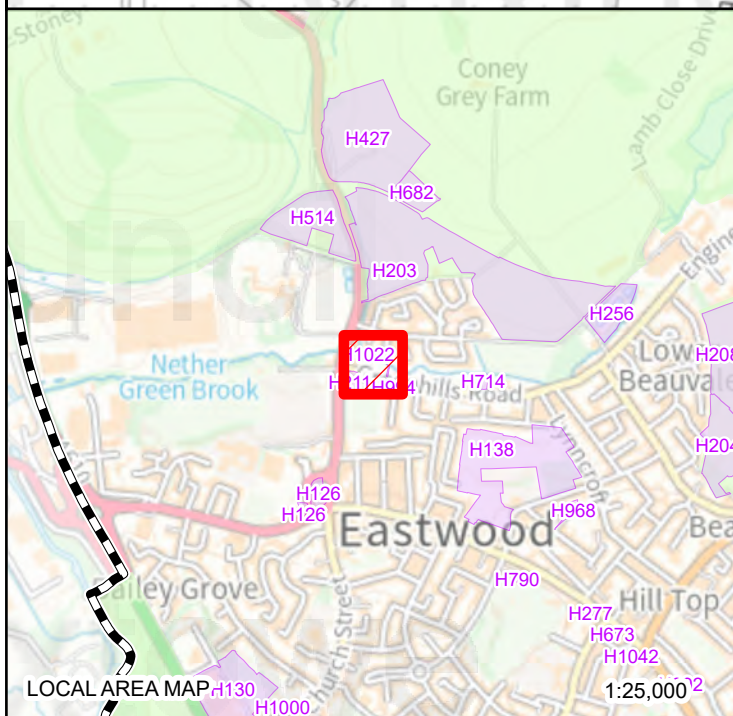
**Broxtowe
Borough
COUNCIL**

Settlement: Eastwood



SITE MAP

BOROUGH MAP



LOCAL AREA MAP

Final Reasoned Judgement:

The site is located in Eastwood. In June 2022, planning permission was granted for one dwelling.

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

Site area (ha):

Potential dwellings: **1**

Site type:

Easting:

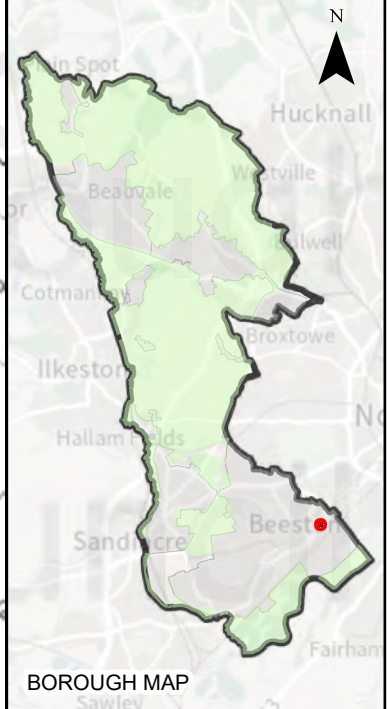
Northing:

0-5 Years

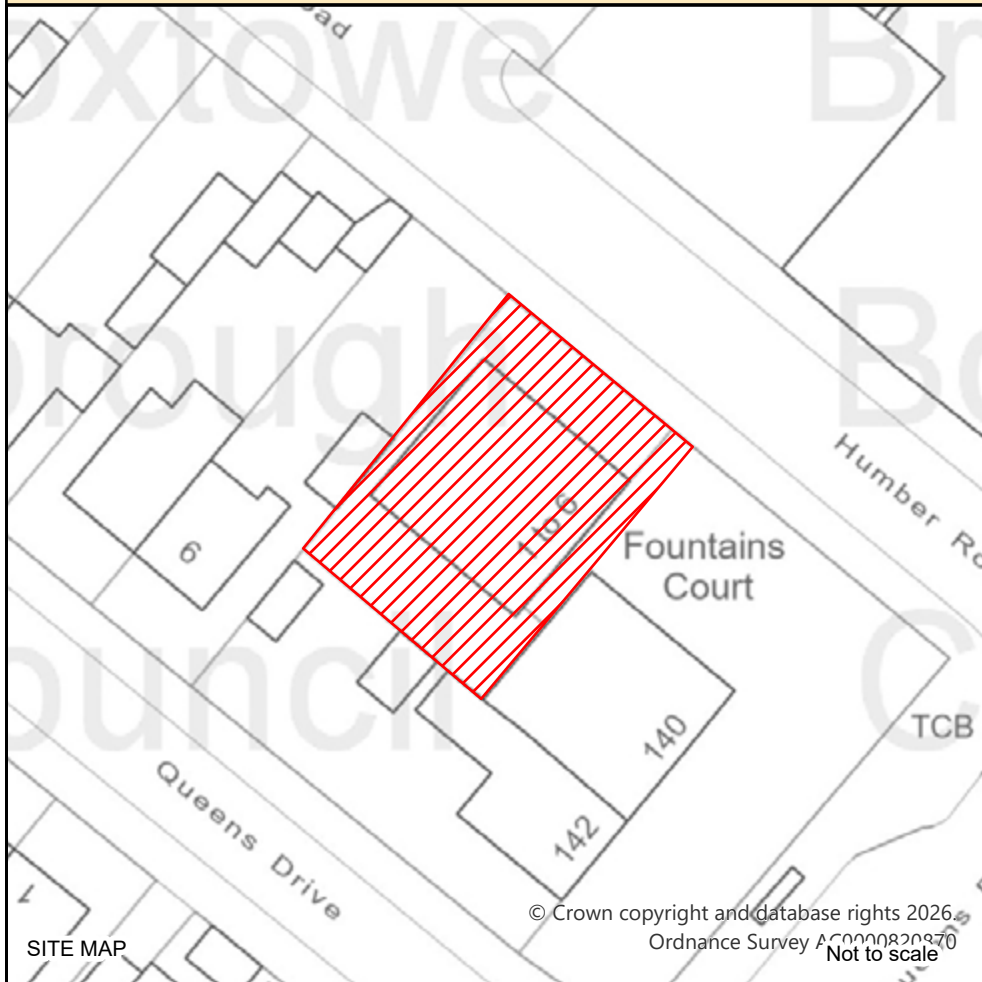


**Broxtowe
Borough
COUNCIL**

Settlement: Main Built Up Area



BOROUGH MAP



SITE MAP

© Crown copyright and database rights 2026.
Ordnance Survey AC0000820870
Not to scale



LOCAL AREA MAP

1:25,000

Final Reasoned Judgement:

The site is situated in a sustainable location in Beeston.

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

Site area (ha):

Potential dwellings:

2

Site type:

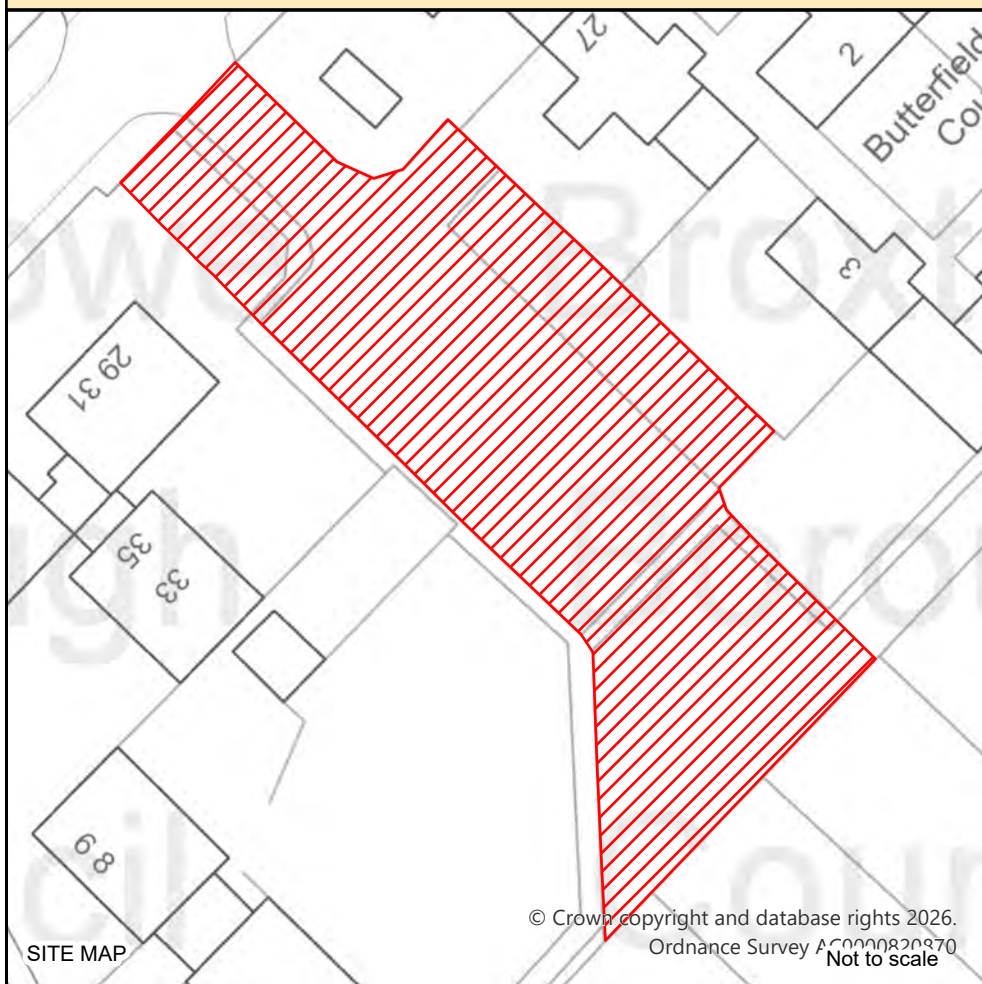
Easting:

Northing:

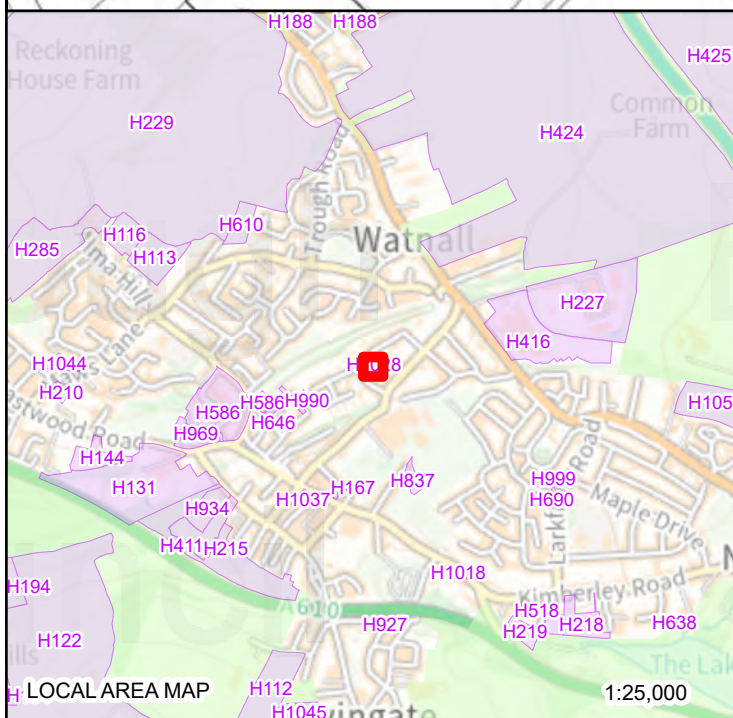
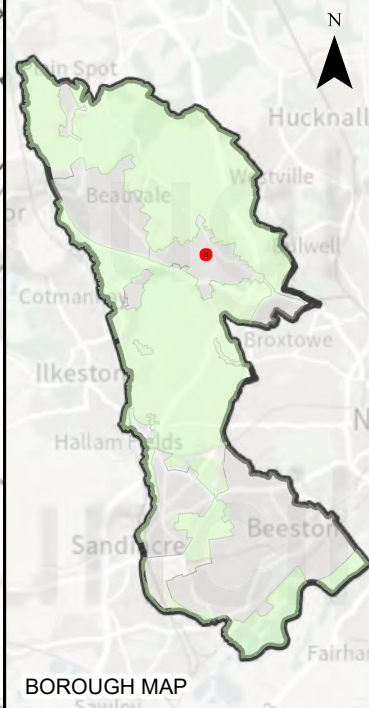
0-5 Years

© Crown Copyright and database right 2026. Ordnance Survey AC0000820870

You are not permitted to copy, sub-license, distribute or sell any of this data to third parties in any form



Settlement: Kimberley

**Final Reasoned Judgement:**

The site is located in Watnall and has planning permission for the construction of two dwellings, following the demolition of existing garages. Construction is underway.

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

Site area (ha):

Potential dwellings:

2

Site type:

Easting:

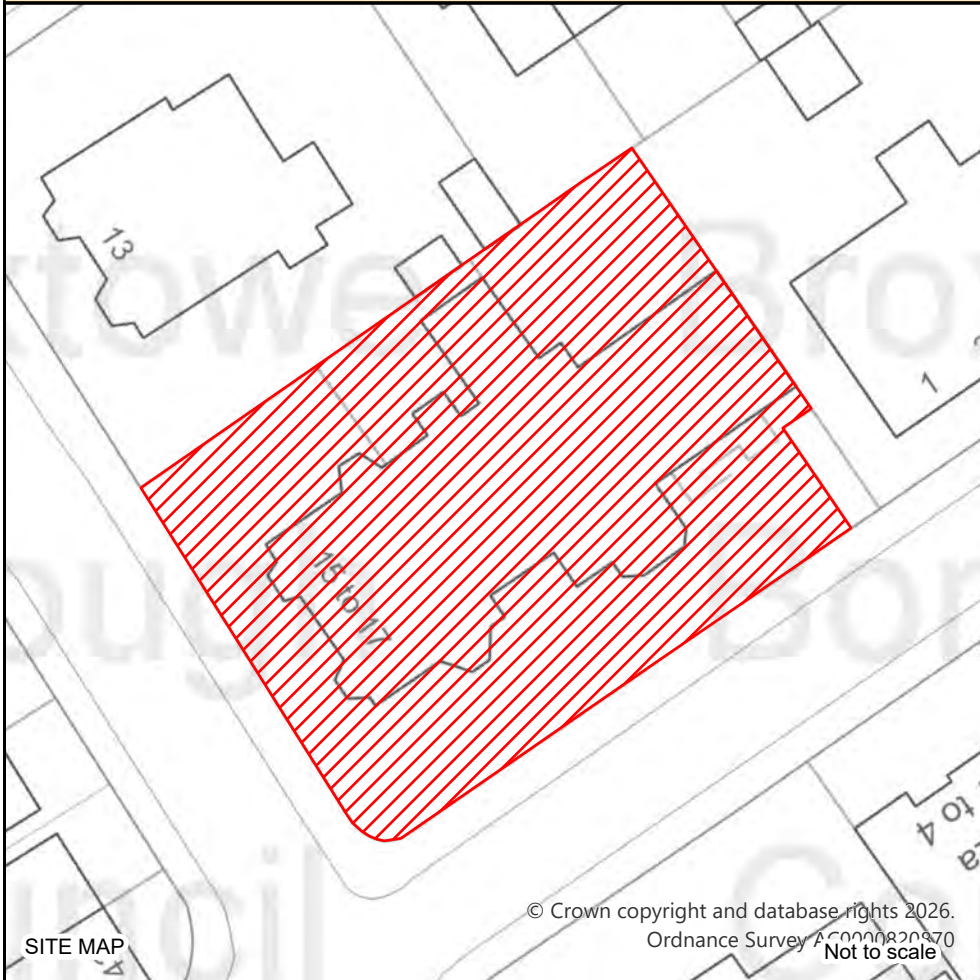
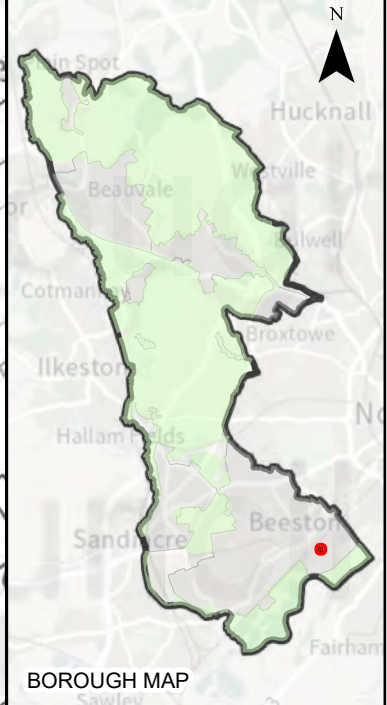
Northing:

0-5 Years



**Broxtowe
Borough
COUNCIL**

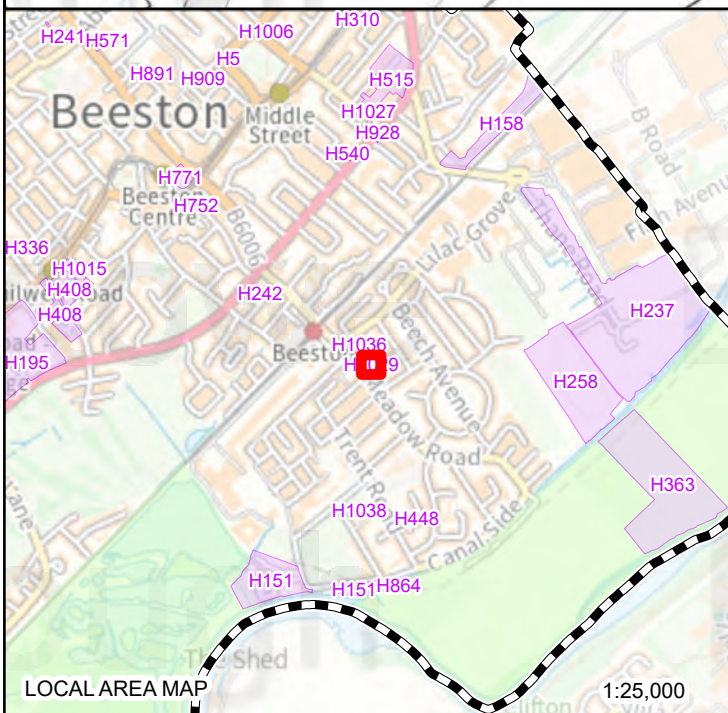
Settlement: Main Built Up Area



© Crown copyright and database rights 2026.
Ordnance Survey AC0000820870
Not to scale

SITE MAP

BOROUGH MAP



LOCAL AREA MAP

1:25,000

Final Reasoned Judgement:

The site is located in Beeston and has permission for the conversion of a nursing home to 14 apartments. Construction is underway.

