



Broxtowe
Borough
COUNCIL



Part 2 Local Plan

20178 - 2028



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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. This includes improving our town and district centres, and providing 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 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. This 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. This is done in order 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 and district 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~~ [in](#) 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

Contents

Broxtowe Spatial Portrait/Local Distinctiveness	06
Map 1: Main Built up Area of Nottingham and Key Settlements (including allocations made in this plan)	07
Spatial Vision and Objectives	11
Table 1: How the Part 2 Local Plan meets the Aligned Core Strategy spatial objectives	11
Table 2: Strategic Policies	16
Policy 1: Flood Risk	18
Policy 2: Site Allocations	20
Table 3: Housing Figures	21
Policy 3: Main Built up Area Site Allocations	23
Map 2: Housing and Mixed Use allocations and commitments in Beeston and Chilwell	24
Map 3: Housing allocations and commitments in Bramcote and Stapleford	25
Map 4: Housing and Mixed Use allocations in Chilwell, Toton and Stapleford	26
Map 5: Housing commitment in Nuthall	27
Policy 3.1: Chetwynd Barracks	28
Map 76: Chetwynd Barracks	30
Beyond the Plan Period	33
Policy 3.2: Land in the vicinity of the HS2 Station at Toton (Strategic Location for Growth)	33
Map 730: Land in the vicinity of the HS2 Station at Toton (Strategic Location for Growth)	39
Map 8: Toton Strategic Location for Growth Illustrative Concept Framework	40
Map 931: Key transport connections spatial context	46
Map 1032: Key local connections	47
Policy 3.3: Bramcote (East of Coventry Lane)	48
Map 118: Bramcote (east of Coventry Lane)	49
Map 129: Bramcote School and Leisure Centre Redevelopment Area	51
Policy 3.4: Stapleford (west of Coventry Lane)	52
Map 1311: Stapleford (west of Coventry Lane)	54
Policy 3.5: Severn Trent; Beeston	56
Map 1412: Severn Trent Beeston	58
Policy 3.6: Beeston Maltings	60
Map 1513: Beeston Maltings	61
Policy 3.7: Cement Depot Beeston	62
Map 164: Cement Depot Beeston	63
Policy 3.8: Land fronting Wollaton Road; Beeston	64
Map 175: Land fronting Wollaton Road; Beeston	65
Policy 4: Awsworth Site Allocation	66
Map 18: The key Settlement of Awsworth including the Housing Allocation and Commitment	67
Policy 4.1: Land west of Awsworth (inside the bypass)	68
Map 1819: Land west of Awsworth (inside the bypass)	70
Policy 5: Brinsley Site Allocation	72
Map 20: The Key Settlement of Brinsley including the Housing Allocation	73
Policy 5.1: East of Church Lane Brinsley	74
Map 21: East of Church Lane Brinsley	75
Map 22: Brinsley Allocation Area for Open Space and Sustainable Drainage System	76
Policy 6: Eastwood Site Allocation	78
Map 23: The Key Settlement of Eastwood including the Housing Allocation and Commitments	79
Policy 6.1: Walker Street; Eastwood	80
Map 24: Walker Street Eastwood	81
Map 25: Indicative Land Use Designations within Walker Street Allocation	82
Policy 7: Kimberley Site Allocations	84

Map 26: The Key Settlement of Kimberley including the Housing Allocations and Commitments	85
Policy 7.1: Land south of Kimberley including Kimberley Depot	86
Map 27: Land south of Kimberley including Kimberley Depot	88
Policy 7.2: Land south of Eastwood Road Kimberley	90
Map 28: Land south of Eastwood Road Kimberley	91
Policy 7.3 Builders Yard, Eastwood Road Kimberley	92
Map 29: Builders Yard Eastwood Road Kimberley	93
Table 34: Net new dwellings in Broxtowe	94
Table 45: Housing Trajectory	96
Policy 8: Development in the Green Belt	97
Policy 9: Retention of good quality existing employment sites	99
Policy 10: Town Centre and District Centre Uses	102
Map 2933: Beeston Town Centre	105
Policy 11: The Square, Beeston	106
Map 3034: The Square Beeston	107
Policy 12: Edge-of-Centre A1 Retail in Eastwood	108
Map 3135: Eastwood District Centre and edge-of-centre A1 retail allocation area	110
Map 3236: Kimberley District Centre	113
Map 3337: Stapleford District Centre	115
Policy 13: Proposals for main town centre uses in edge-of-centre and out-of-centre locations	116
Policy 14: Centre of Neighbourhood Importance (Chilwell Road / High Road)	118
Map 3438: Centre of Neighbourhood Importance (Chilwell Road/High Road)	120
Policy 15: Housing Size, Mix and Choice	122
Map 3539: the uUrban sSub-mMarkets within Broxtowe	126
Policy 16: Gypsies and Travellers	128
Policy 17: Place-making, Design and Amenity	129
Policy 18: Shopfronts, signage and security measures	132
Policy 19: Pollution, Hazardous Substances and Ground Conditions	134
Policy 20: Air Quality	137
Policy 21: Unstable Land	140
Map 36: The Coal Authority 'Designated-Development High Risk Area'	141
Policy 22: Minerals	142
Map 3741: The Mineral Safeguarding and Consultation Areas	143
Policy 23: Proposals affecting dDesignated and nNon-dDesignated hHeritage aAssets	144
Policy 24: The hHealth and Wellbeing iImpacts of dDevelopment	147
Policy 25: Culture, Tourism and Sport	149
Policy 26: Travel Plans	150
Policy 27: Local Green Space	151
Map 38: Land to the east of Cornwall Avenue	153
Policy 28: Green Infrastructure Assets	154
Table 6: Broxtowe Green Space Standard	156
Map 3962: Primary and Secondary Green Infrastructure Corridors	157
Map 4063: Recreational Routes	158
Policy 29: Cemetery eExtensions	160
Map 4164: Cemetery Extension at Church Walk Brinsley	161
Map 4265: Cemetery Extension at Field Lane Chilwell	162
Policy 30: Landscape	163
Map 4366: Local Landscape Character Areas	165
Policy 31: Biodiversity Assets	166
Policy 32: Developer Contributions	168

Table 6: Broxtowe Green Space Standard	169
Table 7: Key Monitoring Indicators	171
Appendices	174
Appendix 1: Schedule of superseded policies	175
Appendix 52: Building for Life 12 Criteria	179
Appendix 63: Listed Buildings and Scheduled Monuments	180
Appendix 4: Conservation Areas and Article 4's	186
Map 4442: Attenborough Village Conservation Area	186
Map 4543: Barratt Lane Attenborough Conservation Area	187
Map 4644: St John's Grove Beeston Conservation Area	188
Map 4745: Beeston West End Beeston Conservation Area	189
Map 4846: Bramcote Conservation Area	190
Map 4947: Brinsley Conservation Area	191
Map 5048: Chilwell Conservation Area	192
Map 5149: Chilwell Cottage Grove Chilwell Conservation Area	193
Map 5250: Cossall Conservation Area	194
Map 5351: Cossall Article 4 Direction	195
Map 5452: Eastwood Conservation Area	196
Map 5553: Kimberley Conservation Area	197
Map 5654: Kimberley Article 4 Direction	198
Map 5755: Nuthall Conservation Area	199
Map 5856: Sandiacre Lock Conservation Area	200
Map 5957: Church Street Stapleford Conservation Area	201
Map 6058: Nottingham Road Stapleford Conservation Area	202
Map 6159: Strelley Conservation Area	203
Map 6260: Strelley Article 4 Direction	204
Appendix 4: Health Impact Assessment Checklist	205
Table 5: Health Impact Assessment Checklist	205
Appendix 16: Playing Pitches, Open Spaces, Allotments and Local Nature Reserves	209
Table 8: Sites by area	209
Appendix 77: Extracts from the Greater Nottingham Landscape Character Assessment	215
Appendix 28: Sites of Special Scientific Interest	238
Table 9: Sites by area	238
Appendix 39: Local Wildlife Sites	240
Table 10: Sites by area	240
Appendix 410: Local Geological Sites	248
Table 11: Sites by area	248
Glossary of terms and abbreviations	249
Policies Map	258

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 (as shown on the plan on page 7).

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 Broxtowe](#) and the City Centre via the A52.

0.4 The [recently opened tram route](#) supplements existing public transport ~~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.