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

Site area (ha):

Potential dwellings: **14**

Site type:

Easting:

Northing:

0-5 Years

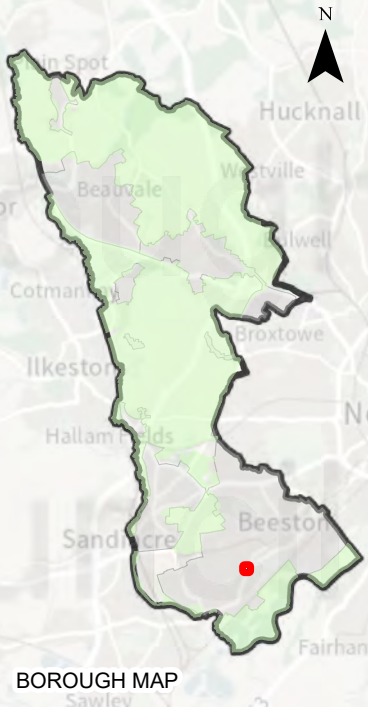
© Crown Copyright and database right 2026. Ordnance Survey AC0000820870

You are not permitted to copy, sub-license, distribute or sell any of this data to third parties in any form

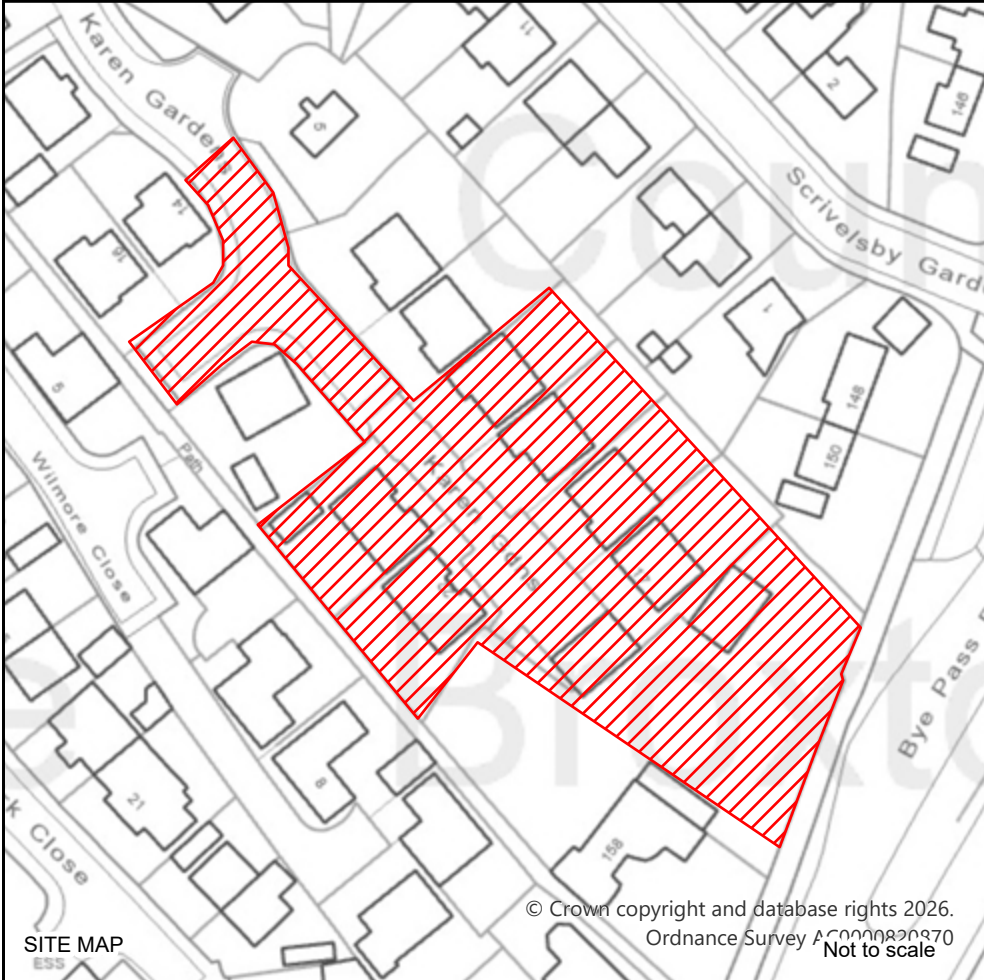


Broxtowe
Borough
COUNCIL

Settlement: Main Built Up Area

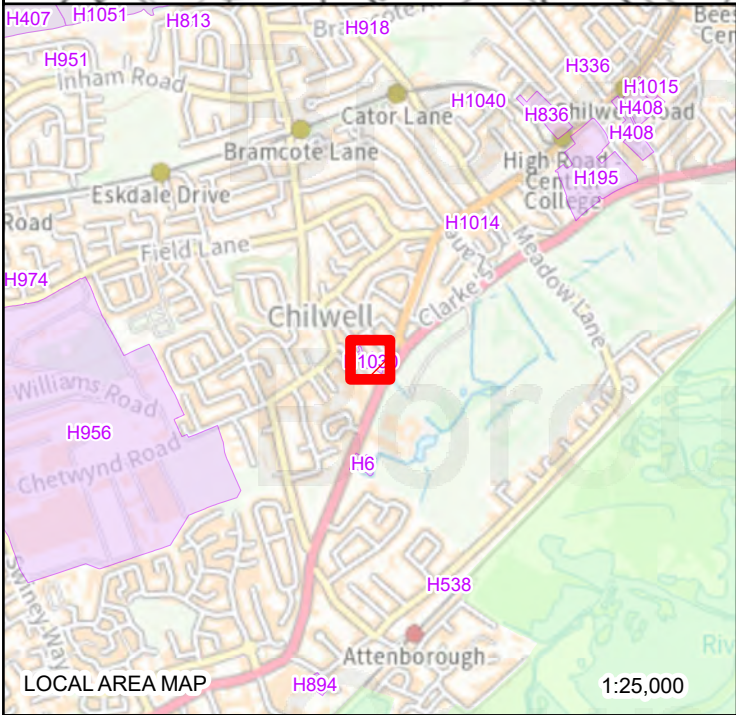


BOROUGH MAP



SITE MAP

© Crown copyright and database rights 2026.
Ordnance Survey AC0000820870
Not to scale



LOCAL AREA MAP

1:25,000

Final Reasoned Judgement:

The site is located in Chilwell and has planning permission for the demolition of existing industrial buildings and construction of seven dwellings. Construction is underway and six units were delivered in 2024/25.

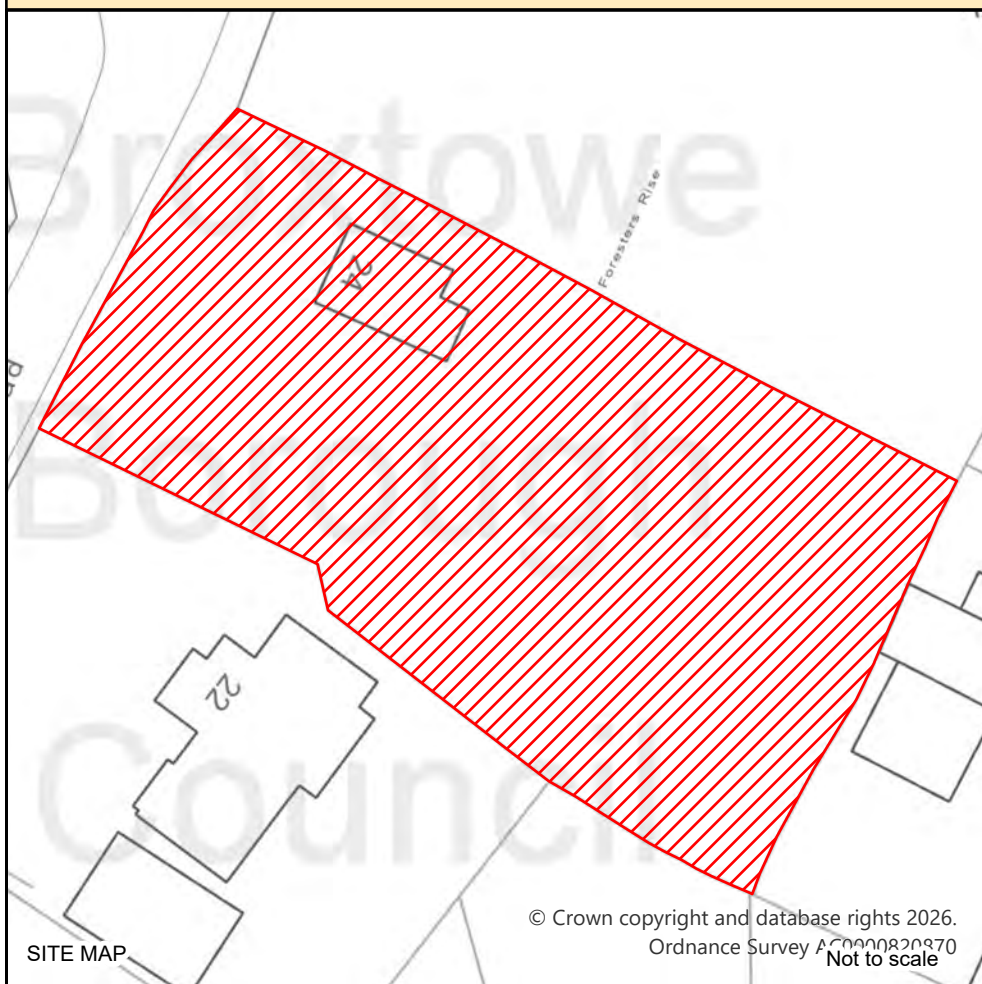
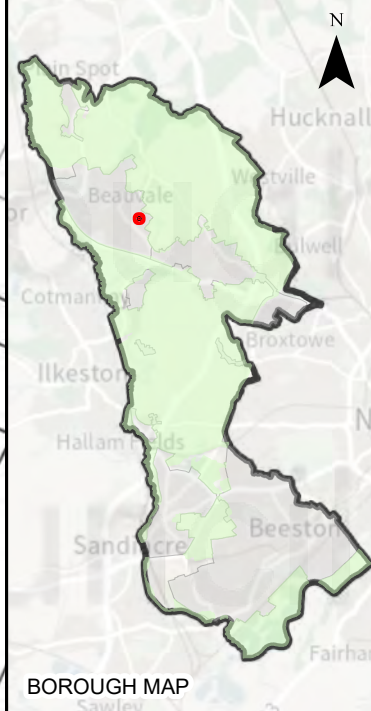
SHLAA Site	Site area (ha):
Other SHLAA sites	Potential dwellings: 7
Green Belt Extent	Site type:
Broxtowe Boundary	Easting:
	Northing:

0-5 Years

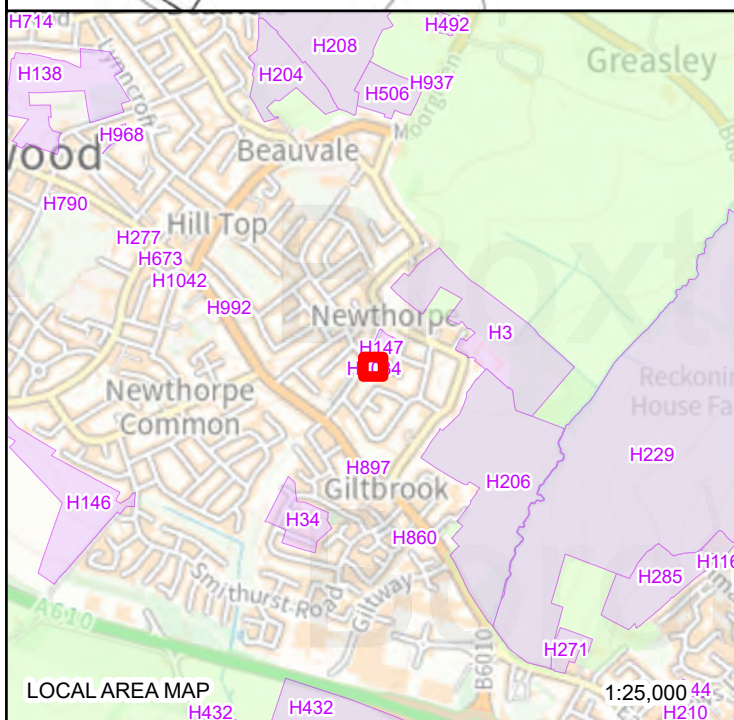


**Broxtowe
Borough
COUNCIL**

Settlement: Other Rural



© Crown copyright and database rights 2026.
Ordnance Survey AC0000820870
Not to scale



Final Reasoned Judgement:

The site is located in the urban area (Newthorpe) and planning permission has been granted for (net) four dwellings.

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

Site area (ha):

Potential dwellings:

4

Site type:

Easting:

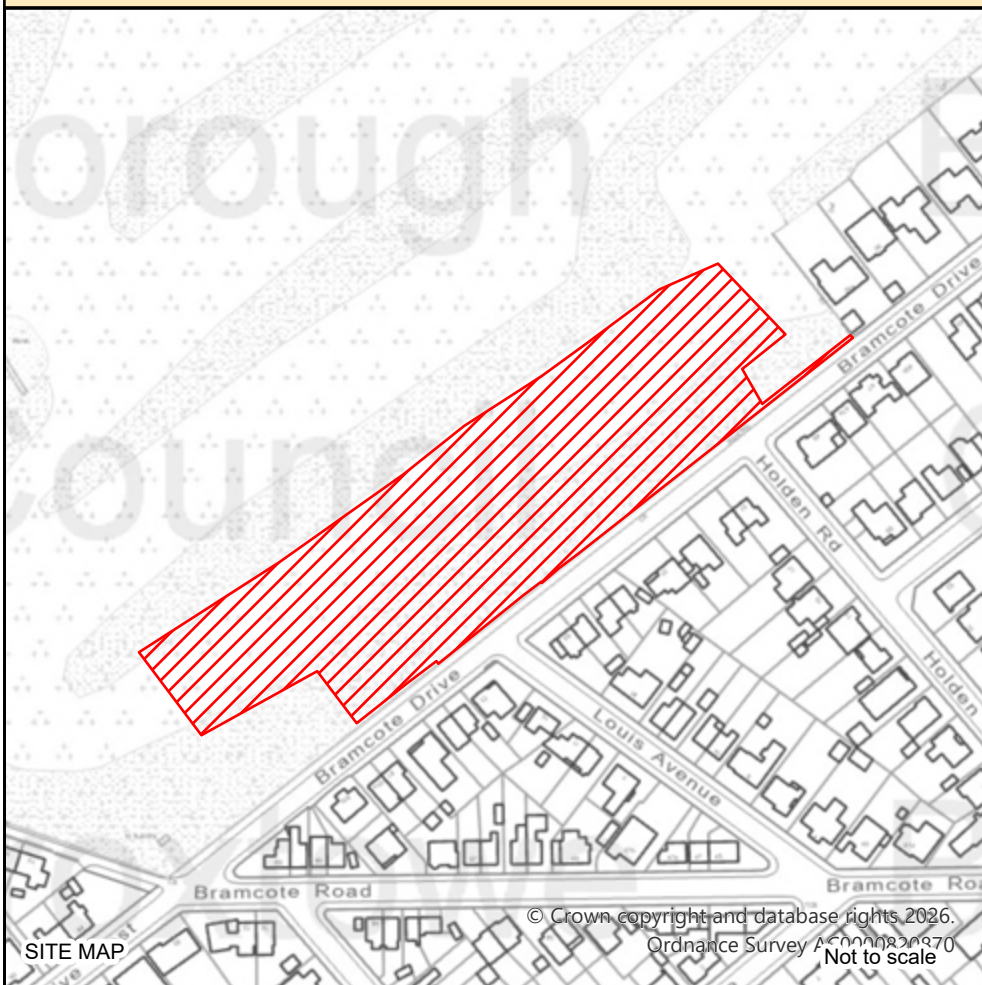
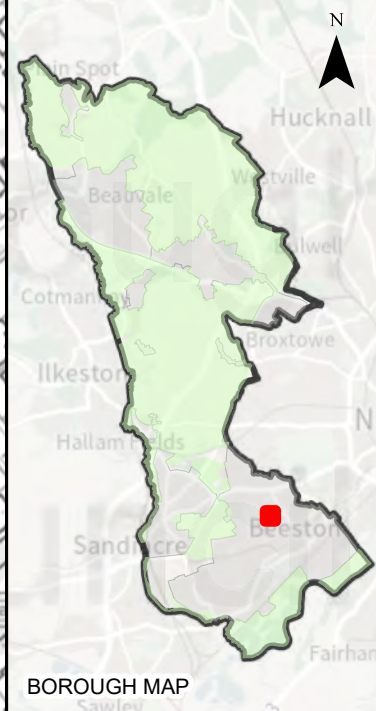
Northing:

0-5 Years



**Broxtowe
Borough
COUNCIL**

Settlement: Main Built Up Area



SITE MAP

BOROUGH MAP



LOCAL AREA MAP

Final Reasoned Judgement:

The site is located within the urban area of Beeston and has planning permission for 10 dwellings.