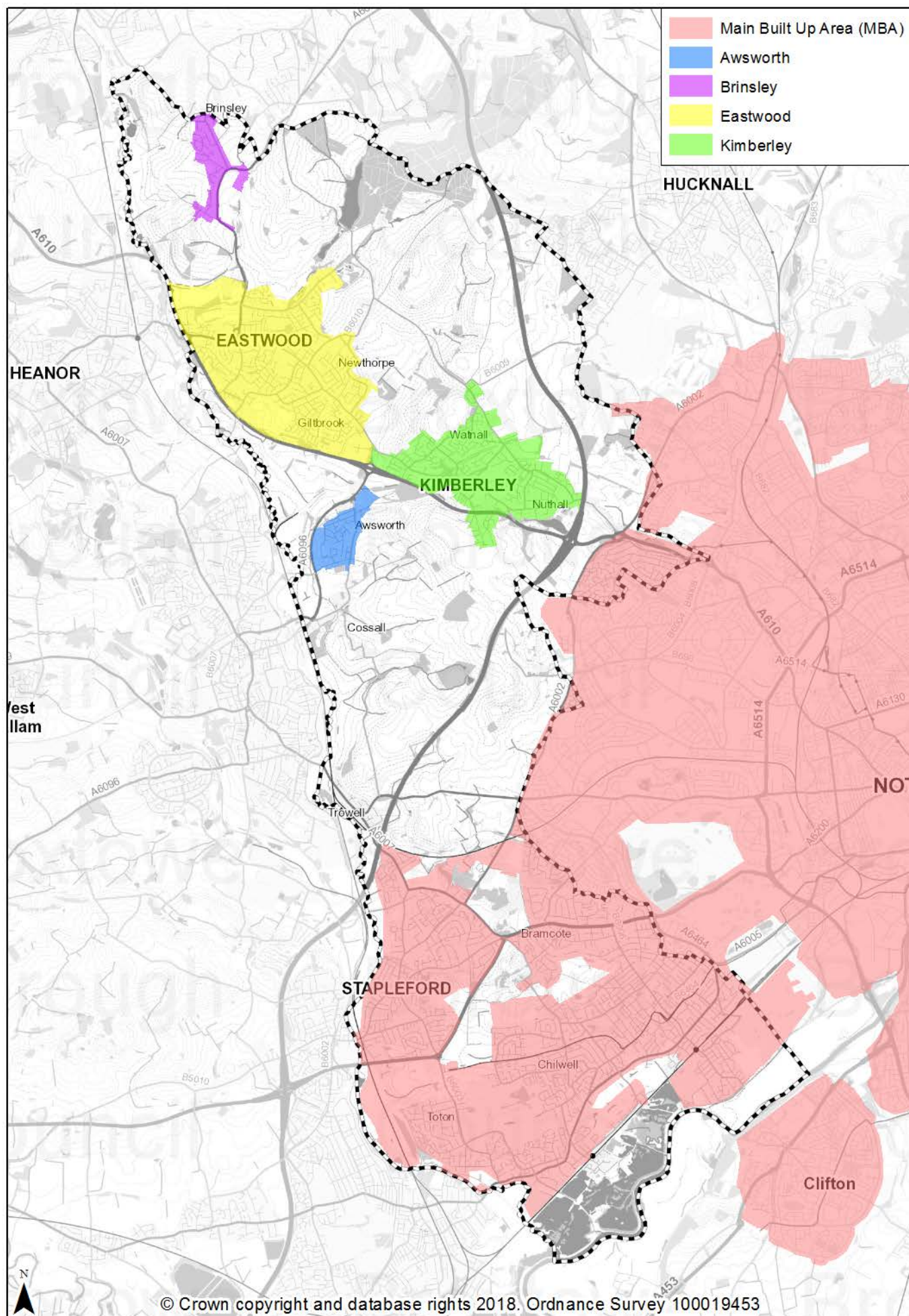


Beeston Tram and Bus terminus.

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 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.

Map 1: Main Built up Area of Nottingham and Key Settlements (including allocations made in this plan)



Built and Natural Environment Issues

0.7 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 Hills 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.

0.8 Historically and culturally there are strong links to the world famous writer DH Lawrence with a 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 local landscape character areas in the central and northern parts of the Borough and with has easy access to the Derbyshire countryside and the Erewash valley.



D H Lawrence.

0.9 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.

0.10 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 (Summerhouse at the Yews and Bennerley Viaduct), 2 Scheduled Monuments (Greasley Castle and the remains of Beauvale Priory) and 3 Conservation Areas (Eastwood, Kimberley and Nuthall) included on the national Heritage at Risk Register.

Economic Issues

0.11 Beeston is the main largest 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 district centres at Eastwood, Kimberley and Stapleford are smaller in scale but still perform an important role in underpinning the local economy.

0.12 Boots remains a major employer and Beeston Business Park provides a wide choice of employment buildings and land, both with the advantage of excellent rail links with Beeston Business Park in particular 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 it is well placed to attract new enterprises.

0.13 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.



Boots D6 building, Grade I Listed Building.

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 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~~ ~~has~~ strong links with China and South East Asia.



Lion Dancer in Beeston Square.

Links to Sustainable Community Strategies Strategy(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 do not 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.



View from the former Dry Ski Slope towards Awworth

Spatial Vision and Objectives

0.19 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: How the Part 2 Local Plan meets the Aligned Core Strategy spatial objectives

Aligned Core Strategy Spatial Objective	How the Part 2 Local Plan addresses the Spatial Objective
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.	The strategy focuses development firstly, within and adjacent to the main built up area of Nottingham; then in the key settlements of Awsworth, Brinsley, Eastwood and Kimberley. The site selection process has been subject to a sustainability appraisal which has judged sites against environmental, economic and social objectives including, amongst others, impact on energy and climate change, environment, biodiversity and green infrastructure, transport, natural resources and flooding. Specific policies address flood risk (Policy 1), pollution hazardous substances and ground conditions and land contamination (Policy 19) and minerals safeguarding (Policy 22).
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.	Sufficient sites are allocated in the Part 2 Local Plan to meet the objectively assessed housing needs of the Borough to 2028. Work published by Nottingham City Council (Comparison of the Household Projections Underlying the Greater Nottingham Core Strategies and the CLG 2012-Based Household Projections, January 2016), which was produced in coordination with the other Greater Nottingham District Councils, confirms that the Objectively Assessed h Housing n Need for the Housing Market Area remains the same as that assessed as part of the Aligned Core Strategy. The strategy has sought to maximise brownfield sites and over 78 78 1 1 % of the housing provision is met within or adjoining the Main Built up Area of Nottingham. Policy 15 is intended to secure an appropriate mix of housing taking into account housing need and demographic mix in the local area.

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 a minimum of 500 homes adjacent to the Main Built up Area of Nottingham with further work to be undertaken as details of HS2 requirements emerge. 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 540 740 new homes.</p> <p>There is an additional allocation for 150 100 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 sites in and 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 (Policies 2-7).</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 supports economic development by providing for new homes which will help support the future labour force needed to sustain the local economy. New office, leisure, education, commercial, industrial and residential space will be provided within the Sustainable Location for Growth at Toton.</p> <p>Existing high quality employment areas are protected.</p>

Aligned Core Strategy Spatial Objective	How the Part 2 Local Plan addresses the Spatial Objective
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>Retail and town centres uses will be directed to the identified town and district 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 (Policy 11).</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.	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.
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.	The site selection process has taken into account impact on heritage and landscape and sought to avoid harmful development in these locations. Policy 17 seeks to ensure that development respects local character.
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>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. Policy 17 requires new development to provide safe and attractive routes and to respect local character.</p>

Aligned Core Strategy Spatial Objective	How the Part 2 Local Plan addresses the Spatial Objective
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.	Policy 10 17 requires new development to be designed to encourage walking and cycling through the provision of safe and attractive routes. 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 is facilitated through the site allocations process which allocates sites in locations that are accessible to services.
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.	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 (Policy 32). 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 (Policy 15).
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.	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. Regard will be given to opportunities for longer term transport aspirations including a NET extension to the proposed HS2 Station at Toton and beyond.
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.	Biodiversity and Green Infrastructure is protected and enhanced with new development expected to contribute to Green Infrastructure networks and open space provision (Policies 27- 31 32).

Aligned Core Strategy Spatial Objective	How the Part 2 Local Plan addresses the Spatial Objective
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>The Part 2 Local Plan is underpinned by the Infrastructure Delivery Plan (IDP) which 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.</p> <p>Broxtowe Borough Council will continue to require developer contributions through S106 agreements in order to deliver the necessary infrastructure.</p>



Moorgreen woodland.

Local Plan Policies

0.20 All policies in this plan replace the ‘Saved Policies’ from the 2004 Local Plan as set out in the Aligned Core Strategy Appendix **E1**.

Strategic Policies

0.21 All policies in the Aligned Core Strategy are strategic policies. In addition, the following policies in the Part 2 Local Plan (shown in green in the table below) are strategic:

Table 2: Strategic Policies

Aligned Core Strategy Policy	Part 2 Local Plan Policy
Policy 1: Climate Control Change	Policy 1: Flood Risk
Policy 2: The Spatial Strategy	Policy 2: Site Allocations Policy 3: Main Built up Area Site Allocations Policy 4: Awsworth Site Allocations Policy 5: Brinsley Site Allocation Policy 6: Eastwood Site Allocation Policy 7: Kimberley Site Allocations
Policy 3: The Green Belt	Policy 8: Development in the Green Belt
Policy 4: Employment Provision and Economic Development	Policy 9: Retention of good quality existing employment sites
Policy 5: Nottingham City Centre	No policies in this plan
Policy 6: Role of Town Centres and Local Centres	Policy 10: Town Centres and District Centre Uses Policy 11: The Square, Beeston Policy 12: Edge-of-Centre A1 Retail in Eastwood Policy 13: Proposals for main town centre uses in edge-of-centre and out-of-centre locations Policy 14: Centre of Neighbourhood Importance (Chilwell Road / High Road).
Policy 7: Regeneration	Covered by other policies
Policy 8: Housing size, Mix and Choice	Policy 15: Housing s Size, m Mix and Choice
Policy 9: Gypsies, Travellers and Travelling Showpeople	Policy 16: Gypsies and Travellers

Policy 10: Design and Enhancing Local Identity	Policy 17: Place-making, d Design and a Amenity Policy 18: Shopfronts, signage and security measures Policy 19: Pollution, Hazardous Substances and Ground Conditions Policy 20: Air Quality Policy 21: Unstable Land Policy 22: Minerals
Policy 11: The Historic Environment	Policy 23: Proposals affecting d Designated and n Non- d Designated h Heritage a Assets
Policy 12: Local Services and Healthy Lifestyles	Policy 24: The h Health and Wellbeing i Impacts of d Development
Policy 13: Culture, Tourism and Sport	Policy 25: Culture, Tourism and Sport
Policy 14: Managing Travel Demand	Policy 26: Travel Plans
Policy 15: Transport Infrastructure Priorities	Covered by other policies
Policy 16: Green Infrastructure, Parks and Open Space	Policy 27: Local Green Space Policy 28: Green Infrastructure Assets Policy 29: Cemetery Extensions Policy 30: Landscape
Policy 17: Biodiversity	Policy 31: Biodiversity Assets
Policy 18: Infrastructure	Covered by other policies
Policy 19: Developer Contributions	Policy 32: Developer Contributions

Policy 1: Flood Risk

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.

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 standard of protection**; 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, **including by the use of Sustainable Drainage Systems (SuDS) that ~~surface water run-off is reduced by 30% compared with pre-development rates.~~**
 - i. developments on greenfield sites maintain greenfield (pre-development) surface water run off rates
 - ii. developments on brownfield sites reduce surface run off by a minimum of 30% compared with pre-development rates.

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

Justification

1.2 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.

1.3 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.

1.4 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 [such as the raising of finished floor levels](#), 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

1.5 The policy has ~~minor positive effects on the housing and transport objectives, through a possible increase in homes, if developers were otherwise unwilling to build outside the flood risk zone if refused permission in the flood risk area; and guides development to urban locations with the existing best transport infrastructure~~ a significantly positive effect upon the natural resources and flooding objective, as well as minor positive effects on the housing, transport and economic structure objectives, as the development of sites in locations protected by flood defences may now be acceptable.

What consultation responses say

1.6 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.



View across Attenborough Nature Reserve towards Church of St Mary the Virgin Grade I Listed Building

All policies should be read in conjunction with the [Part 1](#) 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 2: Site Allocations

~~2.1 The following section allocates~~ Policies 3 - 7 allocate 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~~ Part 1 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~~ imply 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 [NPPE](#), 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~~17 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 and wellbeing 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); and
- Infrastructure provision (Policies [18](#) and [19](#) of the ACS and Policy 32 of this Local Plan).

~~2.6 The site allocations comprising 20 or more dwellings are 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~~ 2.6 In addition to the specific site allocations there are existing planning commitments in the form of extant planning permissions and a limited number of other urban sites where delivery is expected within the plan period which make up the remainder of the supply. ~~For~~ Sites of 10 or more dwellings with extant planning permission ~~these~~ have been shown on the ~~overview plans~~ Policies Map 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.

2.7 The supply (as detailed in the [17/18 SHLAA](#)) and as amended following further developer discussion shows:

Table 3: Housing Figures

Settlement	Number of houses built 2011 - 2018	Number of houses on extant planning permissions and other deliverable urban sites	Number of houses on allocations made in this plan	Core Strategy Requirement	Total Supply
Main Built up Area	677	2072	2380	Minimum 3,800	5129
Awsorth	33	72	250	Up to 350	355
Brinsley	14	29	110	Up to 150	153
Eastwood	314	509	200	Up to 1,250	1023
Kimberley	102	250	180	Up to 600	532
Other Rural	4	53	0	No Requirement	57
				6,150	7212

2.8 The Core Strategy requirements for industrial, warehouse and office/research development will be met by a combination of sources: existing employment commitments, as shown on the Policies Map, at Mushroom Farm, Eastwood, Aero Fabrications, Eastwood and Beeston Business Park; employment development as part of mixed-use development at Chetwynd Barracks (policy 3.1), the Toton Strategic Location for Growth (policy 3.2) and Boots, Beeston (Core Strategy policy 4); and conversions of under-used town and district centre uses (as encouraged by policy 10). Site allocations specifically for employment uses are therefore not required.

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 be consistent 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~~-~~.

Justification

2.8 2.9 The need for new homes remains as specified in the Core Strategy, the Council has maximised to the greatest possible extent the supply of sites in existing urban areas with an emphasis on the most sustainable and deliverable locations in the urban south of Broxtowe. When sites ~~currently~~ [previously](#) in the Green Belt are selected, exceptional circumstances are demonstrated, there ~~is~~ [has been](#) a comprehensive programme of public participation, rigorous sustainability appraisal, detailed assessment of delivery and significant efforts including thorough design review to achieve the best outcomes for the whole Borough and

especially the individual communities affected.

What the Sustainability Appraisal says

~~2.9~~ An observation of the summary of the SA of site allocations shows a distinct increase of intensity in the 'red' spectrum of adverse effects descending from the proposed sites to the rejected sites, in order of development size; and a complementary decrease in the intensity of the 'green' spectrum of positive effects.

~~2.10~~ In confirmation of the ~~Broxtowe Core Strategy SA finding,~~ ~~t~~ The urban and main built up area sites are ~~a~~ assessed as being the most sustainable with no significant (mid to high range) adverse effects. These sites can therefore be recommended as sustainable development relative to their alternatives.

~~2.11~~ Based on the aligned Core Strategy SA, an assumption was made that urban sites, in the main built up area, are sustainable development but proposed sites are assessed, for completeness and to confirm that they are reasonable options against others in the area.

~~2.12~~ The Council has undertaken workshops on drafting masterplans for the proposed sites in order to include mitigation assessments in advance of designation.

Policy 3: Main Built up Area Site Allocations

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.