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

Site area (ha):

Potential dwellings: **10**

Site type:

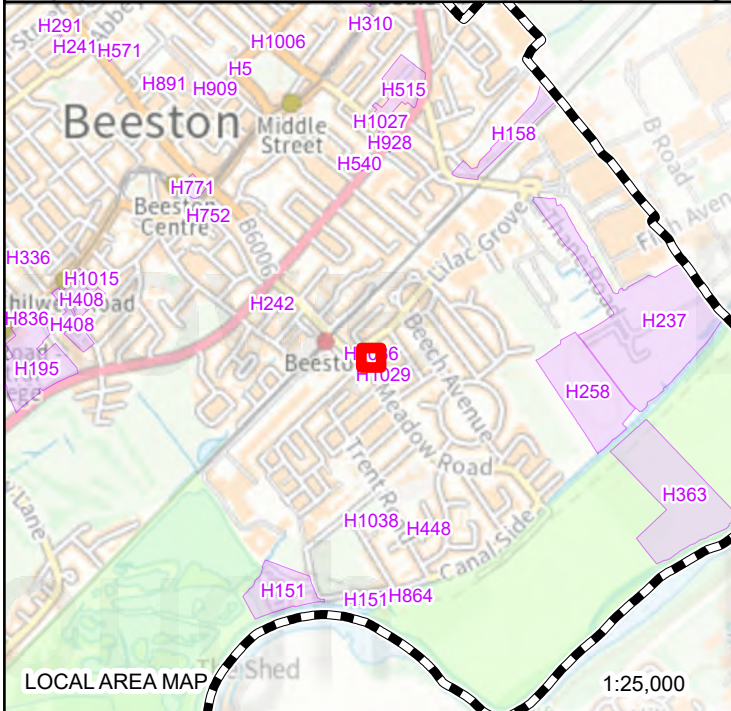
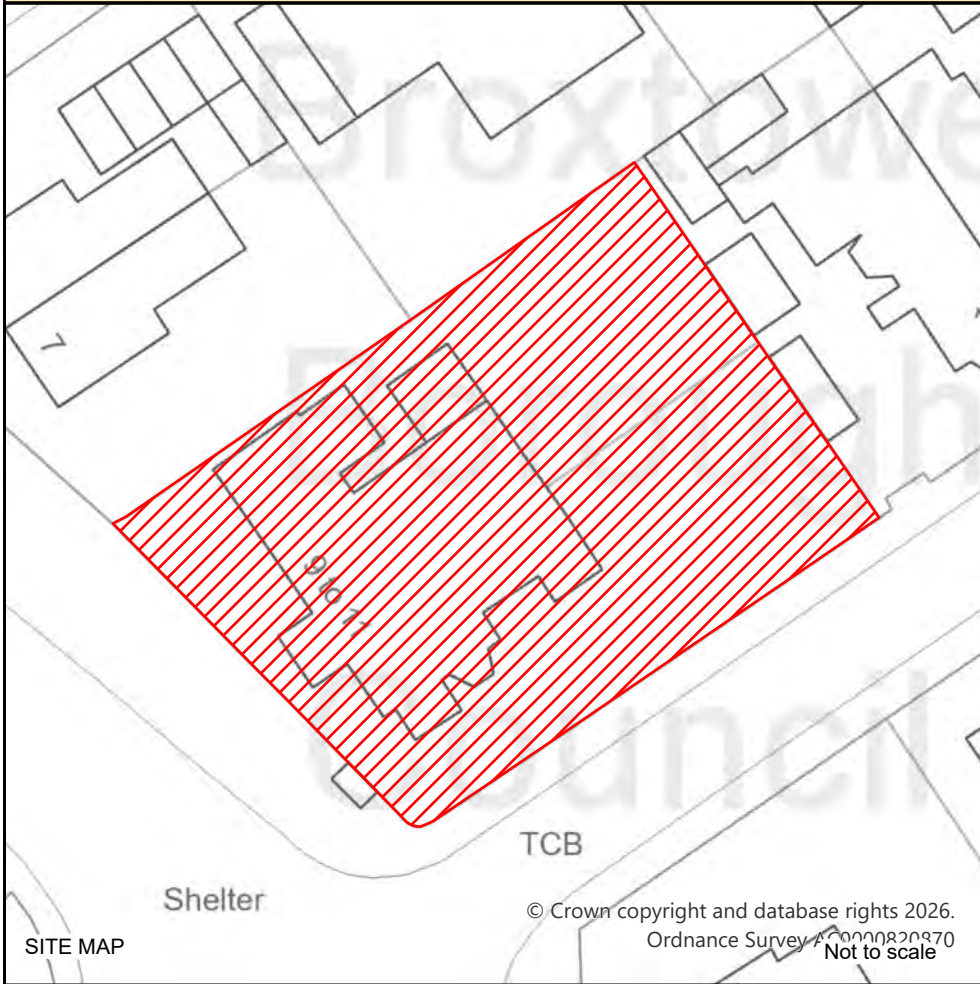
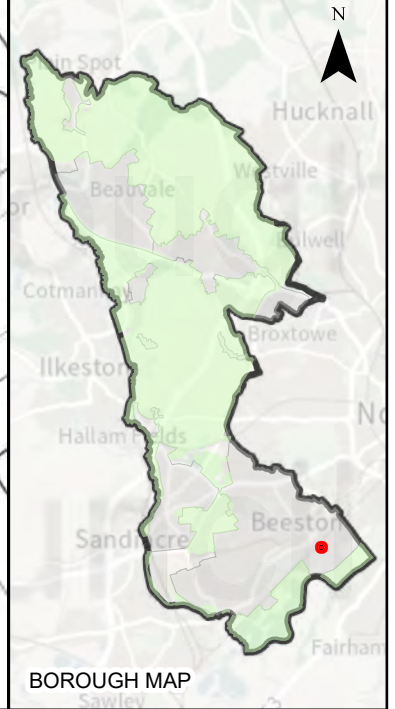
Easting:

Northing:

0-5 Years



Settlement: Main Built Up Area



Final Reasoned Judgement:

The site is situated in a sustainable location in Beeston. A planning application for the change of use from a C2 Care Home, to 6 houses in multiple occupation (24 units in total) was granted by planning permission.

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

Site area (ha):

Potential dwellings: **6**

Site type:

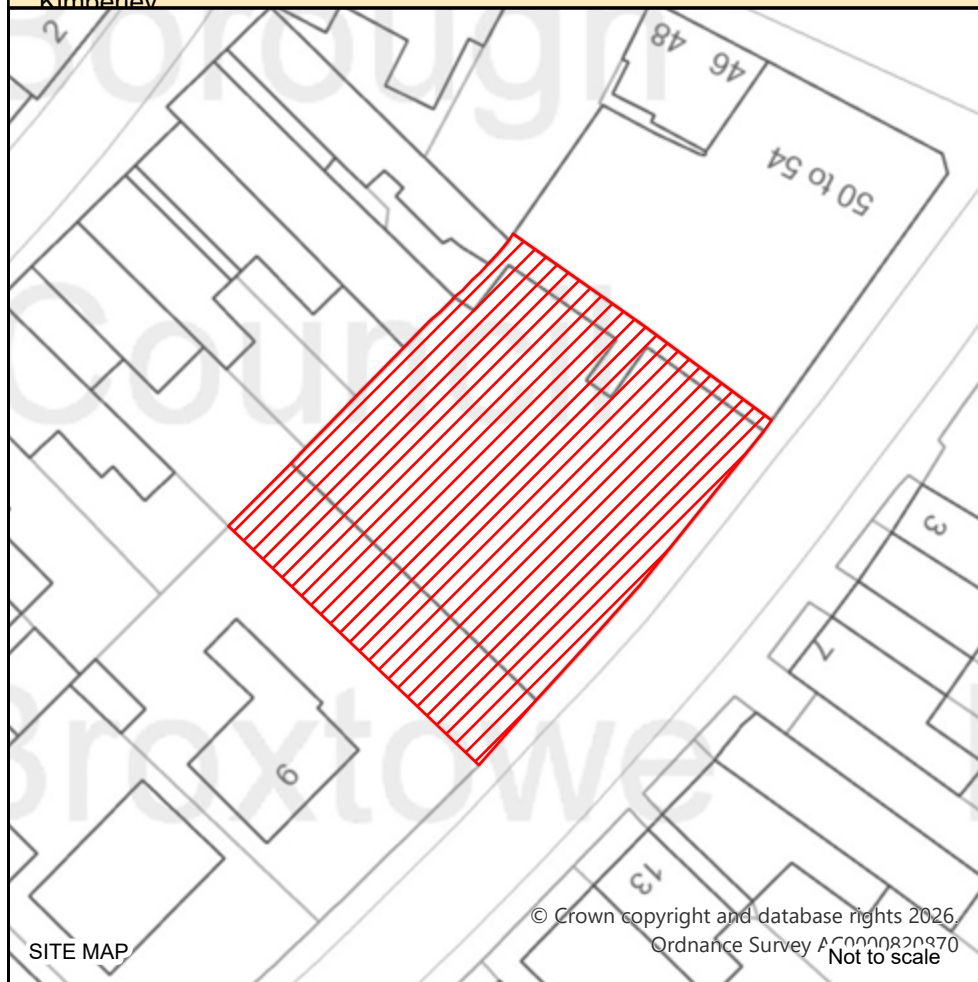
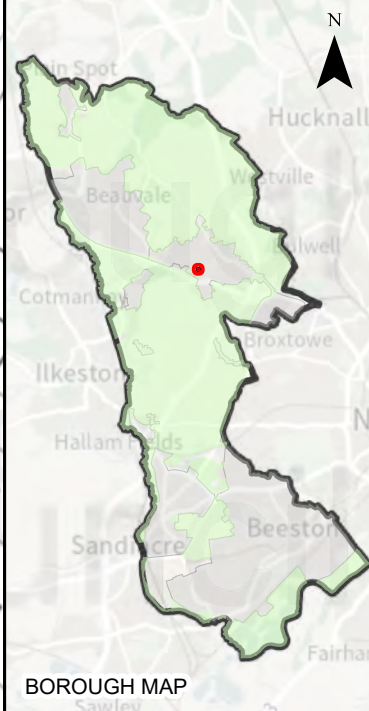
Easting:

Northing:

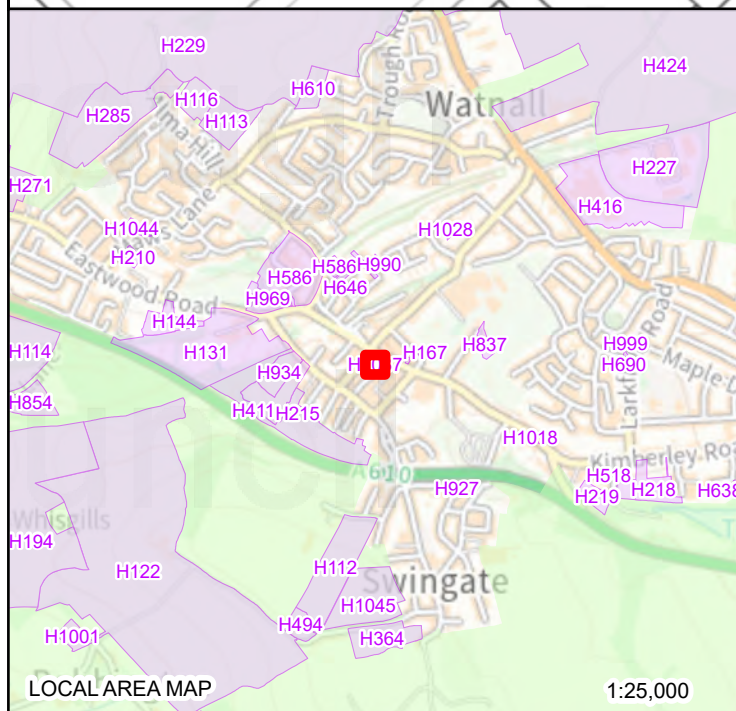
0-5 Years



Settlement: Kimberley



© Crown copyright and database rights 2026.
Ordnance Survey AC0000820870
Not to scale



Final Reasoned Judgement:

The site is located in Kimberley and has planning permission for the demolition of an industrial unit and the construction of 12 flats.

-  SHLAA Site
 Other SHLAA sites
 Green Belt Extent
 Broxtowe Boundary

Site area (ha):

Potential dwellings: 12

Site type:

Easting:

Northing:

0-5 Years

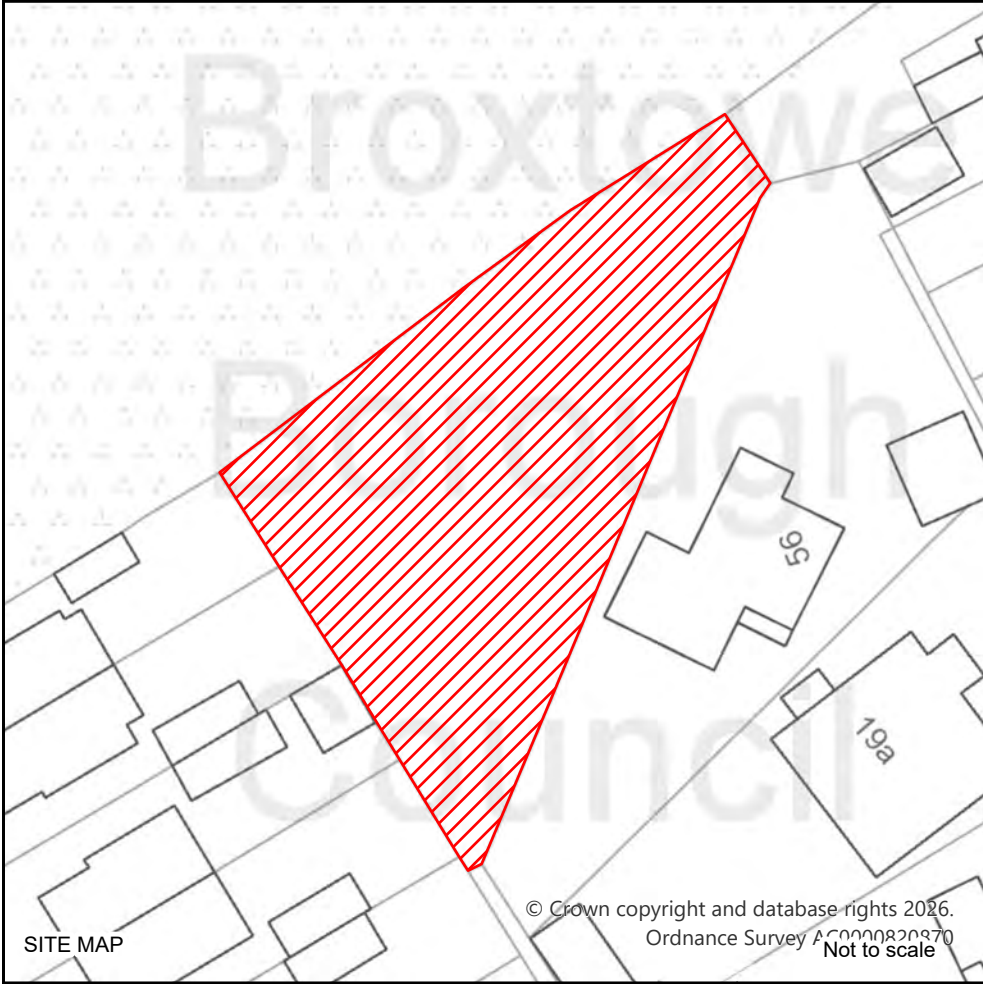
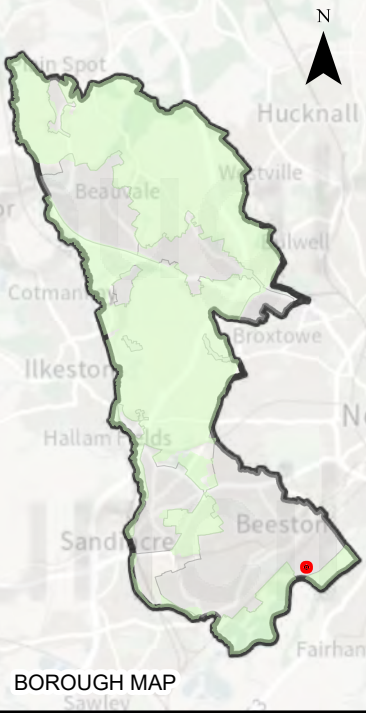
© Crown Copyright and database right 2026. Ordnance Survey AC0000820870

You are not permitted to copy, sub-license, distribute or sell any of this data to third parties in any form



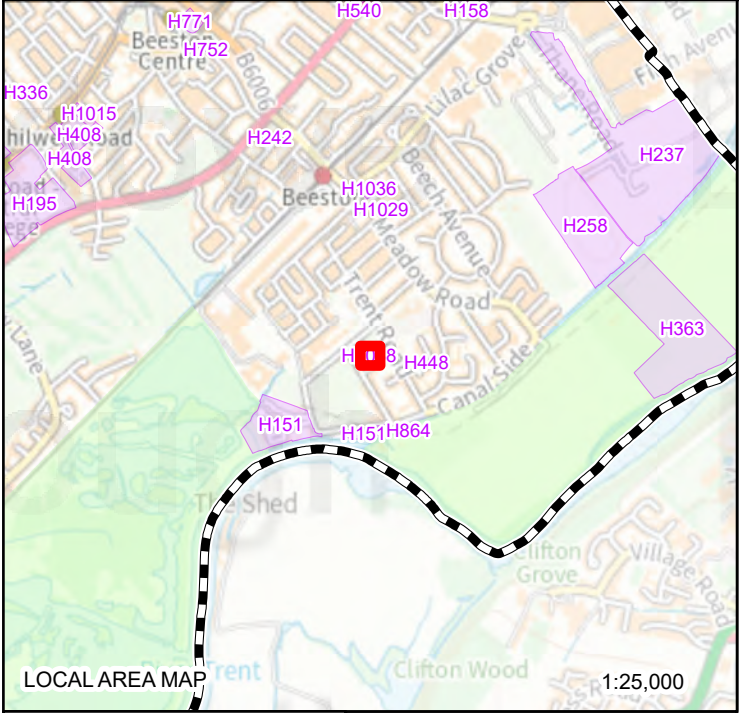
Broxtowe
Borough
COUNCIL

Settlement: Main Built Up Area



SITE MAP

BOROUGH MAP

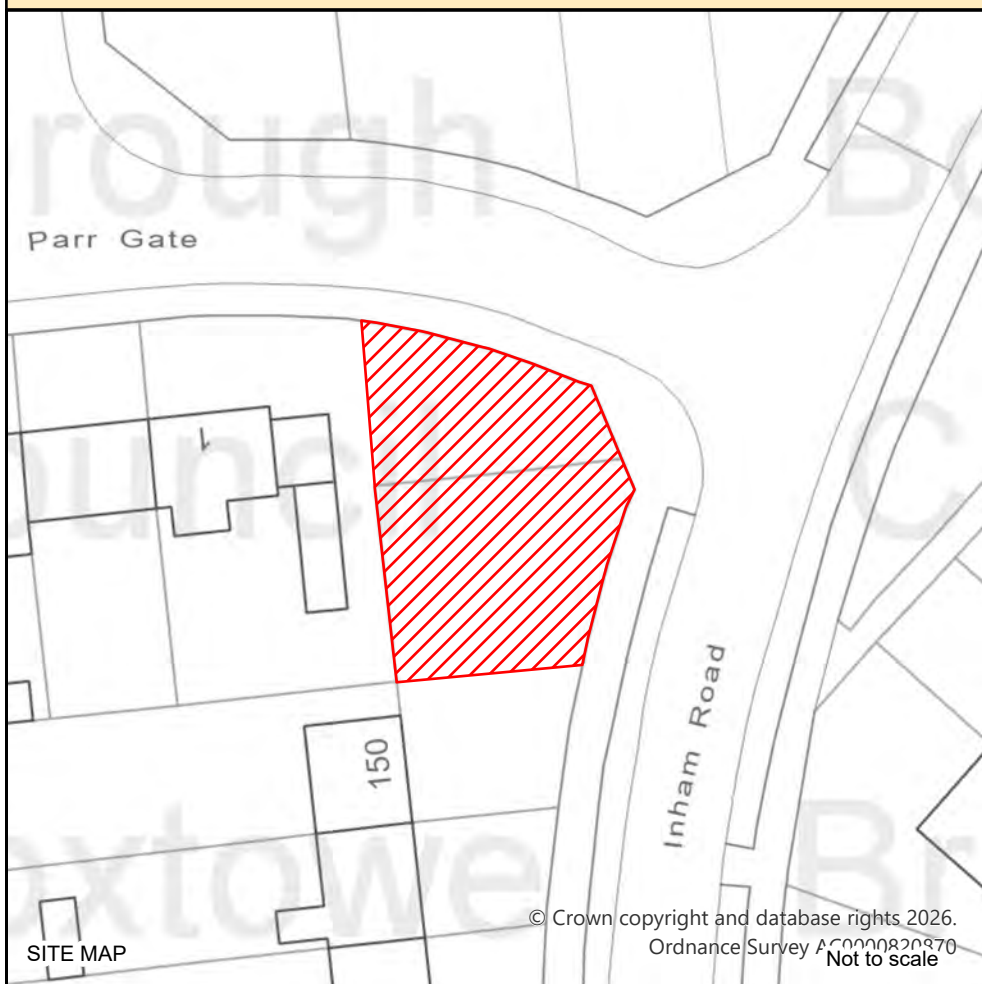


LOCAL AREA MAP

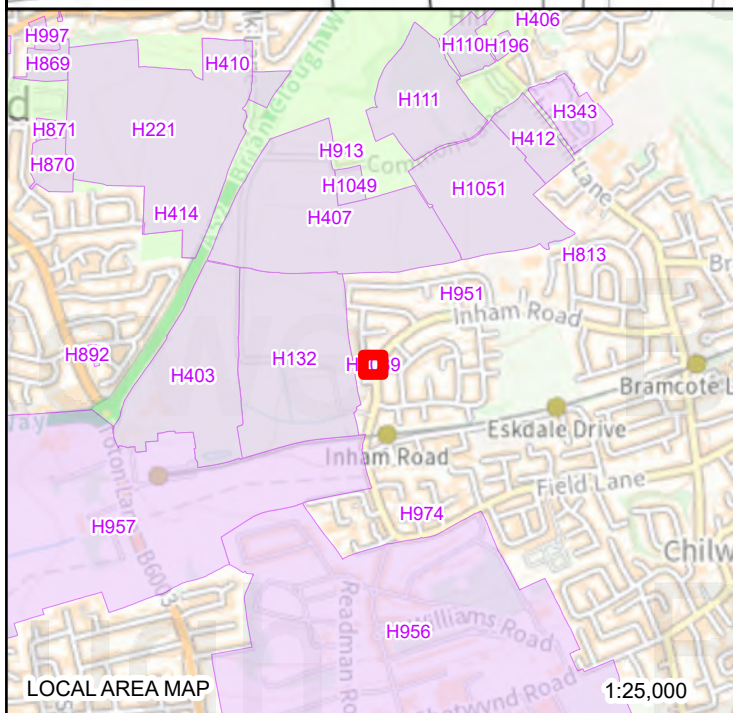
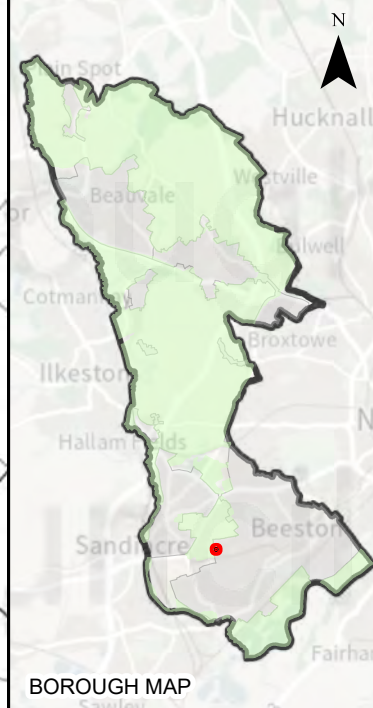
Final Reasoned Judgement:
The site is situated in a sustainable location in Beeston and has planning permission for one dwelling.

SHLAA Site	Site area (ha):
Other SHLAA sites	Potential dwellings: 1
Green Belt Extent	Site type:
Broxtowe Boundary	Easting:
	Northing:

0-5 Years



Settlement: Main Built Up Area



Final Reasoned Judgement:

The site is situated in a sustainable location in Chilwell and has planning permission for two dwellings.

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

Site area (ha):

Potential dwellings:

2

Site type:

Easting:

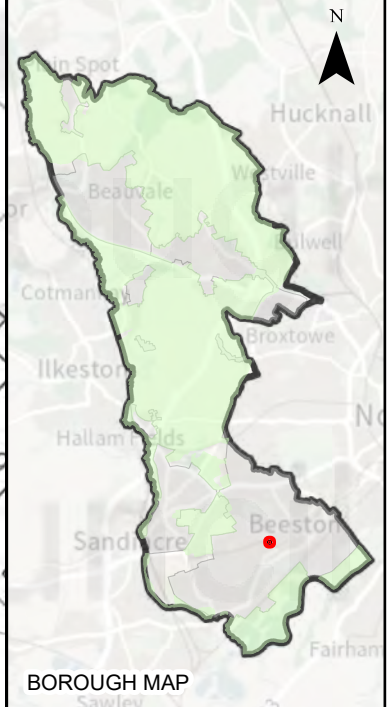
Northing:

0-5 Years

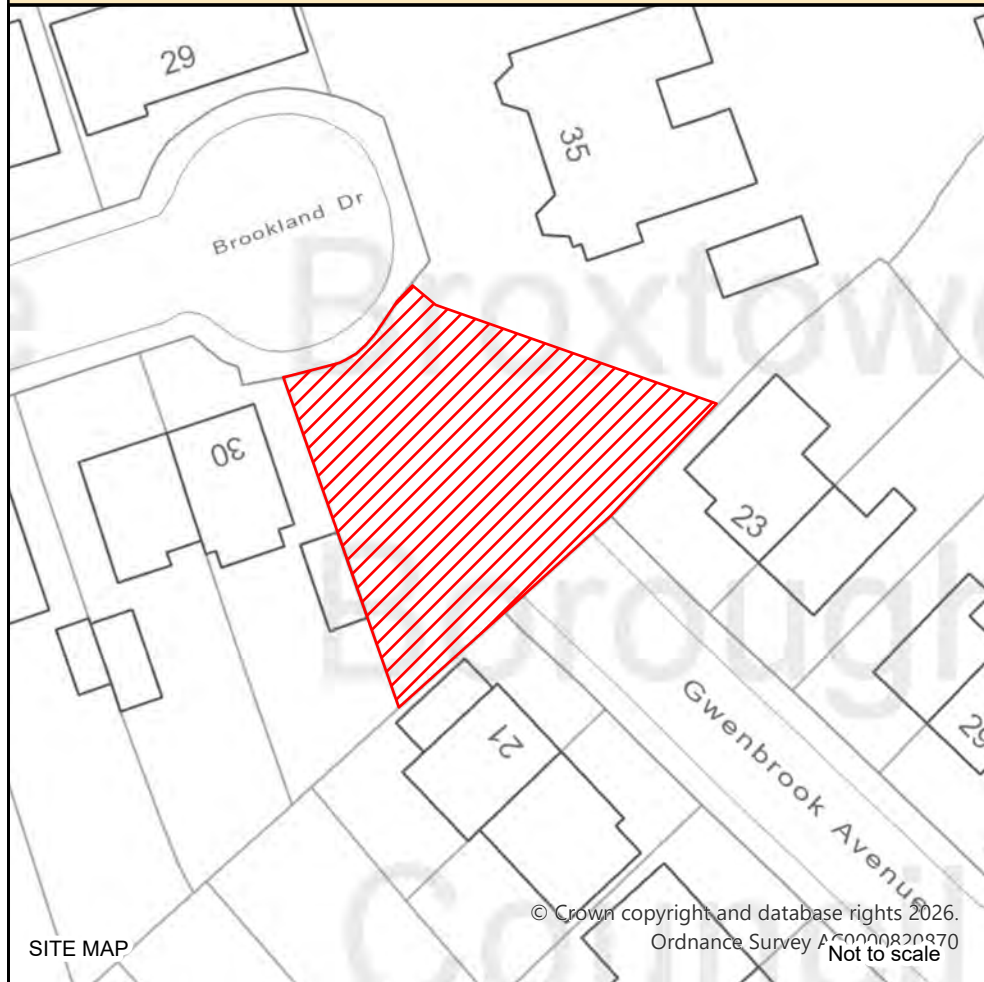


**Broxtowe
Borough
COUNCIL**

Settlement: Main Built Up Area

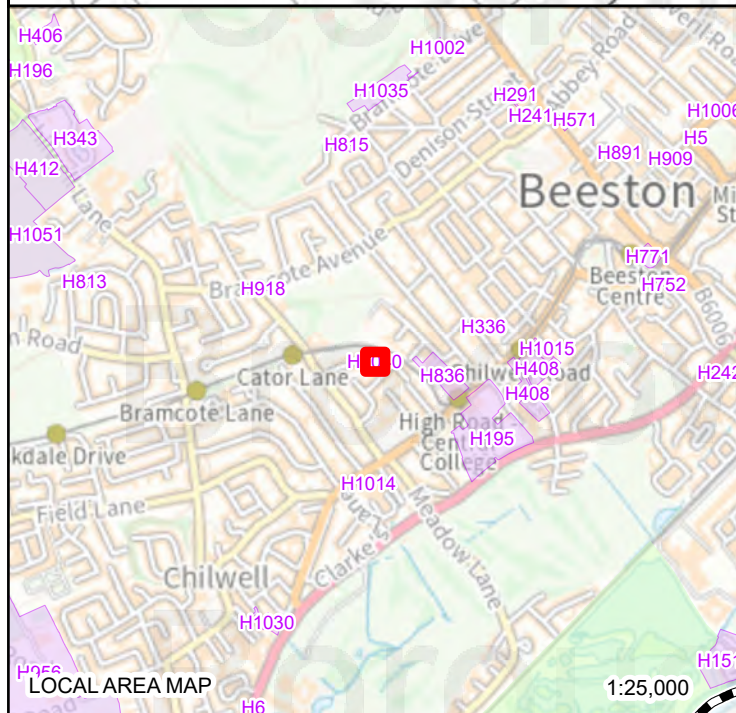


BOROUGH MAP



SITE MAP

© Crown copyright and database rights 2026.
Ordnance Survey AC0000820870
Not to scale



LOCAL AREA MAP

1:25,000

Final Reasoned Judgement:

The site is situated in a sustainable location in Chilwell and has planning permission for one dwelling.