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

- Policy: 3.1 Chetwynd Barracks: 500 ~~h~~ Homes (within the plan period)
- Policy: 3.2 Toton (Strategic Location for Growth): 500 - 800 Homes (within the plan period)
- Policy: 3.3 Bramcote (East of Coventry Lane): ~~300~~ 500 Homes
- Policy: 3.4 Stapleford (West of Coventry Lane): 240 Homes
- Policy: 3.5 Severn Trent (Lilac Grove): ~~150~~ 100 Homes
- Policy: 3.6 Beeston Maltings: 56 Homes
- Policy: 3.7 Beeston Cement Depot: ~~21~~ 40 Homes
- Policy: 3.8 Wollaton Road Beeston: 12 Homes

Justification

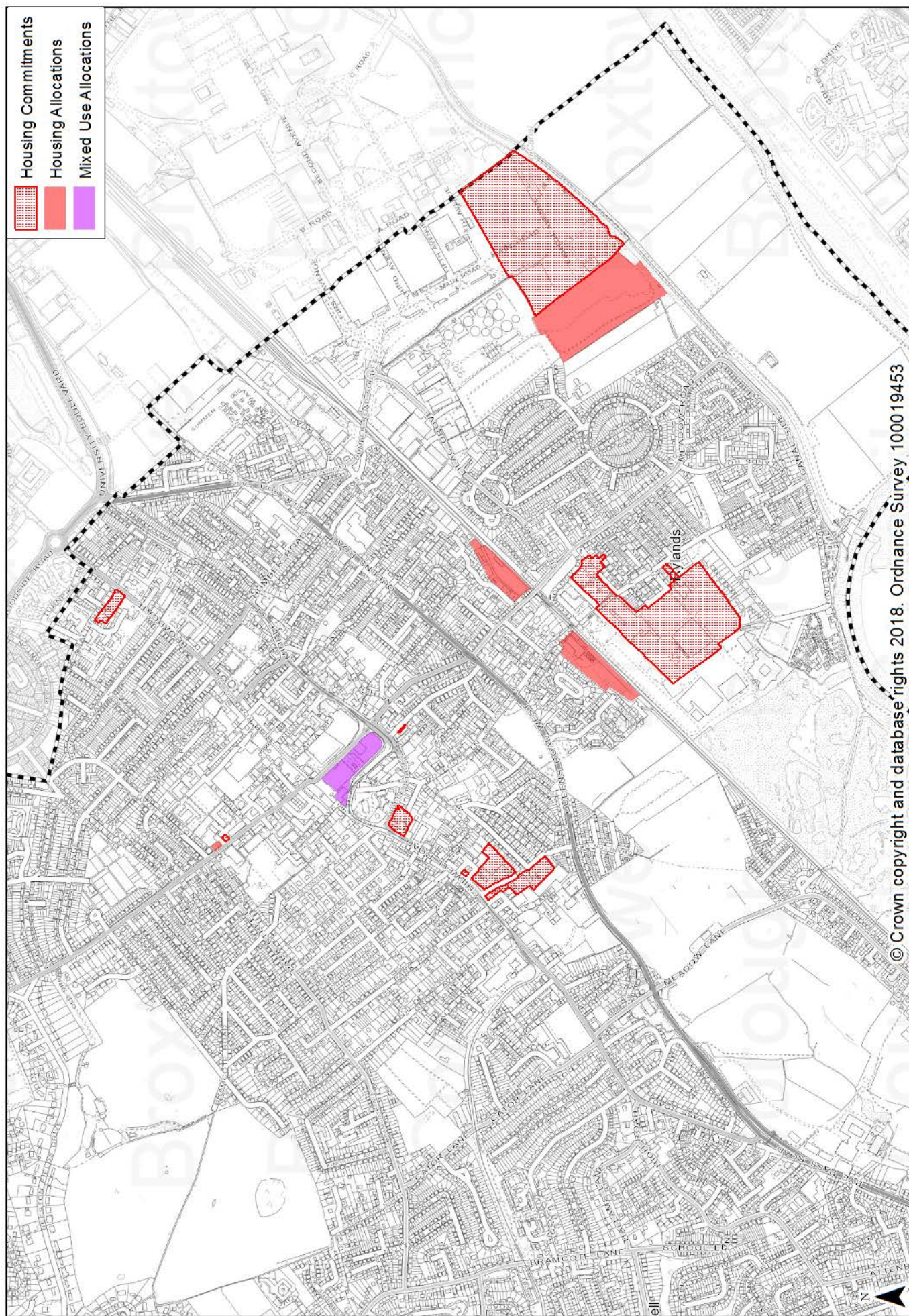
3.1 The main built up area is considered to be the most sustainable location for new homes within Broxtowe Borough. It has more services and facilities and better public transport links to key destinations such as Nottingham City Centre. Focussing new development to locations within or adjacent to the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

3.2 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.

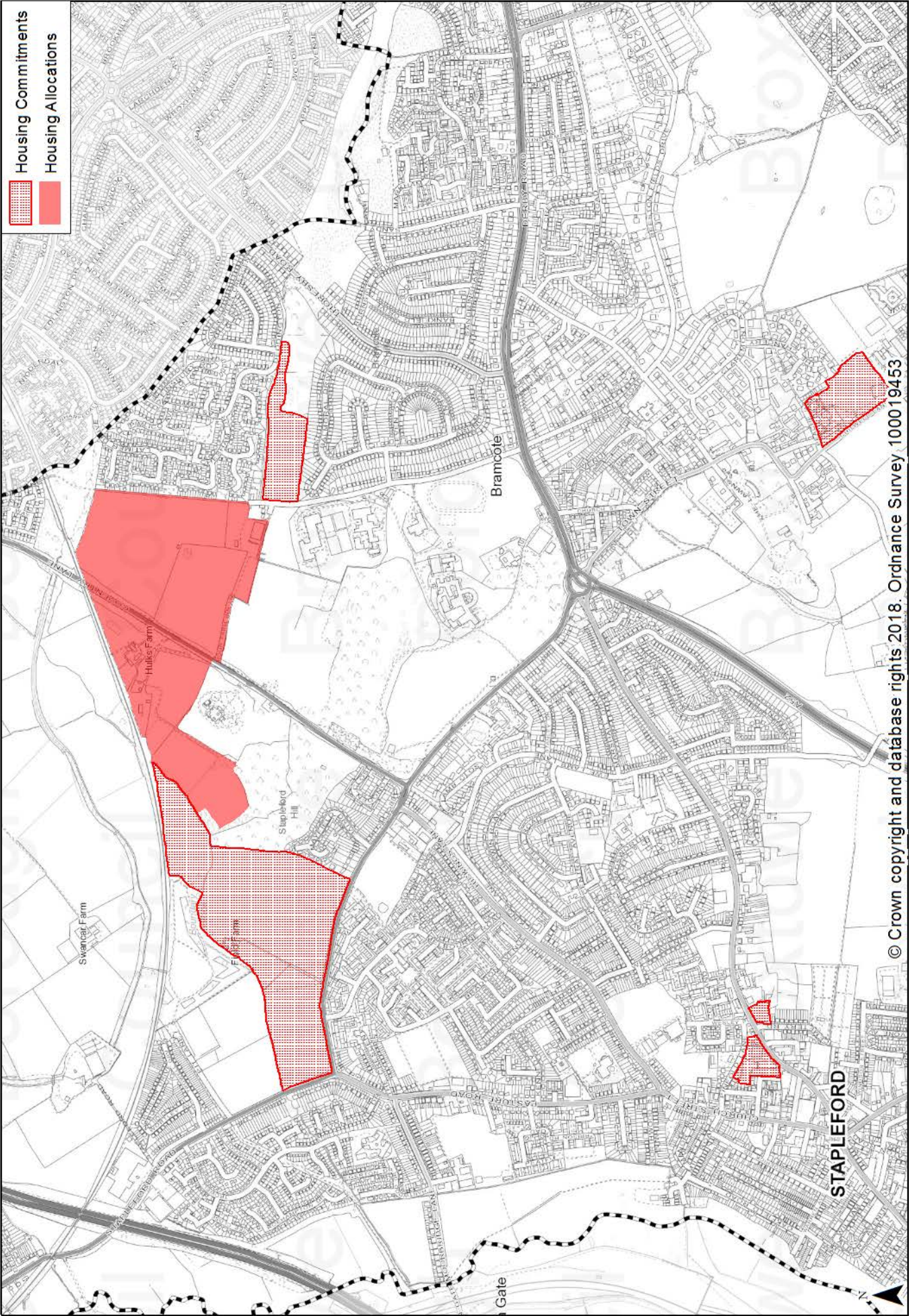
~~What the Sustainability Appraisal says~~

~~**3.3** In confirmation of the Broxtowe Core Strategy SA finding, the urban and main built-up area sites are assessed as being the most sustainable with no significant (mid to high range) adverse effects. These sites can therefore be recommended as sustainable development relative to their alternatives.~~