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

Site area (ha):

Potential dwellings:

1

Site type:

Easting:

Northing:

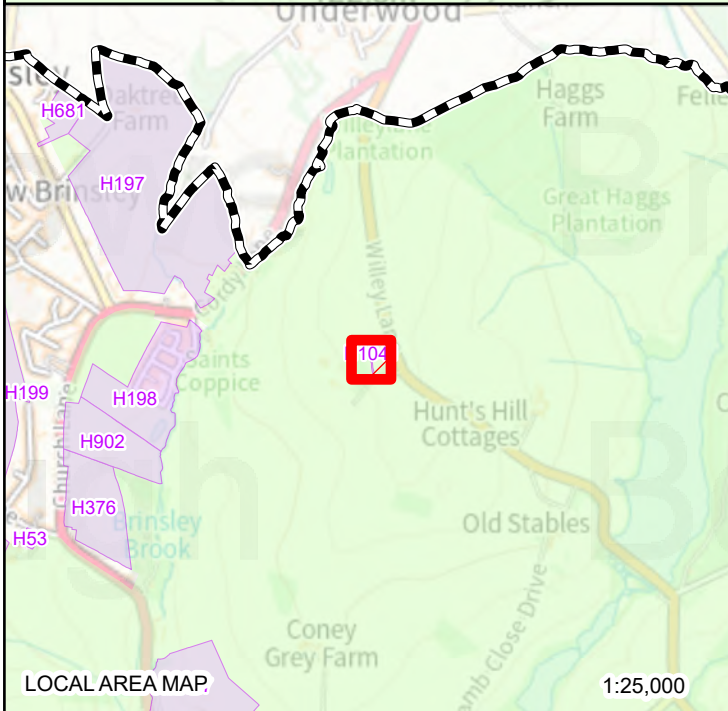
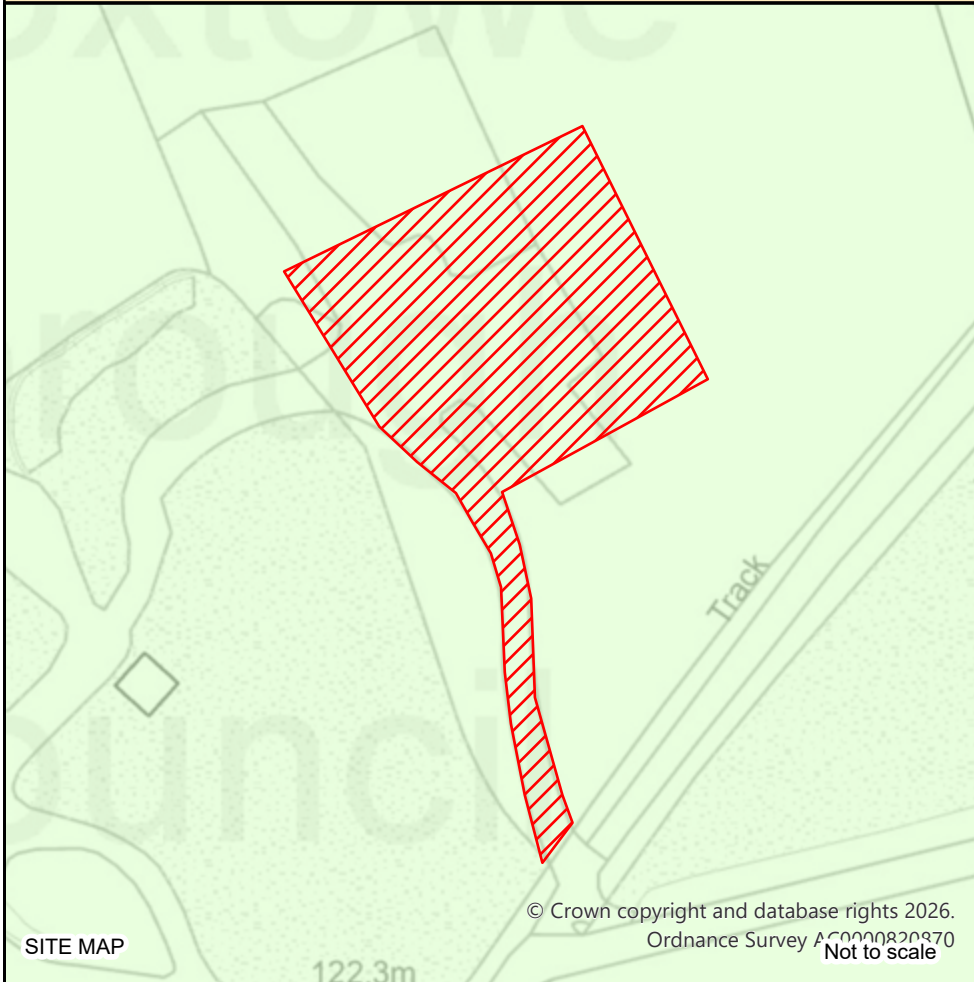
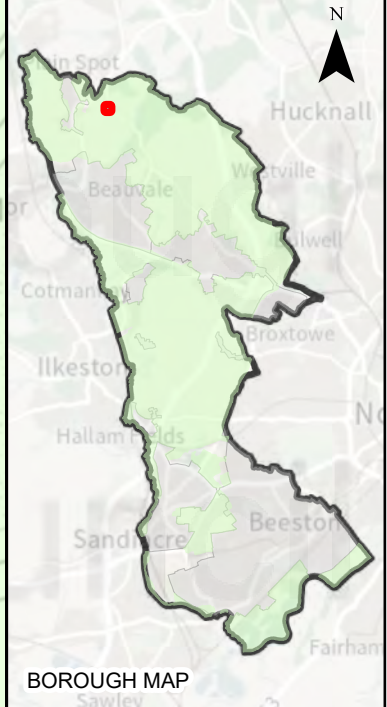
0-5 Years

© Crown Copyright and database right 2026. Ordnance Survey AC0000820870

You are not permitted to copy, sub-license, distribute or sell any of this data to third parties in any form



Settlement: Other Rural



Final Reasoned Judgement:

The site is located in the Green Belt and so is considered to be inappropriate for development. The site is isolated from the urban area and so residential development in this location would be considered to be inappropriate.

Notwithstanding the above, planning permission has been granted for one 'agricultural workers dwelling'. Condition 6 of planning permission 24/00630/FUL states: 'The dwelling hereby approved shall only be occupied by a person or persons associated with the day to day operations of the agricultural land to which it stands'. It is considered that this site would not be acceptable for additional or non-agricultural development.

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

Site area (ha):

Potential dwellings:

1

Site type:

Easting:

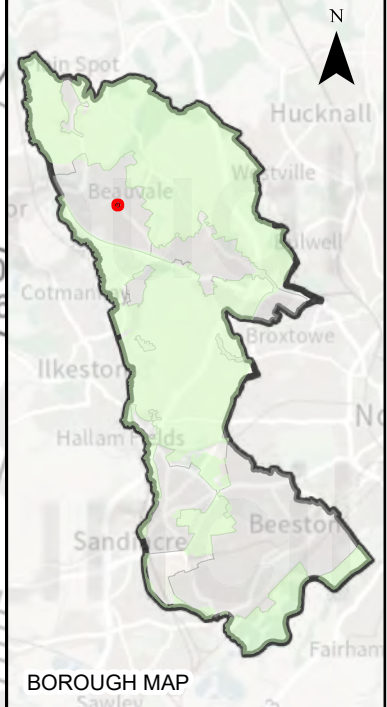
Northing:

0-5 Years

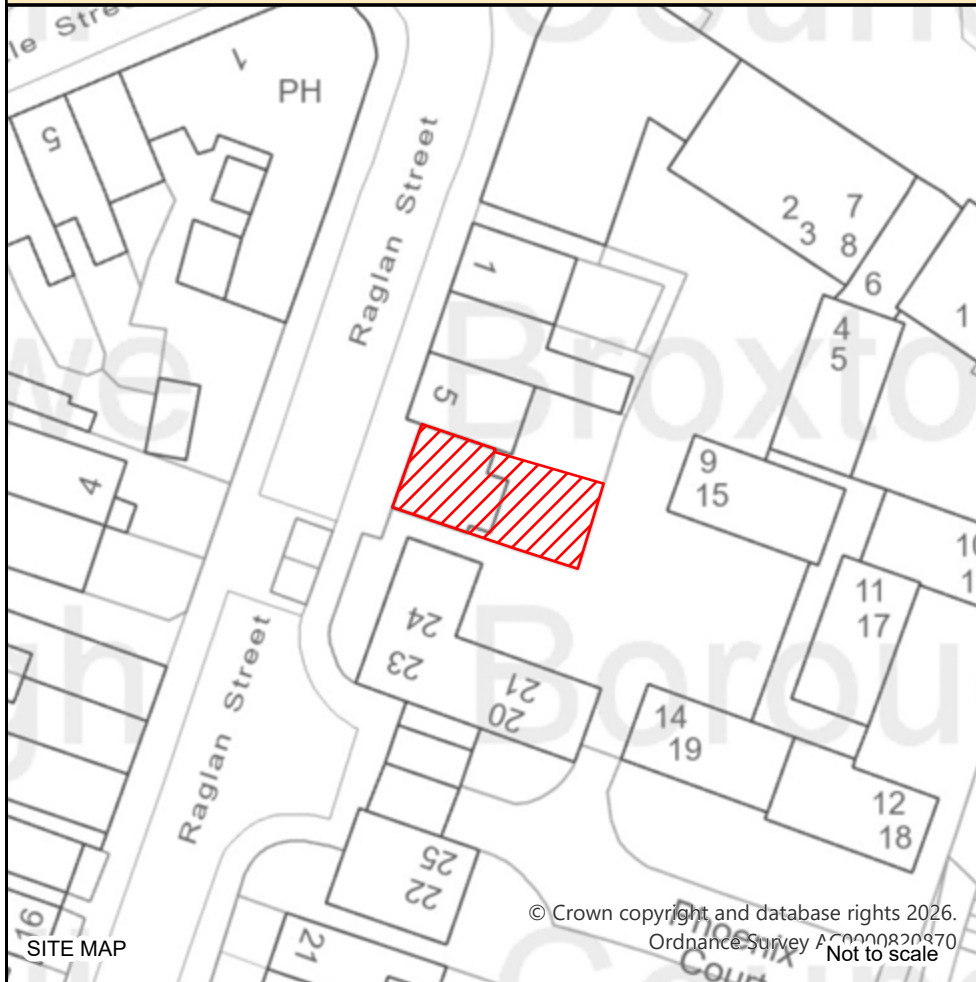


**Broxtowe
Borough
COUNCIL**

Settlement: Eastwood



BOROUGH MAP



SITE MAP

© Crown copyright and database rights 2026.
Ordnance Survey AC0000820870
Not to scale



LOCAL AREA MAP

Final Reasoned Judgement:

The site is situated in a sustainable location in Eastwood and has planning permission for one dwelling.

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

Site area (ha):

Potential dwellings:

1

Site type:

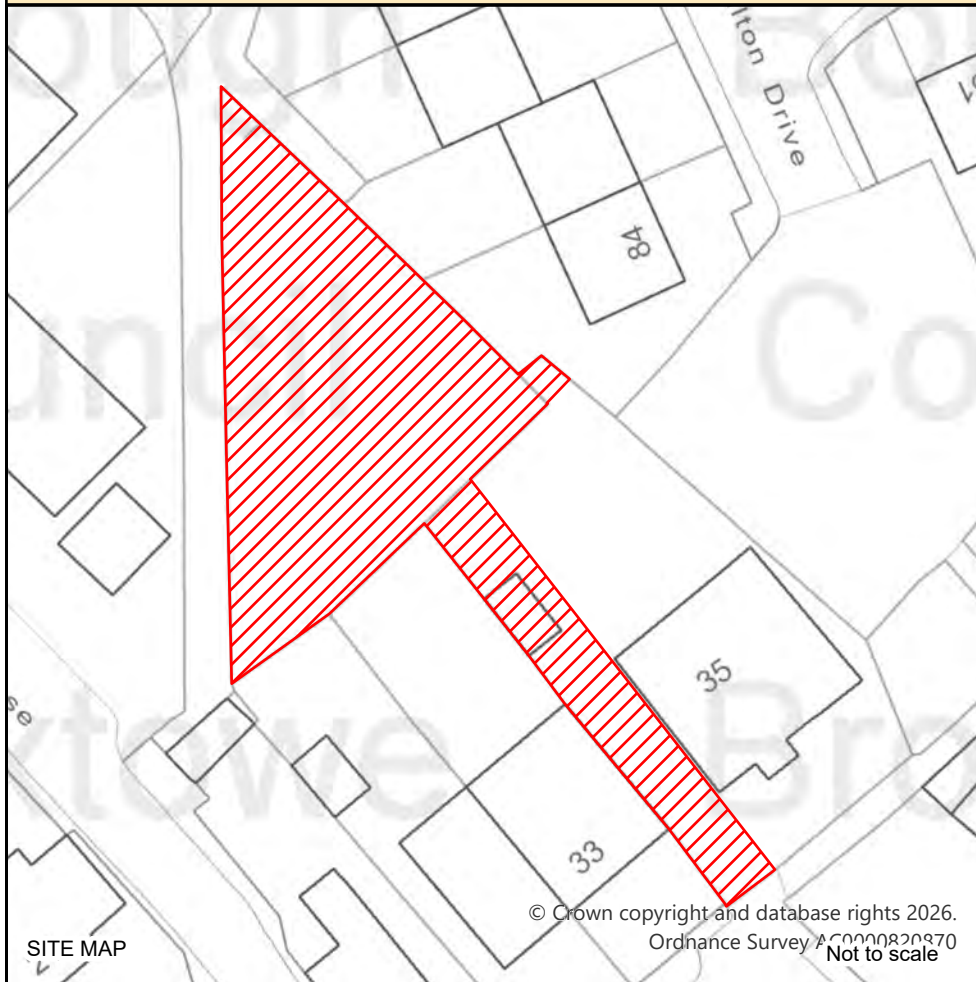
Easting:

Northing:

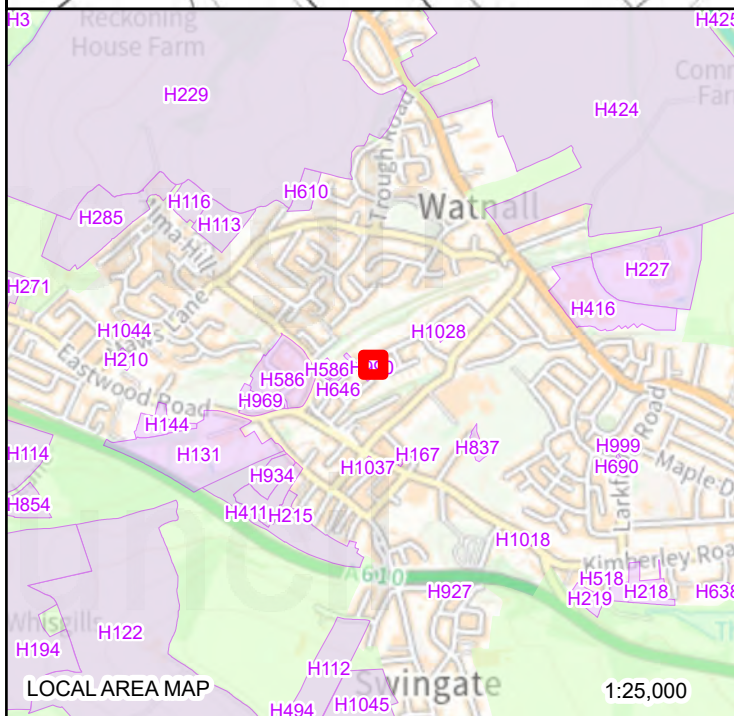
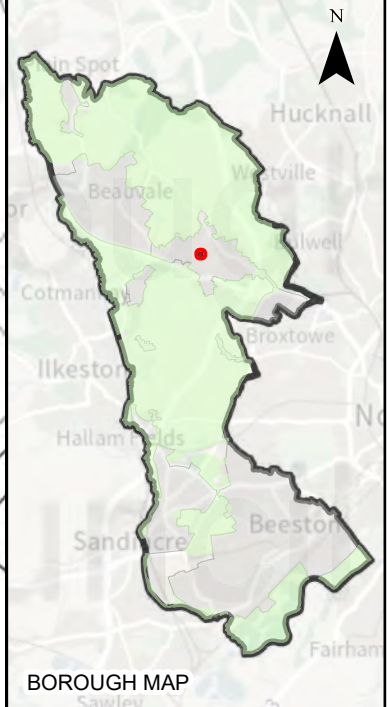
0-5 Years

© Crown Copyright and database right 2026. Ordnance Survey AC0000820870

You are not permitted to copy, sub-license, distribute or sell any of this data to third parties in any form



Settlement: Kimberley

**Final Reasoned Judgement:**

The site is located in Kimberley and has planning permission for one dwelling.