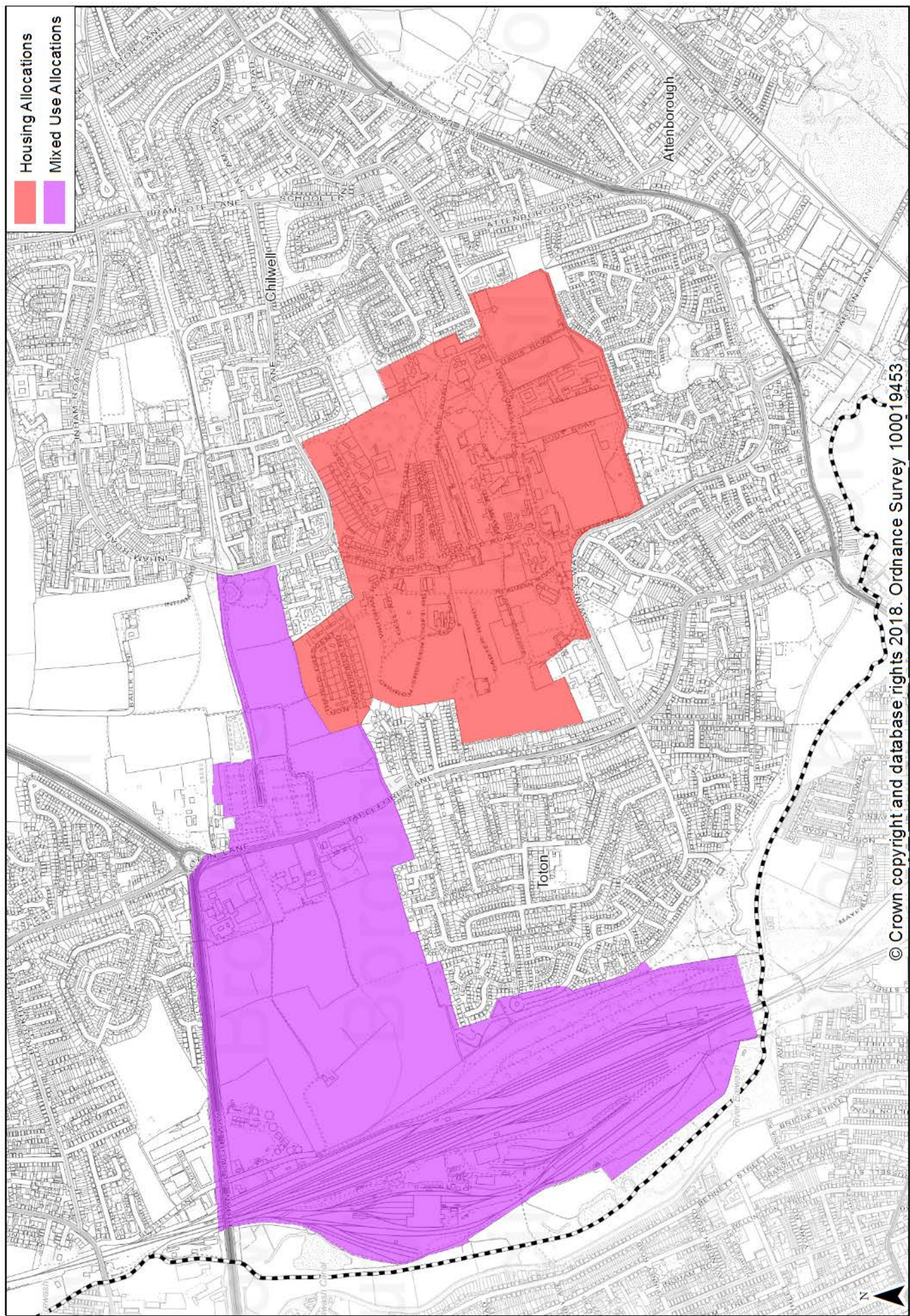
Map 2: Housing and Mixed Use allocations and commitments in Beeston and Chilwell



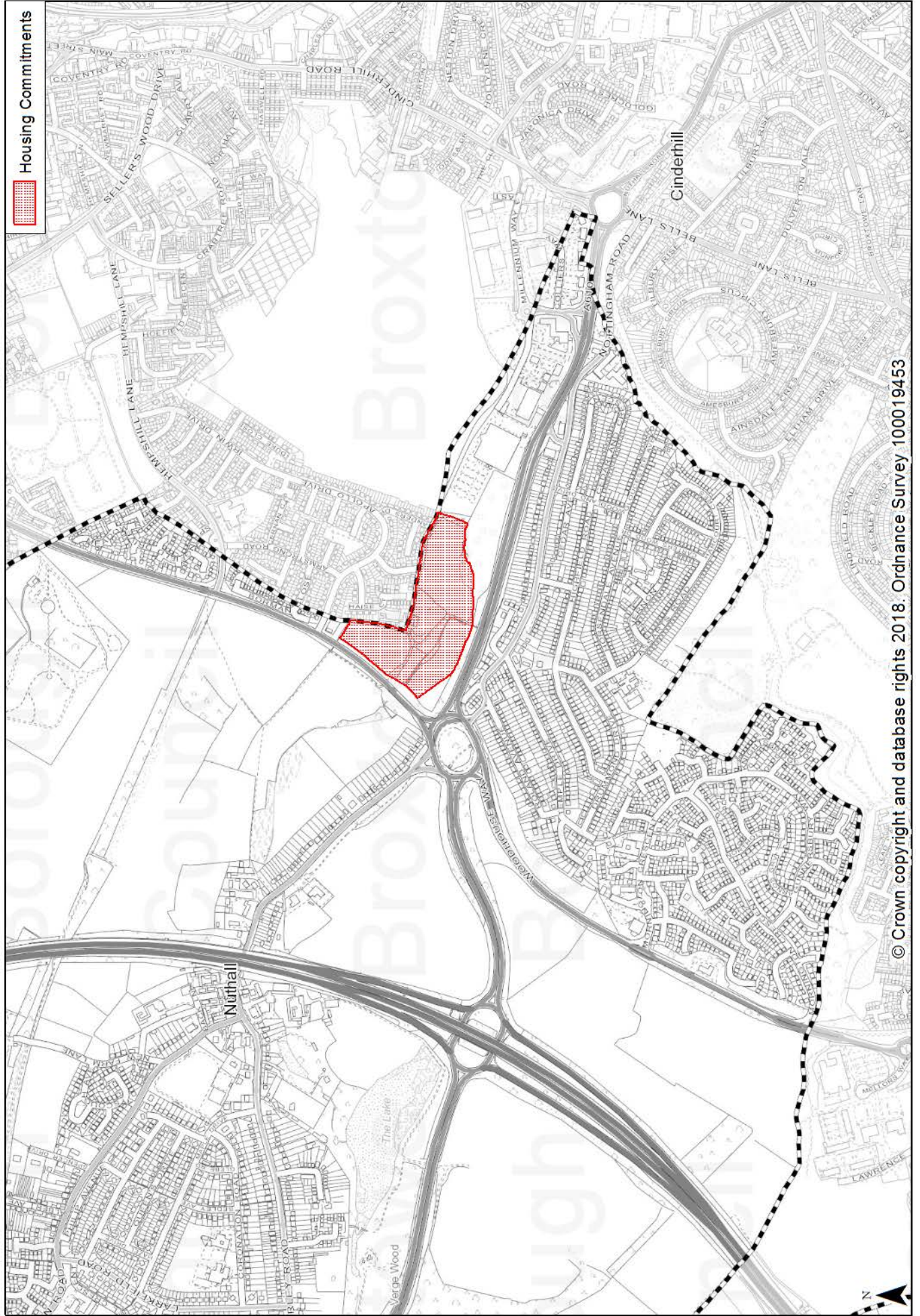
Map 3: Housing allocations and commitments in Bramcote and Stapleford



Map 4: Housing and Mixed Use allocations in Chilwell, Toton and Stapleford



Map 5: Housing commitment in Nuthall



Policy 3.1: Chetwynd Barracks

3.3 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, playing fields and car parking.

3.4 Delivery of development on the site will continue beyond the plan period. The Key Development Requirements, as set out below, relate to the site as a whole and are required to ensure that the Barracks is treated as one entity and that a comprehensive and cohesive development is achieved to ensure that future development opportunities are not compromised.

3.5 The following key development requirements must be met.

Key Development Requirements:

1. Strategic Masterplan

- a) A Strategic Masterplan must be prepared for Chetwynd Barracks and approved by Broxtowe Borough Council as the Local Planning Authority. The Strategic Masterplan should incorporate and demonstrate how the requirements set out in this policy have been complied with.