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

Site area (ha):

Potential dwellings:

1

Site type:

Easting:

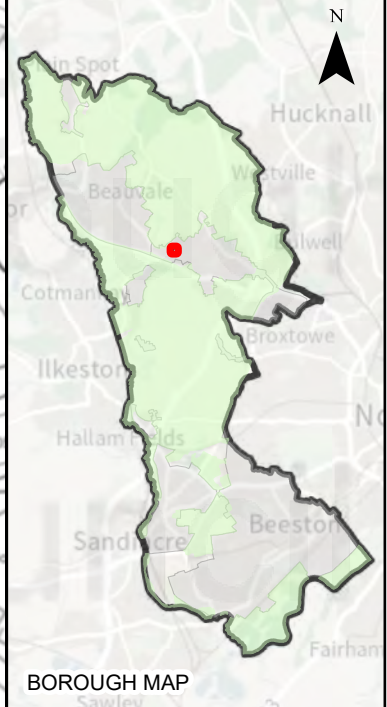
Northing:

0-5 Years

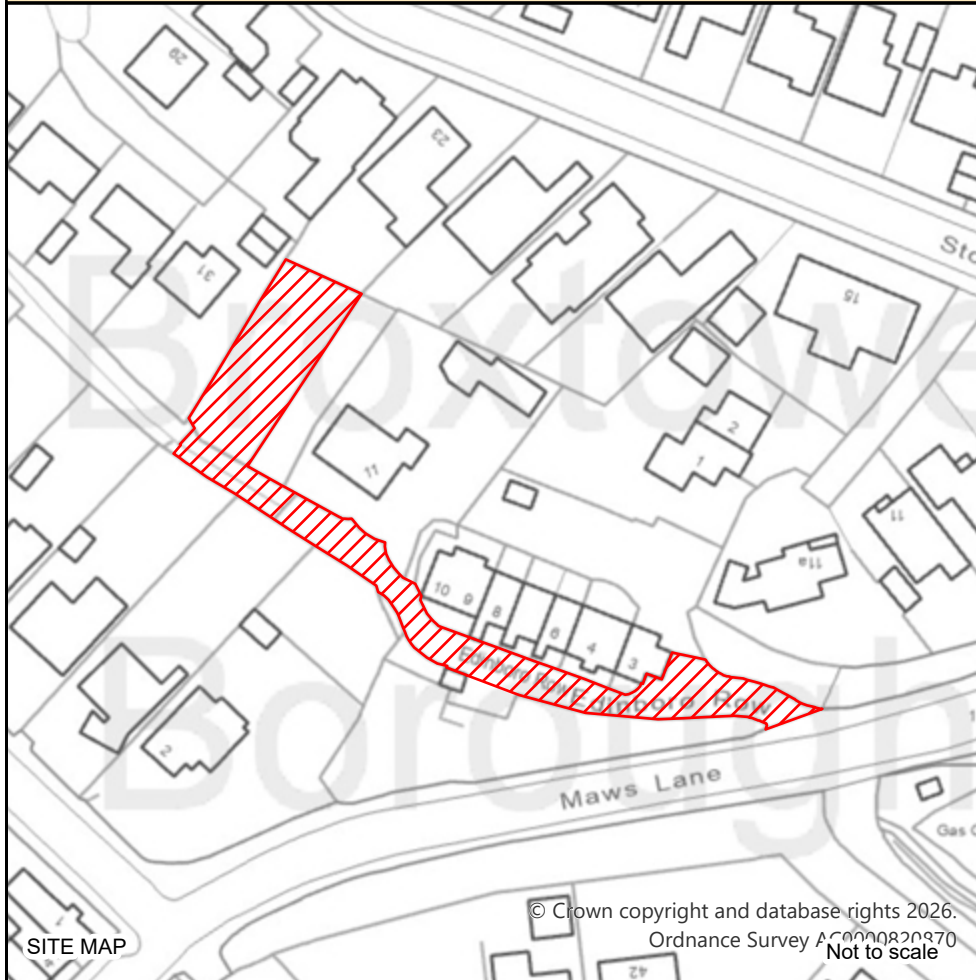


**Broxtowe
Borough
COUNCIL**

Settlement: Kimberley

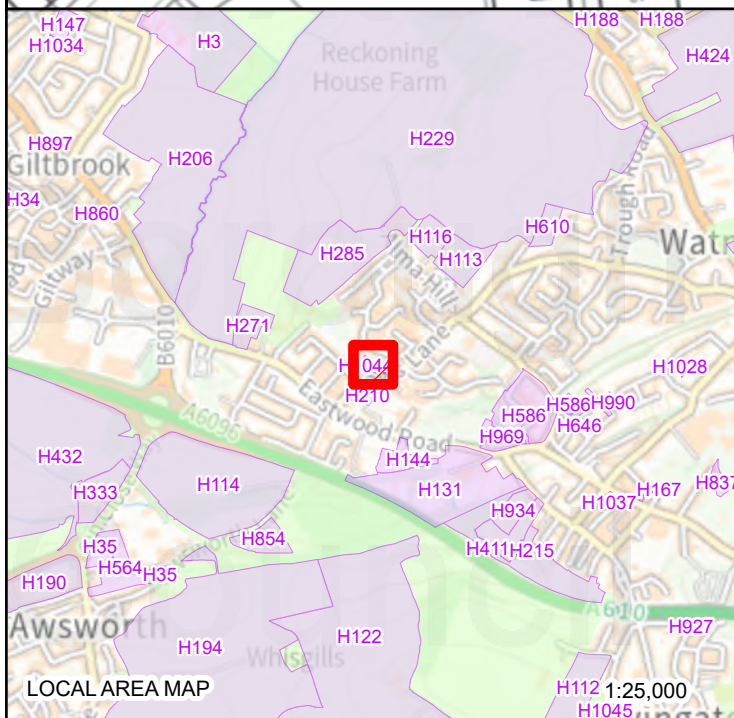


BOROUGH MAP



SITE MAP

© Crown copyright and database rights 2026.
Ordnance Survey AC0000820870
Not to scale



LOCAL AREA MAP

Final Reasoned Judgement:

The site is located in a sustainable location in Kimberley and has planning permission for one dwelling.

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

Site area (ha):

Potential dwellings:

1

Site type:

Easting:

Northing:

0-5 Years

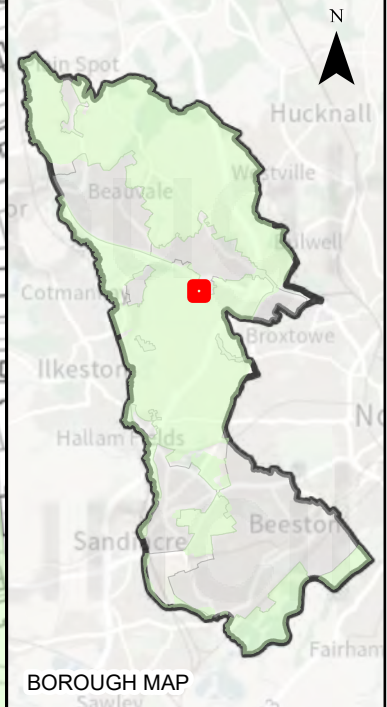
© Crown Copyright and database right 2026. Ordnance Survey AC0000820870

You are not permitted to copy, sub-license, distribute or sell any of this data to third parties in any form

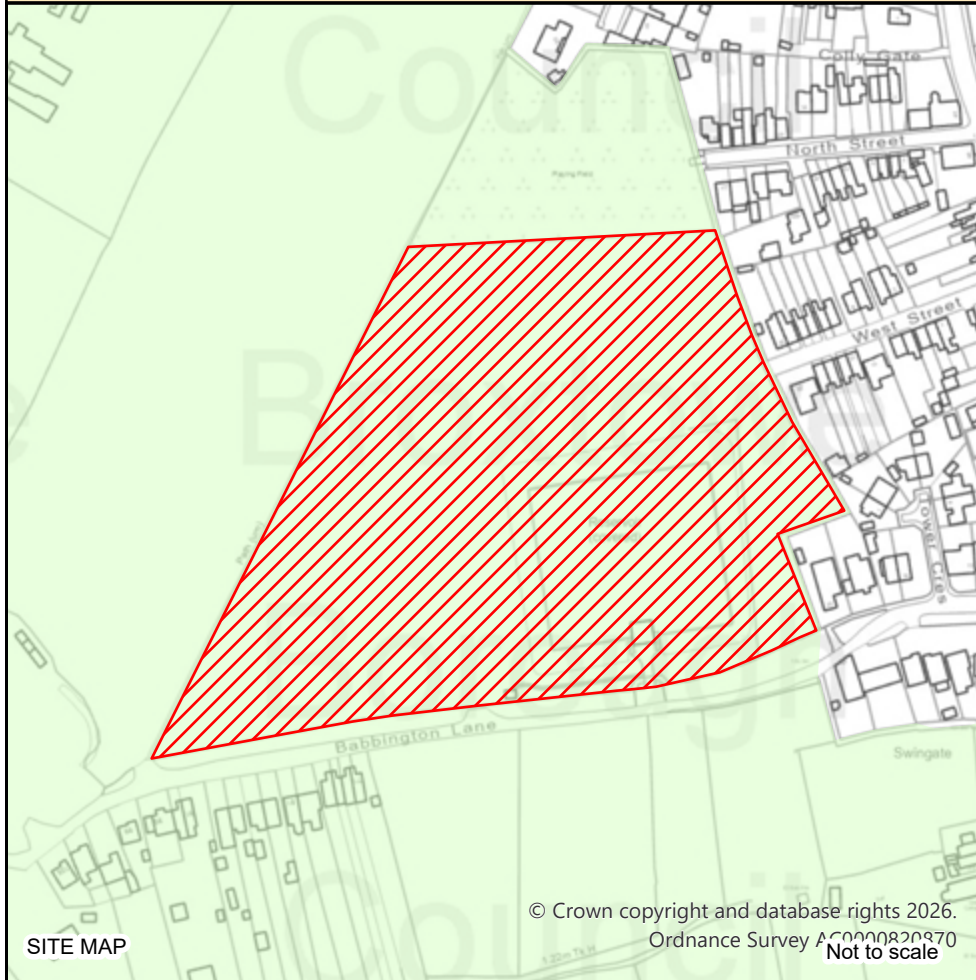


**Broxtowe
Borough
COUNCIL**

Settlement: Kimberley

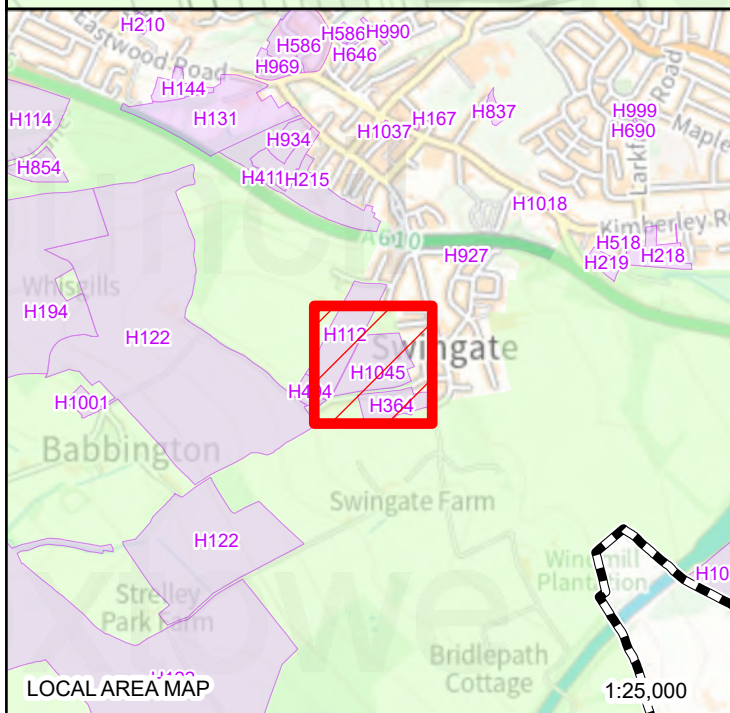


BOROUGH MAP



SITE MAP

© Crown copyright and database rights 2026.
Ordnance Survey AC0000820870
Not to scale



LOCAL AREA MAP

1:25,000

Final Reasoned Judgement:

The site is located in the Green Belt and so is considered to be inappropriate for development. The policy could be suitable for development were Green Belt policy to change. Potential constraints which would need to be resolved could include: Any impact upon the Grade II Listed Swingate Water Tower including paired flight of steps and balustrading; Public Rights of Way along the site boundaries (east and west); the loss of (largely) Grade 2 Agricultural Land; and any remediation works in relation to the underground reservoir.

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

Site area (ha):

Potential dwellings: **70**

Site type:

Easting:

Northing:

Could be suitable if policy changes

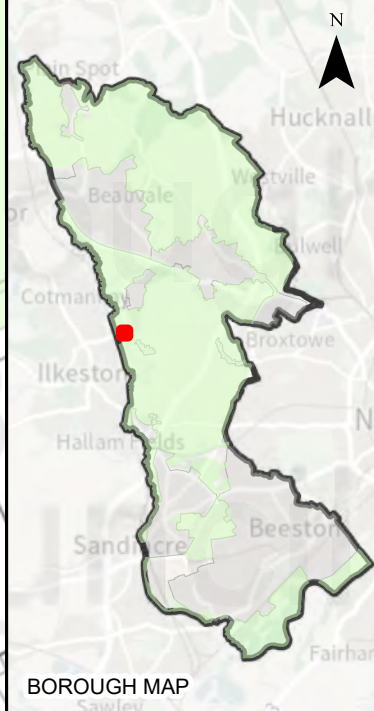
© Crown Copyright and database right 2026. Ordnance Survey AC0000820870

You are not permitted to copy, sub-license, distribute or sell any of this data to third parties in any form

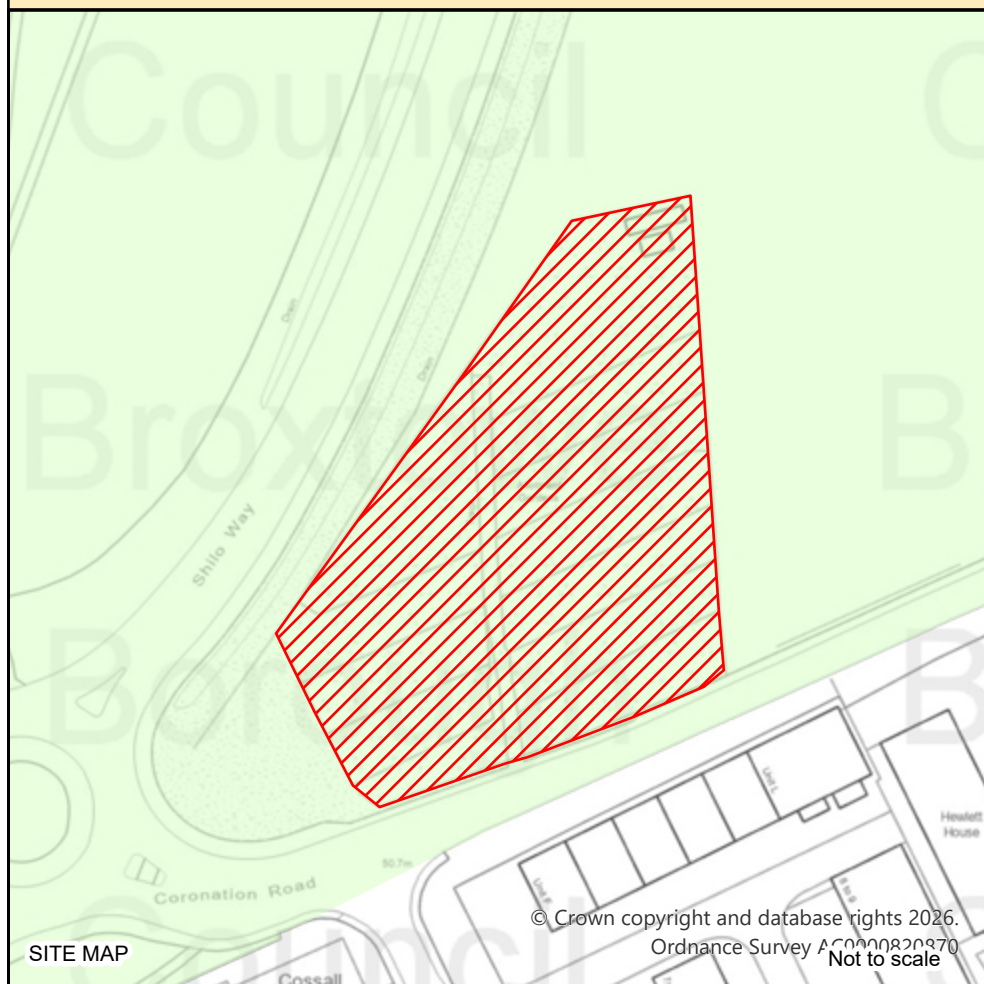


**Broxtowe
Borough
COUNCIL**

Settlement: Other Rural

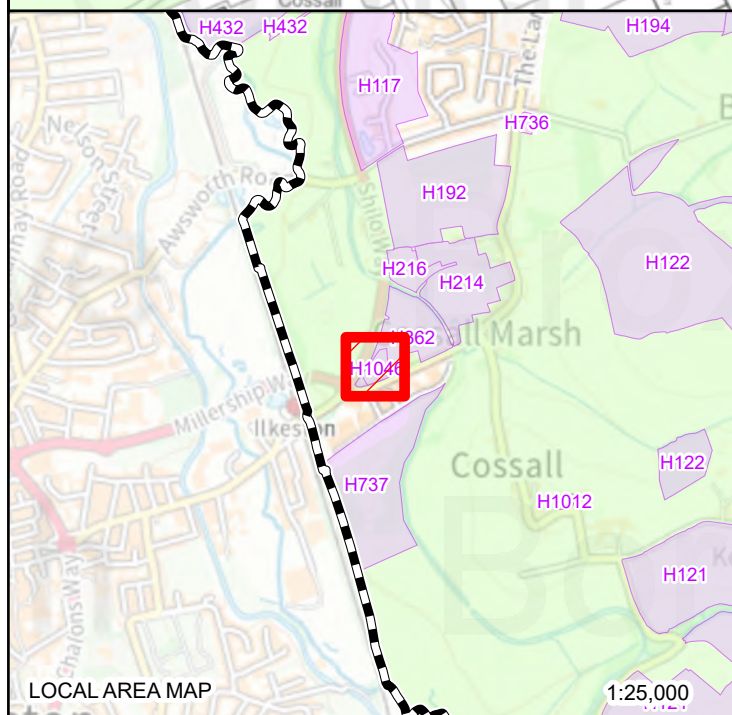


BOROUGH MAP



SITE MAP

© Crown copyright and database rights 2026.
Ordnance Survey AC0000820870
Not to scale



LOCAL AREA MAP

1:25,000

Final Reasoned Judgement:

The site is located in the Green Belt and so is considered to be inappropriate for development. The site could be suitable were Green Belt policy to change. A number of potential constraints at the site would need to be resolved. These include: The site is currently in use for allotments - Coronation Road Allotments, which are understood to be in short supply in the Borough; A small part of the site to the south is within Flood Zone 2 and / or 3; and much of the site is covered by vegetation / trees and hedgerows. The site is also not well connected to existing residential areas, although it is located close (under 250m) from Ilkeston Railway Station.