2. Delivery

- a) Development proposals will be required to be in general conformity with the Strategic Masterplan.
- b) Infrastructure requirements must be delivered at a rate and scale to meet the needs that arise from the proposed development, in accordance with the Infrastructure Delivery Plan.
- c) Development proposals must contribute proportionately towards the delivery of those infrastructure items set out in this policy and in the Infrastructure Delivery Plan.

3. New and Existing Homes

- a) 500 Homes (within the plan period), ~~800+~~ with the capacity for 1,500 overall.
- b) Ensure that new development integrates with any retained MOD residential accommodation to the north of the site.

4. Connections and Highways

- a) Provide attractive and convenient walking and cycling routes through the site connecting to the proposed HS2 station, ~~and to~~ the tram and to other recreational routes and nearby facilities.
- b) Provide a bus route through the site.
- c) Upgrade existing access points and road network within the site, with Chetwynd Road to be prioritised for buses, cyclists and pedestrians.
- d) Ensure that the ability to provide a north/south road to link to the Tram Park and Ride site is facilitated by development.
- e) Highway infrastructure must be considered in conjunction with requirements for the Toton Strategic Location for Growth and wider area as progressed through the Gateway Study and transport modelling.

5. Green Infrastructure, Open Space and Sports Pitches

- a) Retain and enhance Green Infrastructure corridors around the eastern and northern areas of the site and create attractive links between open spaces.
- b) Retain and enhance the existing playing fields and sports facilities (including the pavilion) on the south eastern corner of the site.
- ~~Link open space at the east of the site.~~
- c) Retain existing large mature trees and grass verges and incorporate these into a boulevard approach to the street scene.
- d) Retain existing Hobgoblin Wood.
- e) Ensure that management of woodland, green infrastructure and open spaces is secured in perpetuity.
- f) Provide on-site sustainable drainage system.

6. New facilities

- a) Provide a new Primary School and Medical Centre within close proximity to the open-space playing pitches and sports facilities at the south east of the site.
- b) Provide small retail/service centre to meet local need along the main through route.
- ~~Provision of~~ Provide small scale employment development.

7. Heritage

- a) Provide public access to the Listed Memorial to workers of National Filling Factory No.6, ~~(additional bullet point deleted)~~ Provide public space to the south of the memorial and retain/enhance the existing memorial garden.
- b) Retain and re-use existing military buildings (non-designated heritage assets) where possible, if not possible, the development should be designed to incorporate the existing footprint of the building into the building development layout. (Previously a Key Development Aspiration - now a Key Development Requirement)

Key Development Aspirations;

- 1. ~~Mitigate highways impact on the wider road network to ensure that congestion is not made worse than currently exists.~~ Sustainable transport measures will be fully utilised to reduce reliance on the private car. Where there are residual cumulative impacts on the highways network these should be mitigated to ensure that they are not severe.
- 2. ~~Retain and re-use existing military buildings where possible, if not possible then incorporate existing footprint into the building layout.~~ (see above in Key Development Requirement).

Justification

3.6 The site and its sustainability credentials lead to the potential for development that goes well beyond the end of the plan period – 2028. The site as a whole is considered to have capacity for 1,500 new homes which must be provided as part of a comprehensive redevelopment with the provision of all required infrastructure (set out in the Key Development Requirements). The extent of development beyond 2028 will be the subject for review of the Part 1 Local Plan which will be undertaken with other Greater Nottingham authorities following the adoption of this Part 2 Local Plan. This will involve discussions with key stakeholders and wider consultation, including full engagement with the Toton and Chilwell Neighbourhood Forum, which intends to produce a neighbourhood plan covering

Map 76: Chetwynd Barracks

Policy: 3.1	500 dwellings (capacity 1500)	Chetwynd	91.5 hectares
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Chetwynd Barracks and the surrounding area including land adjacent to the HS2 Station at Toton. However, to ensure comprehensive development of the site, consideration has been given to the potential capacity of the site and the key development requirements beyond the plan period.

Strategic Masterplan

3.7 The Council requires a joined-up, collaborative, cohesive and proactive approach to be taken to the planning and implementation of the significant development opportunity presented by Chetwynd Barracks and the Toton Strategic Location for Growth.

3.8 A Strategic Masterplan will be required to provide a high-level overarching framework to ensure that planning and delivery of development and infrastructure is properly coordinated across the two sites. It must be consistent with the Toton Strategic Location for Growth Illustrative Concept Framework (Map 8) and provide further guidance on site specific matters including the extent to which the requirements of Policy 3.1 have been complied with.

3.9 As a minimum, the Strategic Masterplan will set out:

- A vision and guiding principles/objectives for Chetwynd Barracks;
- The strategic framework for development including key roads, landscape features, development plots and land use mix. This should include linkages to integrate the development with the Toton Strategic Location for Growth (site allocation 3.2);
- The quantum of residential and employment development and how such development will be phased; and
- The infrastructure requirements for Chetwynd Barracks including when, how and whom would deliver each requirement. This will include details of delivery of any infrastructure requirements shared with the Toton Strategic Location for Growth (Policy 3.2) and will have regard to phasing of development.

3.10 Nottinghamshire County Council chairs the Toton Delivery Board (which has been tasked by local authority partners with the realisation of aspirations at Toton Strategic Location for Growth and the surrounding area including Chetwynd Barracks). Given this, it is anticipated that the County Council will play a key role in the preparation of the Strategic Masterplan together with Broxtowe Borough Council, landowners/site promoters (including adjacent landowners), Chetwynd: The Toton and Chilwell Neighbourhood Forum, infrastructure providers and other statutory consultees. Public consultation must be undertaken on the draft Strategic Masterplan prior to finalisation.

3.11 Planning applications and any other consenting mechanisms must be in general conformity with the Strategic Masterplan, which has been formally approved by Broxtowe Borough Council.

Key Development Requirements

3.12 The Key Development Requirements apply to the whole Chetwynd Barracks site to ensure the allocation is planned as a single entity thereby ensuring a comprehensive and cohesive development is achieved. The policy identifies those elements of the development that are expected to be delivered within the plan period.

3.13 To facilitate the full scale of development at Toton and Chetwynd Barracks and provide necessary capacity on the local highway network highway improvements will be required. These should be consistent with the proposals set out in the East Midlands HS2 Growth

Strategy and the emerging Gateway Study.

3.14 The details of the retail / service centre referenced in this policy will be addressed as part of the Masterplanning requirement (above). The retail element should comply with Policy 13 of this plan which sets a maximum size limit threshold for individual units (for retail, leisure, office or food and drinks units) of no more than 500 square metres gross floorspace.

3.15 The small scale employment provision amounts to primarily B1 Use Office development (2 – 3.5 Ha).

Delivery

3.16 In order to deliver sustainable development at Chetwynd Barracks and realise the aspirations set out in the East Midlands HS2 Growth Strategy, significant investment in infrastructure is required to meet the needs of residents and businesses. This includes transport, utilities, flood and surface water management measures, green infrastructure and open space and community infrastructure. The Council has prepared an Infrastructure Delivery Plan that sets out the infrastructure required to support growth at this location over the plan period and beyond.

3.17 The Council will undertake a periodic review of the Infrastructure Delivery Plan as information changes. This is to ensure it continues to provide an effective tool to support co-ordinated delivery of development and associated infrastructure across Chetwynd Barracks. The Council will work collaboratively with partners to ensure that the necessary infrastructure identified in the Infrastructure Delivery Plan is delivered and phased appropriately.

3.18 To promote efficient and effective joint working and to front load the planning process, the use of Planning Performance Agreements will be strongly encouraged for development proposals brought forward at Chetwynd Barracks. This will promote joint working between all parties, including statutory consultees, and will assist in focusing the issues that will need to be addressed prior to the submission of planning applications.

What the Sustainability Appraisal says

3.6 3.19 This allocation has significant housing, health and transport objectives benefits, and positive effects across most objectives, with no significant negative effects.

Beyond the Plan Period

Policy: 3.2: Land in the vicinity of the HS2 Station at Toton (Strategic Location for Growth)

Strategic policy context

- [Aligned Core Strategy Policy 2: The Spatial Strategy](#)
- [Policy 4: Employment Provision and Economic Development](#)
- [Policy 15: Transport Infrastructure Priorities](#)
- [Policy 16: Green Infrastructure, Parks and Open Space](#)

What the Aligned Core Strategy says

Policy 2.3a 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 note to Policy 2.3 confirms that as a strategic location for growth, it will be allocated through the Part 2 Local Plan.](#) ~~The plan specifies that the allocation should~~ The ACS specifies that the strategic location for growth will include a minimum of 500 homes with the appropriate mix of this and other development to be determined in the ~~p~~Part 2 ~~l~~Local ~~p~~Plan.