SHLAA Site



Other SHLAA sites



Green Belt Extent



Broxtowe Boundary

Site area (ha):

Potential dwellings:

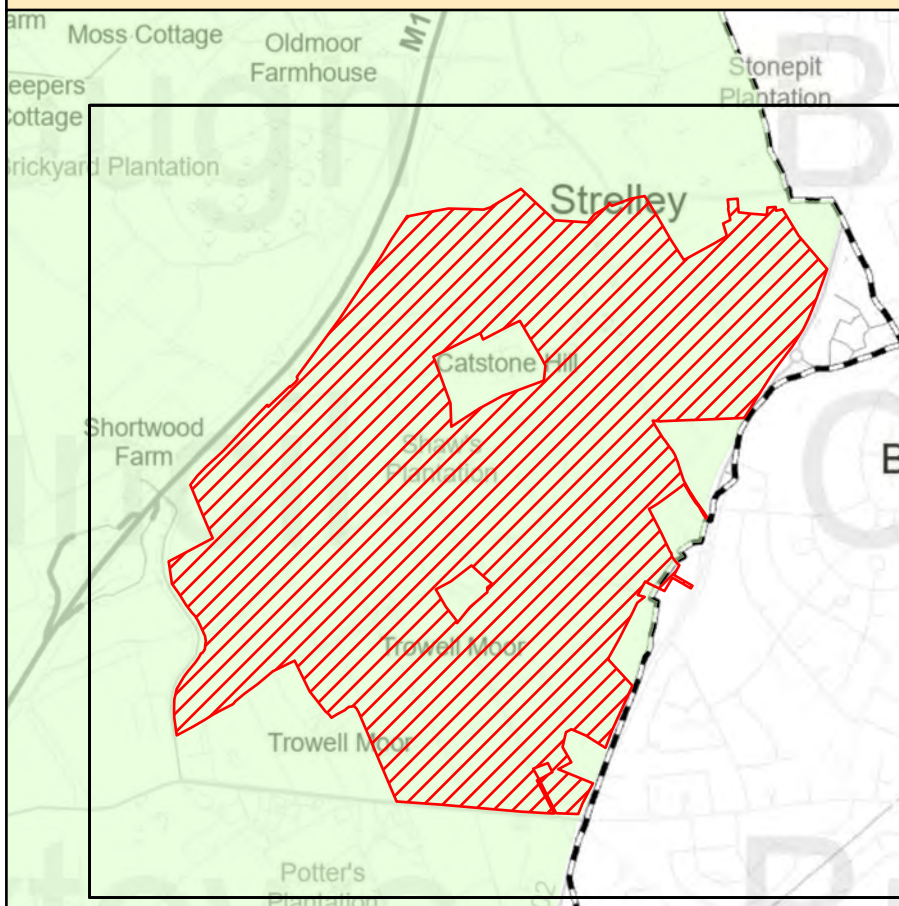
0

Site type:

Easting:

Northing:

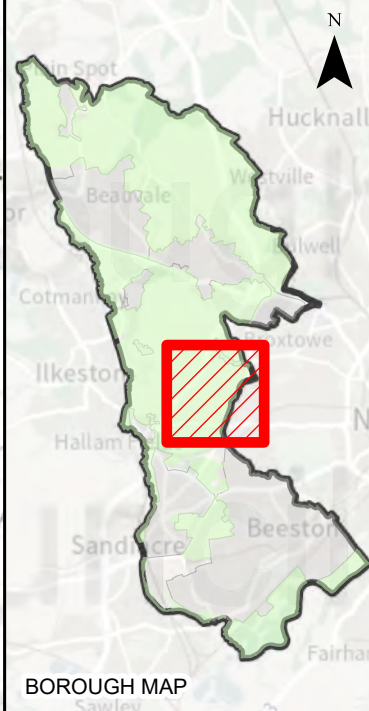
Could be suitable if policy changes



SITE MAP

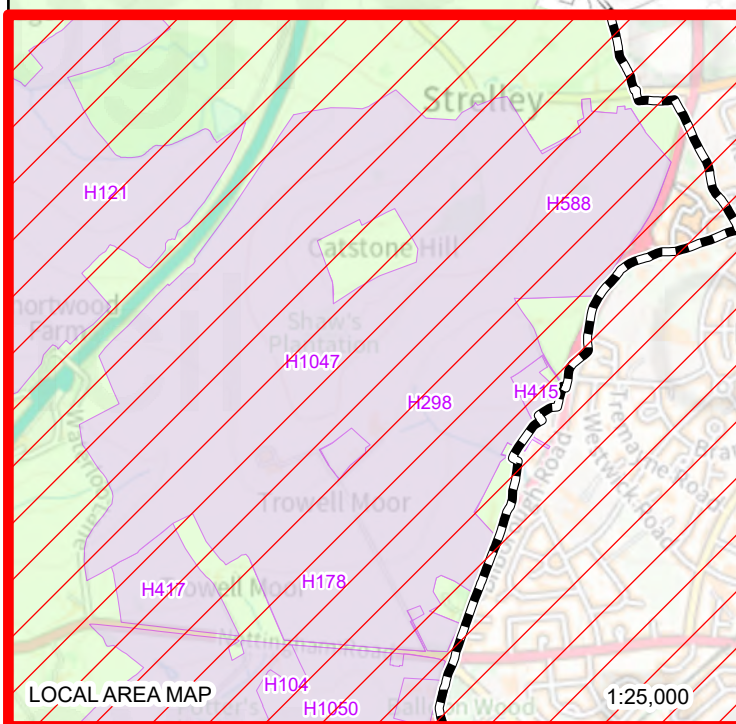


Settlement: Other Rural



BOROUGH MAP

© Crown copyright and database rights 2026.
Ordnance Survey AC0000820870
Not to scale



LOCAL AREA MAP

Final Reasoned Judgement:

The site is currently located in the Green Belt and so is considered inappropriate for development. The site could be suitable were Green Belt policy to change. The site covers a very large area of land and so a number of potential constraints would need to be overcome. These include: Parts to the north of the site within the 'Strelley Conservation Area'; Any impact upon Listed Buildings and Local Interest Buildings in Strelley village; Moor Farmhouse which has been identified as a Local Interest Building, which forms a part of the site; A Group Tree Preservation Order to the south of the site (TPO/TRO/02/W1 - Balloon Woods Cross Road, Trowell 1984); and a number of Public Rights of Way (including footpaths and brideways) cross the site;

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

Site area (ha):

Potential dwellings: **2200**

Site type:

Easting:

Northing:

Could be suitable if policy changes

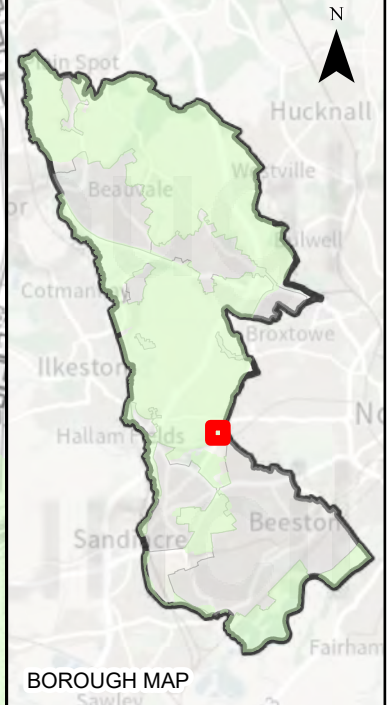
© Crown Copyright and database right 2026. Ordnance Survey AC0000820870

You are not permitted to copy, sub-license, distribute or sell any of this data to third parties in any form

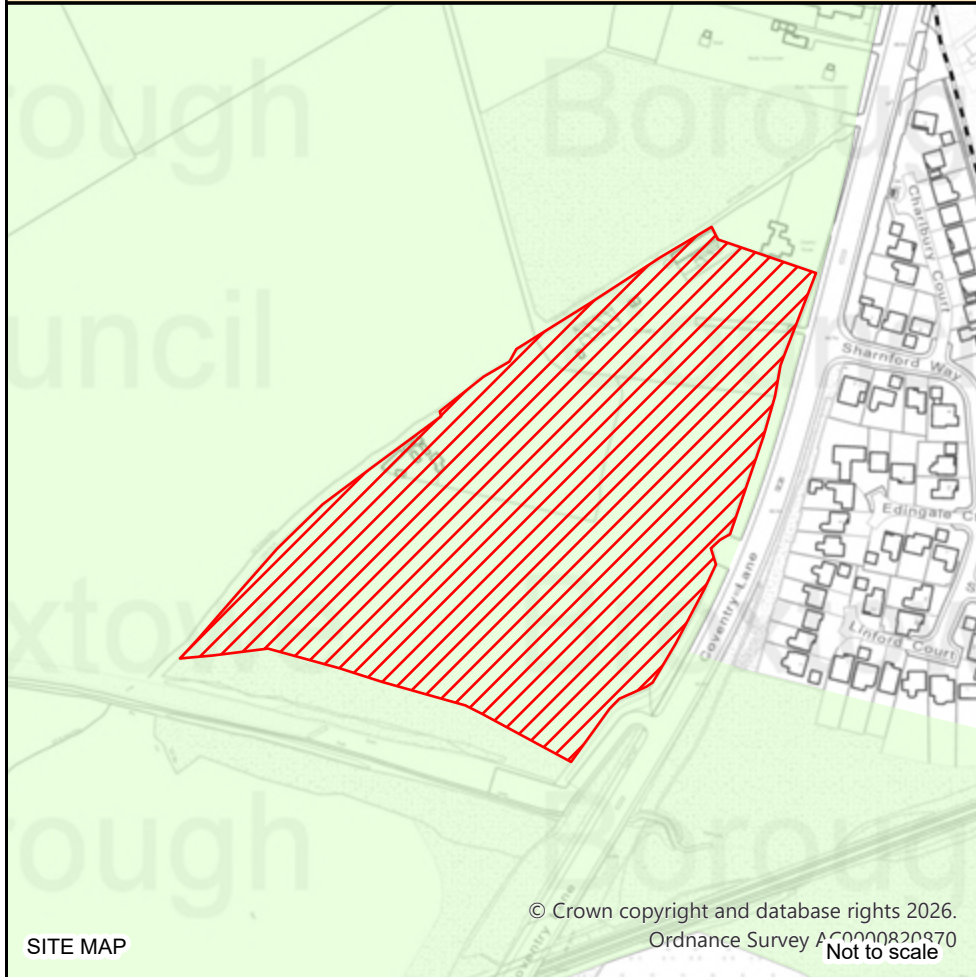


**Broxtowe
Borough
COUNCIL**

Settlement: Main Built Up Area

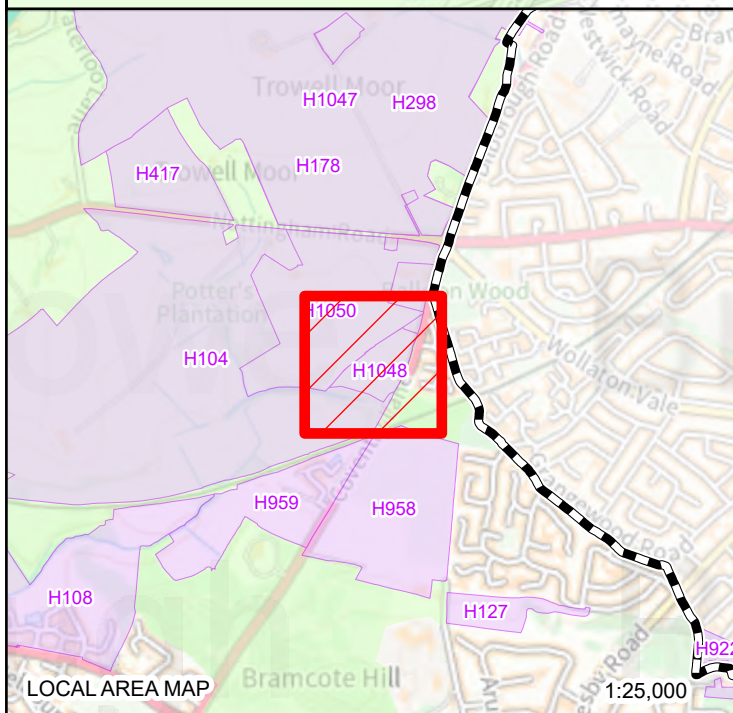


BOROUGH MAP



SITE MAP

© Crown copyright and database rights 2026.
Ordnance Survey AC0000820870
Not to scale



LOCAL AREA MAP

Final Reasoned Judgement:

The site is located within the Green Belt and so is considered to be inappropriate for development. This area of land is a smaller part of a wider site (SHLAA Site 104). The site could be suitable were Green Belt policy to change.

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

Site area (ha):

Potential dwellings:

0

Site type:

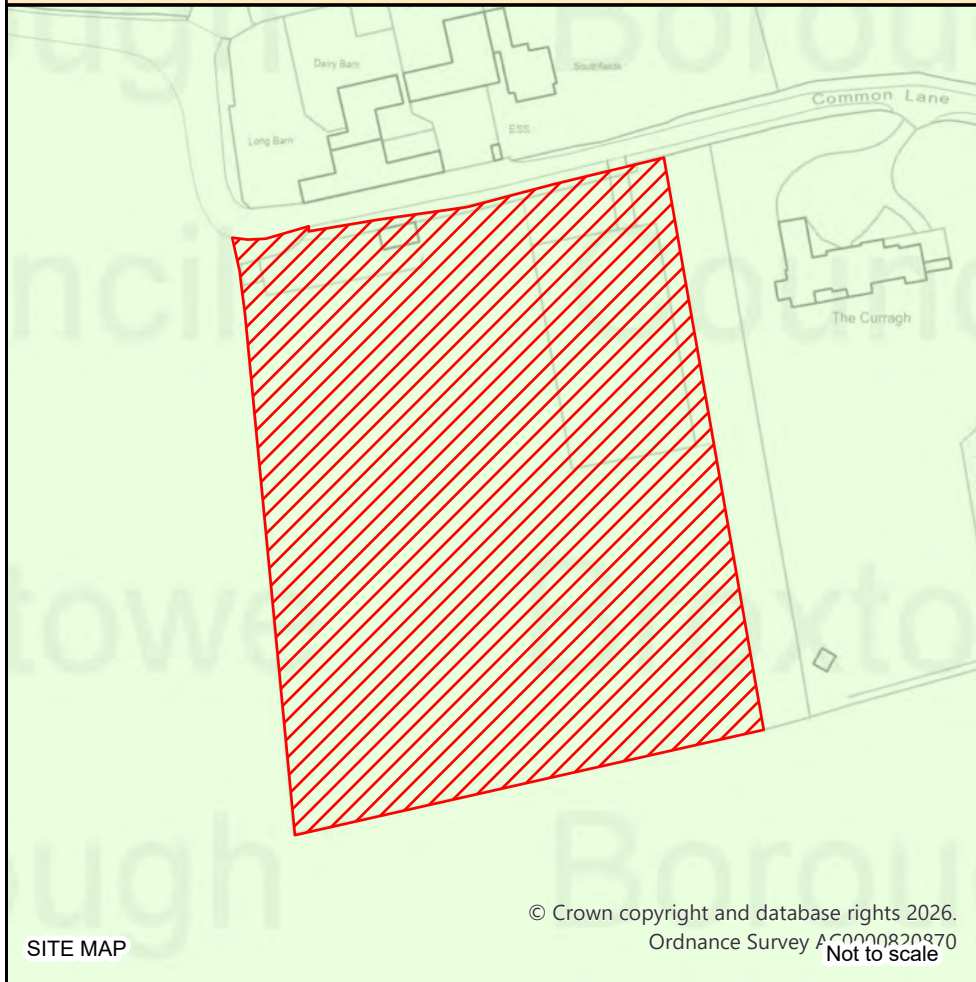
Easting:

Northing:

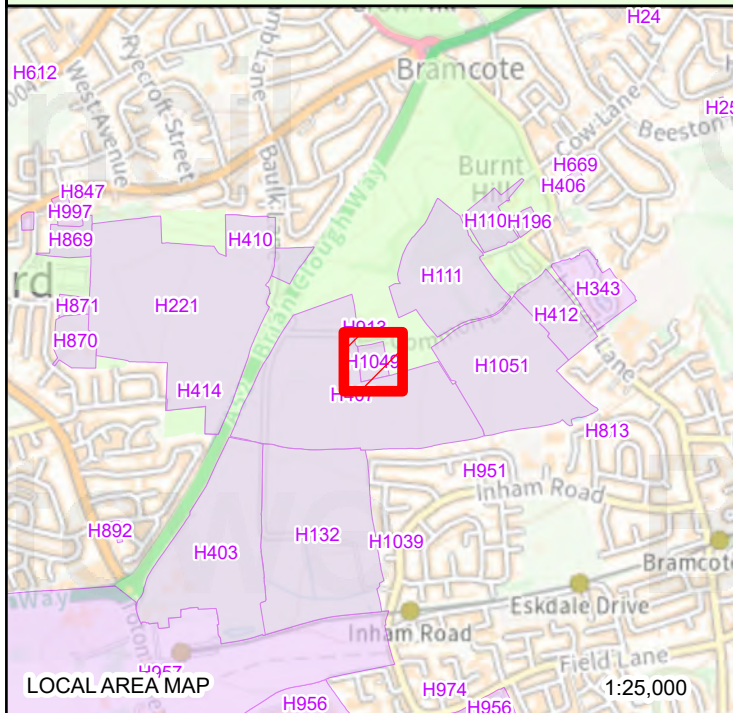
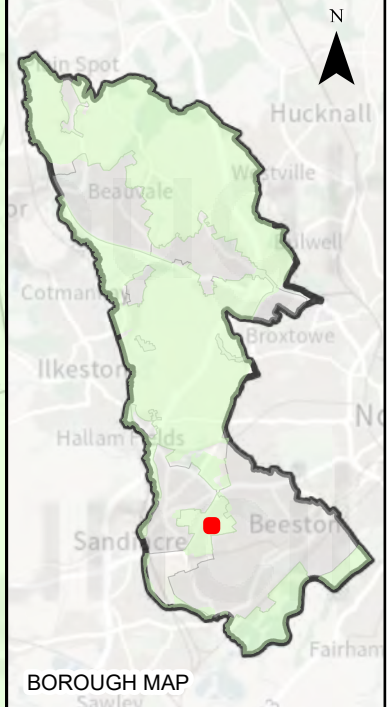
Could be suitable if policy changes

© Crown Copyright and database right 2026. Ordnance Survey AC0000820870

You are not permitted to copy, sub-license, distribute or sell any of this data to third parties in any form



Settlement: Main Built Up Area

**Final Reasoned Judgement:**

The site is located in the Green Belt and so is considered to be inappropriate for development. The site could be suitable were Green Belt policy to change. This site was previously a part of SHLAA Site 407. However, the wider site has been subdivided to separate the parts of the site that do not form part of outline planning application reference 25/00306/OUT, which is under consideration by the Council as of January 2026. The land within this site does not form part of the site boundary of this planning application.

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

Site area (ha):

Potential dwellings:

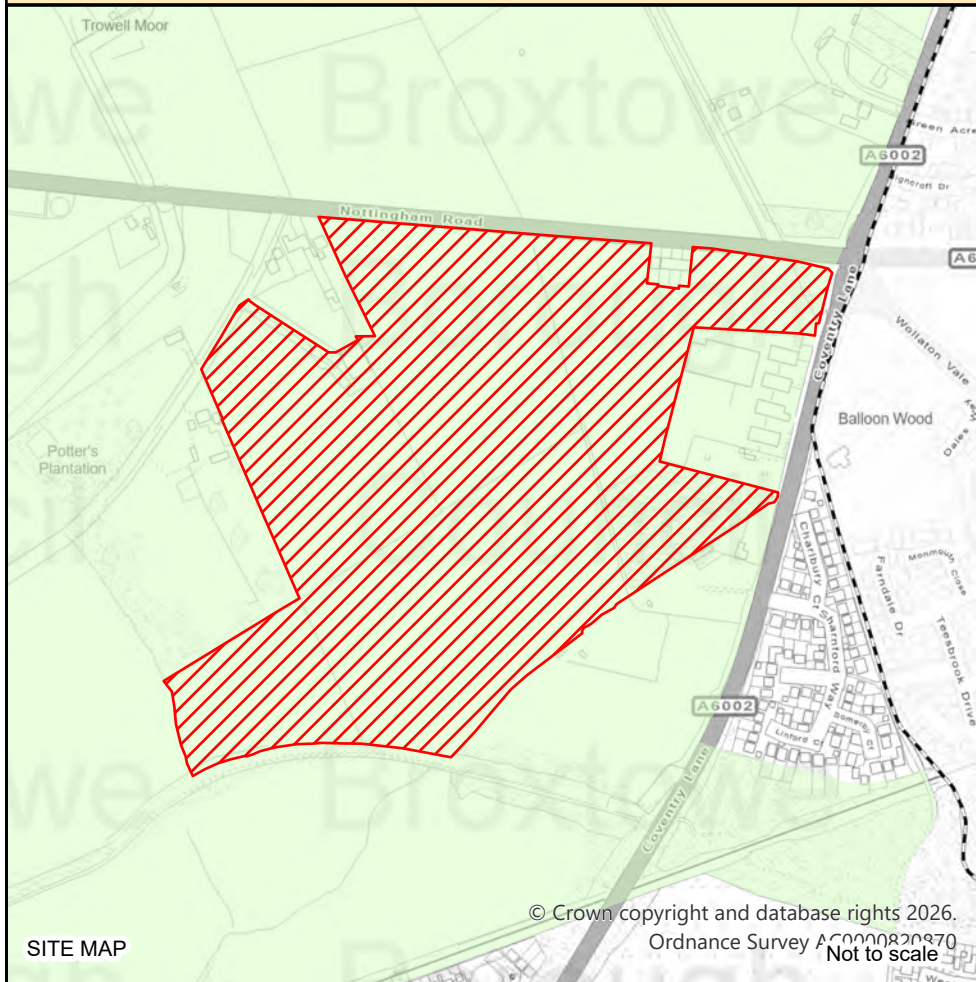
0

Site type:

Easting:

Northing:

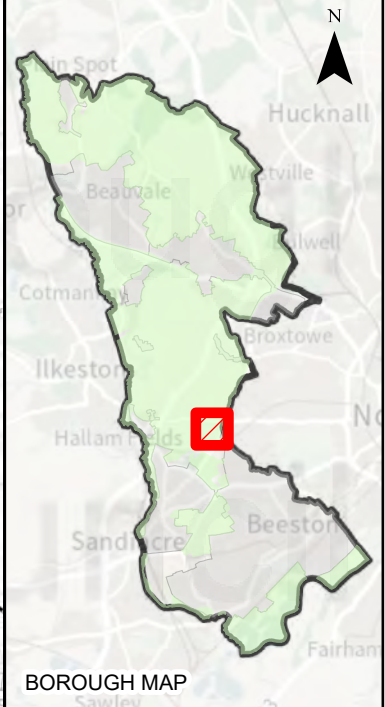
Could be suitable if policy changes



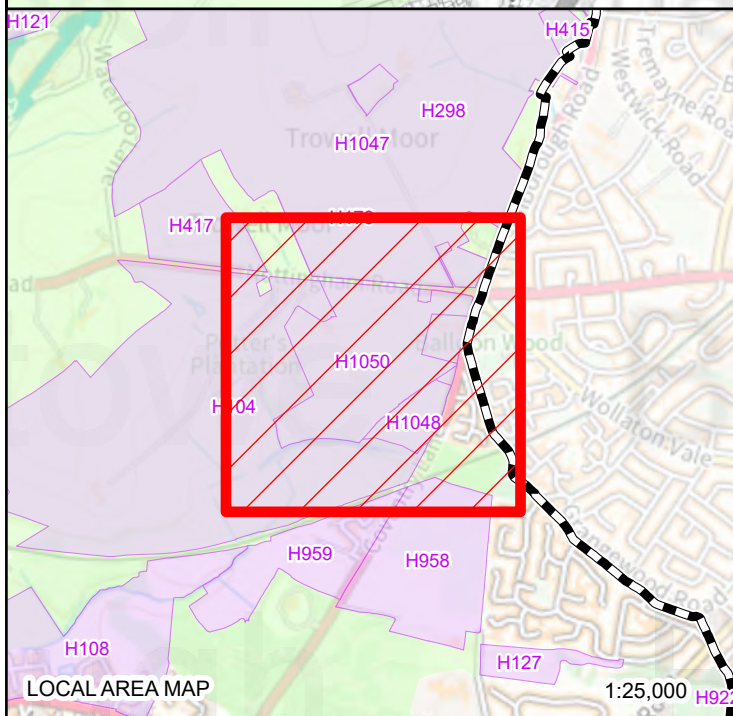
SITE MAP



Settlement: Main Built Up Area



BOROUGH MAP



LOCAL AREA MAP

Final Reasoned Judgement:

The site is located in the Green Belt and so is therefore considered to be unsuitable for development. The site could be suitable were Green Belt policy to change.

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

Site area (ha):

Potential dwellings:

0

Site type:

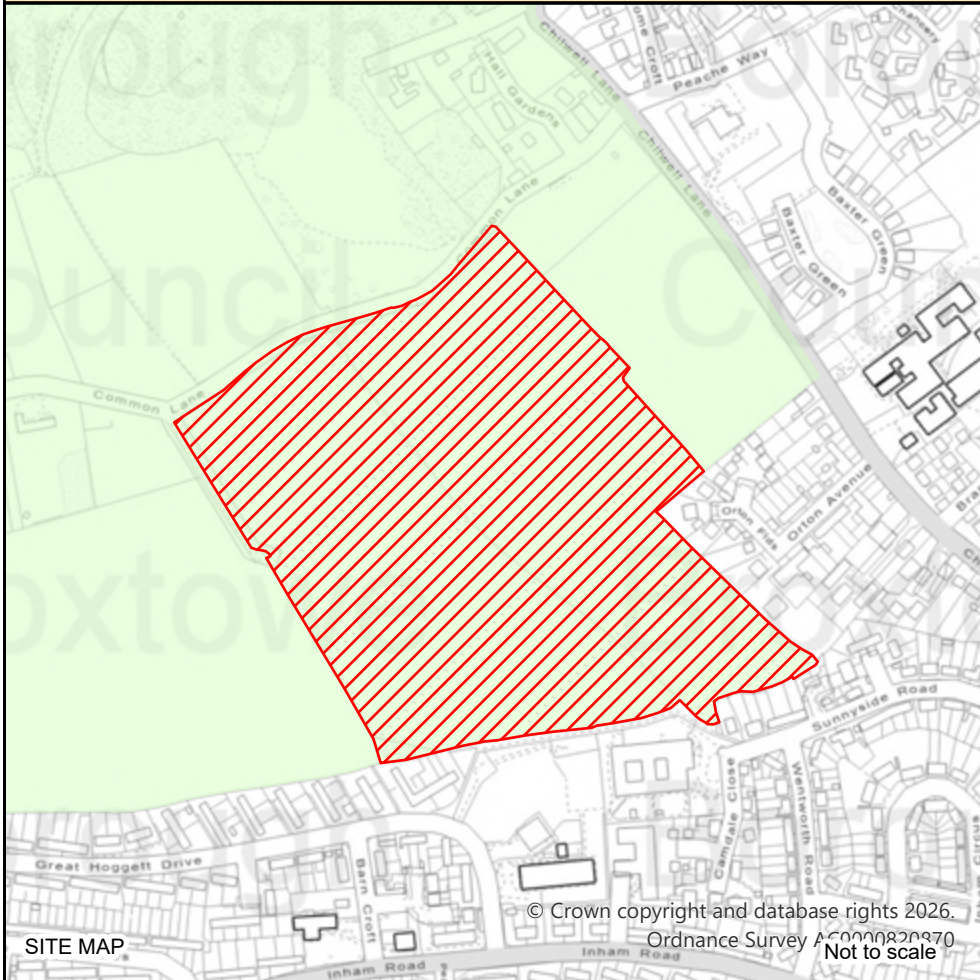
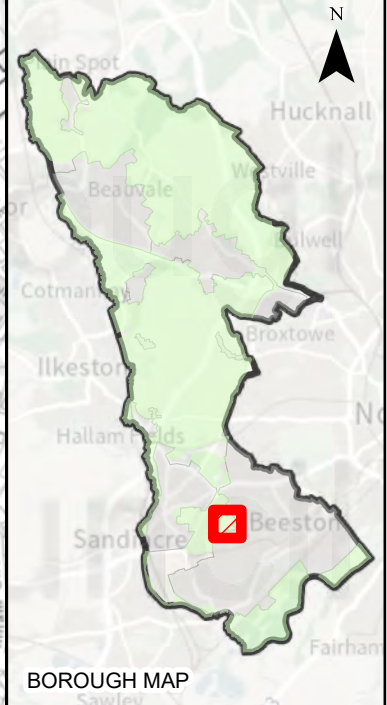
Easting:

Northing:

Could be suitable if policy changes



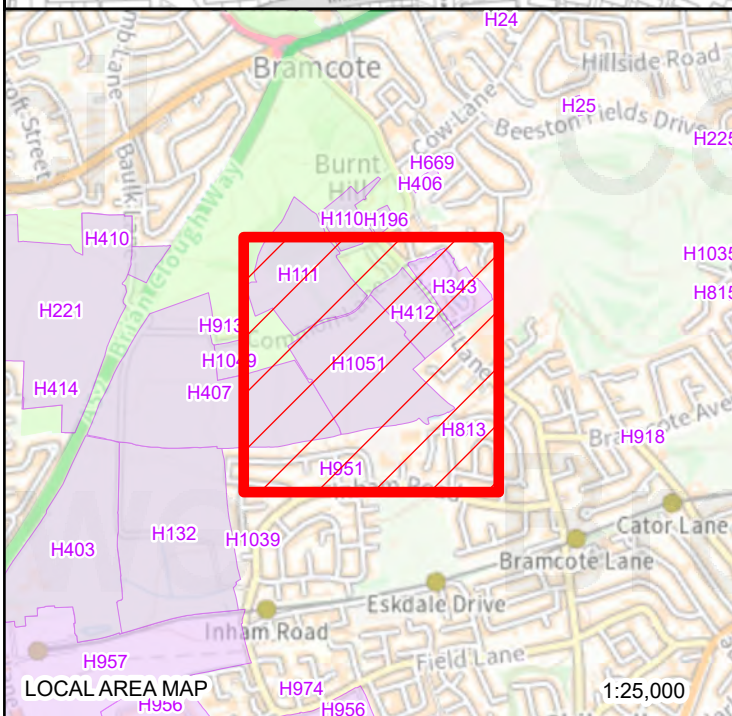
Settlement: Main Built Up Area



SITE MAP

© Crown copyright and database rights 2026.
Ordnance Survey AC0000820870
Not to scale

BOROUGH MAP



LOCAL AREA MAP

1:25,000

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

Site area (ha):

Potential dwellings: **300**

Site type:

Easting:

Northing:

Final Reasoned Judgement:

This land and land to the north of Common Lane (Site 111 - Land Off Moss Drive) has been promoted jointly but assessed separately.

The SHLAA site is currently located in the Green Belt and so is considered to be unsuitable for development. The site could be suitable were Green Belt policy to change.

The issue of creating an acceptable access to the site would need to be resolved.

Could be suitable if policy changes