[Policy 4e confirms that significant new employment development will take place at land in the vicinity of the proposed HS2 station at Toton, in Broxtowe. The supporting text to this policy \(at paragraph 3.4.6\) specifies that development within the vicinity of the HS2 Station at Toton will include a minimum provision of 18,000 square metres of B Class employment floor space. There is evidence that this employment element of development in this location will prove more attractive to the market in the later years of the plan period and quite possibly beyond 2028 when the Station is operational.](#)

[Policy 15.7 confirms that any development permitted in or adjacent to the proposed strategic location for growth at Toton shall allow for adequate provision for the construction of the HS2 route, the station, vehicle access to it and an extension of the NET route which as a minimum shall be to the station and which shall also allow for its potential future extension to Erewash Borough. The supporting text \(at paragraph 3.15.2\) states that in the unlikely event of the Government not proceeding with the HS2 station at Toton, then the development specified under Policy 15.7 will not be required but a future extension to the tram route into Erewash Borough should not be prejudiced, subject to technical and financial feasibility, and the support of the relevant transport and planning authorities.](#)

[Policy 16 supporting text \(at paragraph 3.16.9\) states, with reference to a strategic approach to Green Infrastructure, that this will include a minimum of 16 hectares of Green Infrastructure on land at the strategic location for growth in the vicinity of the proposed HS2 station in Broxtowe.](#)

[Policy: 3.2 title moved up to top of page](#)

3.20 Delivery of development on the site will continue beyond the plan period. The Key Development Requirements, as set out below, relate in part to ~~the first 5 years of the Local Plan~~ [development proposals which are expected to come forward within the plan period](#), but also to the site as a whole and are required to ensure that the site is treated as one entity

and that a comprehensive and cohesive development is achieved to ensure that future development opportunities are not compromised. For ~~early phases of development~~ which comes forward within the plan period, it is essential to ensure that the form of development is consistent with wider development opportunities in order to secure a high quality sense of place facilitating further development opportunities at the point that the HS2 station is open to passengers.

~~3.11~~ **3.21** The following ~~site is allocated for mixed-use development, as shown on the Policies Map:~~ Key Development Requirements must be met.

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

Key Development Requirements within the plan period

A. Land allocated at Toton Strategic Location for Growth will be brought forward for the following development within the plan period. Development proposals will be required to be in general conformity with the Toton Strategic Location for Growth Illustrative Concept Framework (shown on Map 8).

- Between 500 and 800 ~~H~~homes ~~of a minimum net density of 40 dwellings to the hectare and associated infrastructure to deliver this~~, (with an overall capacity of around 3,000 homes) which should be located at the south of the Strategic Location for Growth as identified on the Toton Strategic Location for Growth Illustrative Concept Framework (Map 8).
- Development proposals should comprise a blended density taking into account adjacent development (existing and proposed), topography and avoiding an inefficient use of land.
- Minimum of 18,000 square metres for mixed employment (B Use Classes) to support realisation of an Innovation Campus and provide high skilled jobs to support economic growth in the immediate area and wider region.
- Limited ~~local~~ neighbourhood retail and community facilities (including health and education) ~~provision~~ of a scale that is proportionate to development to be delivered within the plan period and that does not compete with the retail offer in nearby centres including Long Eaton, Stapleford and Sandiacre.
- Provision of a multi-functional green infrastructure corridor to the south of the area including along the southern boundary that provides safe and convenient pedestrian and cycle access between the HS2 station, Toton Fields Local Wildlife Site and Hobgoblin Wood within the Chetwynd Barracks (site allocation 3.1). This will be a significant corridor in the area.
- Undergrounding of the high voltage electricity cables at the south of the site.
- Development should be located and designed to complement and not prejudice proposals for access to the HS2 Hub Station and further build-out of the Innovation Campus which is to be delivered beyond the plan period.
- Highway infrastructure must be considered in conjunction with requirements for the Chetwynd Barracks allocation (Policy 3.1) and wider area as progressed through the Gateway Study and transport modelling.

Key Development Requirements beyond the end of the plan period as per submission version

~~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:~~

All policies should be read in conjunction with the Part 1 Local Plan ~~Part 4~~ – Broxtowe Borough Aligned Core Strategy. No policy should be applied in isolation; account will be taken of all relevant policies.

- ~~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 in line with the 'Trent Valley Vision'.~~
- ~~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, a medical facility (to be provided in conjunction with the Ghetwynd Barracks allocation) and the provision of a Leisure Centre (if required).~~

Strategic Masterplan

B. A Strategic Masterplan must be prepared for development expected to be delivered beyond the plan period at Toton Strategic Location for Growth and approved by Broxtowe Borough Council as the Local Planning Authority by December 2020. The Strategic Masterplan should:

- incorporate and demonstrate how the requirements set out in Part D of this policy have been complied with; and
- be consistent with the development proposals set out in Part A of this policy and illustrated in the framework (Map 8).

C. Development proposals expected to be delivered beyond the plan period will be required to be in general conformity with the Strategic Masterplan.

Key Development Requirements to be subject to the Strategic Masterplan

D. Land allocated at Toton Strategic Location for Growth is expected to be brought forward for the following development, on a phased basis, to achieve a comprehensive, high quality development. The precise type, quantum and form of development including infrastructure will be subject to further assessment as part of the preparation of the Strategic Masterplan and future revisions to the Infrastructure Delivery Plan.

Community Provision

~~3b.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 **e**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.
- iii) Provide space for further retail and community facilities (including health and education) of a scale that is proportionate to development to be delivered that does not compete with the retail offer in nearby centres including Long Eaton, Stapleford and Sandiacre.

Traffic / Transport / Connectivity

3b-6 Aspirations:

- iv) A system that flows well for all modes of transport including a multi modal transport hub adjacent to the station and 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 including the necessary highway improvements to provide acceptable access to both sites. 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.
- v) Maximise the potential for trips to and beyond the station to be achieved through non-private car modes of transport. This should include:
- a) Tram extension to HS2 station which should be high level access and designed to facilitate its further extension over the HS2 Station and which should be complete prior to the opening of the station. It should be designed in such a way as to allow for its potential expansion extension to Long Eaton, Derby and East Midlands Airport. This will need to include a bridge access provision 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.
 - b) Safe and attractive pedestrian and cycling links between new and existing communities including Toton, Chilwell, Long Eaton, Stapleford and Sandiacre utilising attractive routes through the location to the HS2 hub and neighbouring areas.
- vi) 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.
- vii) Pedestrian access should be provided to the station from the east with an additional secondary western access. This should include a safe route either over or under the station.
- viii) 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).
- ix) 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~~ District 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 and cycle storage should be provided at the station.

- x) 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.
- xi) 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.
- xii) Onward rail service connections to other principal East Midlands Stations including Ilkeston Station.
 - ~~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.~~
- xiii) 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

~~3b.7 Aspirations:~~

- xiv) 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 usable 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, this will be a significant corridor in the area, and should incorporate both pedestrian and cycle access to HS2 station;~~
 - a) Along the northern boundary of the location south of Stapleford this should comprise a narrow, graded tree and shrub roadside corridor to improve screening of the Innovation Village from the A52;
 - b) Along the Erewash Canal to the west of the location (incorporating flood mitigation on the low lying Sidings part of the site) and Erewash River (between Toton Washlands and Stapleford);
 - c) Along a north/south corridor immediately to the west of Toton towards Bessell Lane.
- xv) A new primary route through the centre of the location linking development areas to the HS2 Hub ~~linking~~ and to a high quality 'station square' as part of a new attractive principal pedestrian route.
- xvi) No loss of trees which are the subject of Tree Preservation Orders and extensive additional planting to be undertaken at appropriate locations to enhance provision of wildlife corridors of varying widths.
- xvii) Multi use sporting provision should be provided in appropriate locations ideally adjacent to the school for use by school children and others.

Economic and Residential development

~~3b.8 Aspirations:~~

- xviii) The site has an overall capacity of around 3,000 homes.
- xix) The creation of an iInnovation village Campus as part of a mixed use development to provide significant numbers of new high skilled jobs to drive economic development in the immediate area and the wider region.
- xx) 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 District Centre and in doing so encourage additional investment in, and enhancements to, Stapleford District Centre.
- xxi) 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.
- xxii) Specific delivery mechanism for the 18,000 square metres employment floorspace to be delivered by 2028.

School/Leisure

3b.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

3b.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

3b.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.~~
- xxiii) Relocate the plant nursery, electricity substation, sewage works and Network Rail/ DB Schenker off site subject to the viability of such proposals and appropriate relocation sites being identified and secured.
- xxiv) The necessary remediation of land; and
- xxv) Flood and surface water mitigation required to ensure any development is appropriately protected from the risk of flooding.

Delivery

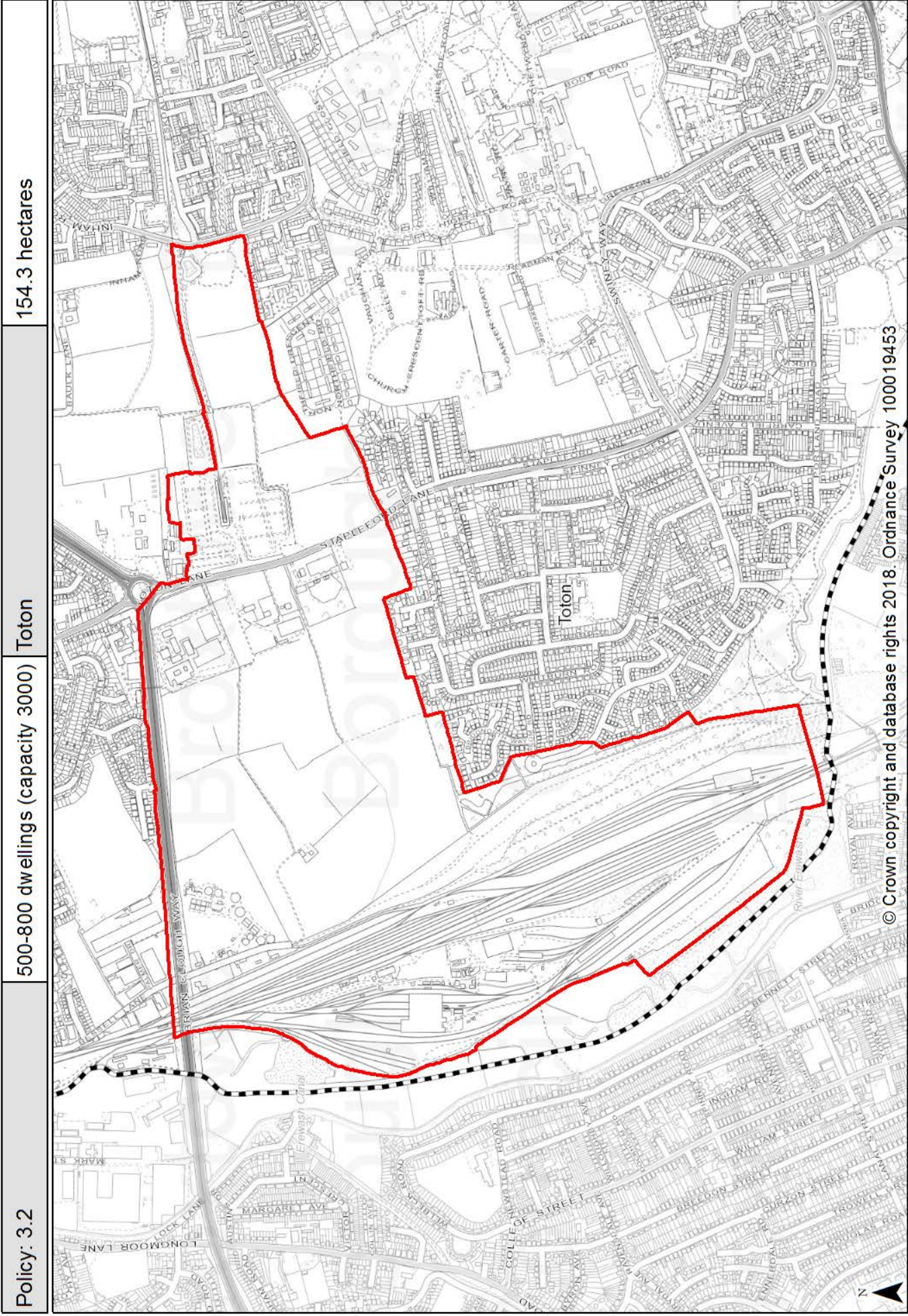
Infrastructure requirements must be delivered at a rate and scale to meet the needs that arise from the proposed development, in accordance with the Infrastructure Delivery Plan.

Development proposals must contribute proportionately towards the delivery of those infrastructure items set out in this policy and in the Infrastructure Delivery Plan.

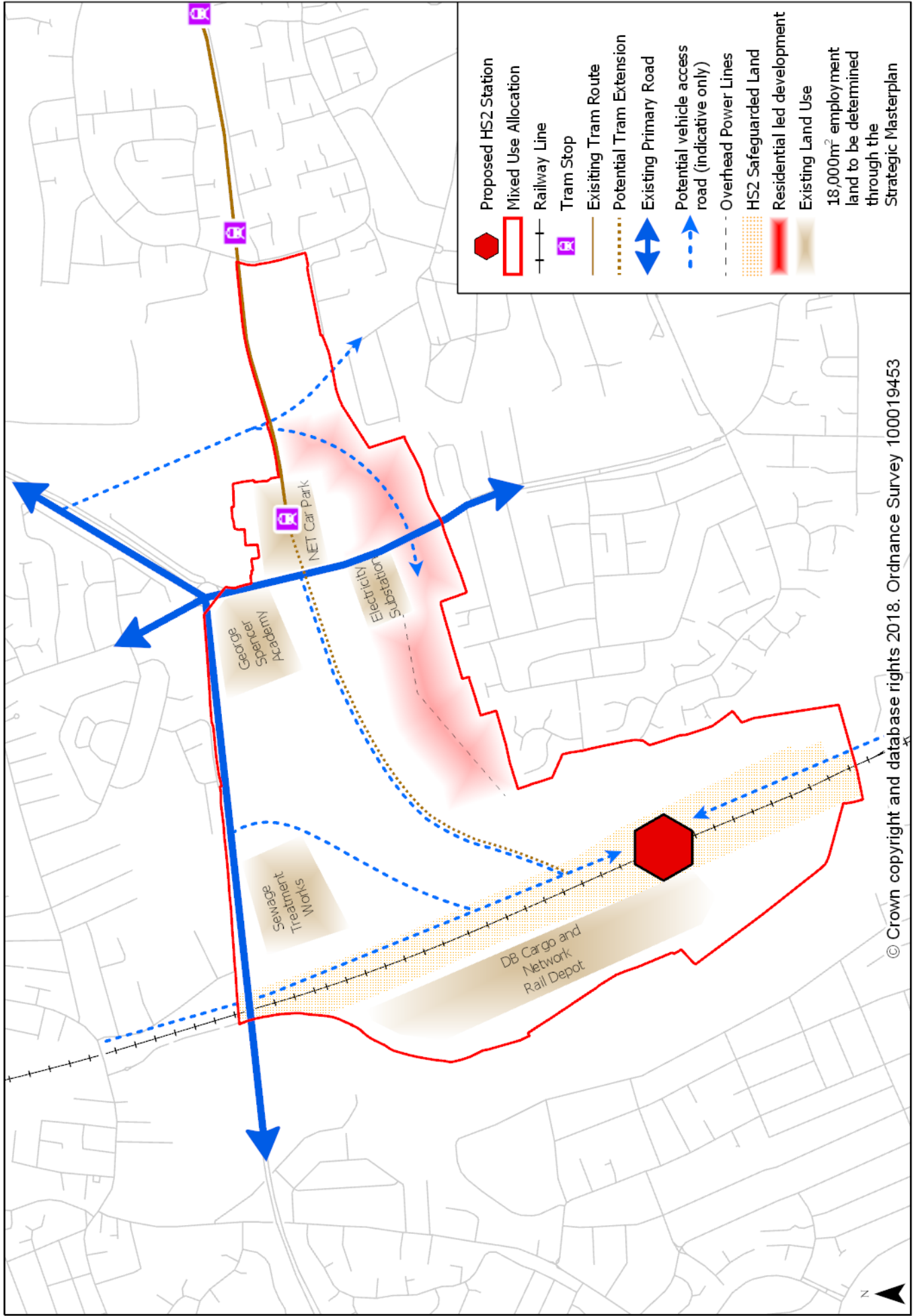
Key Development Aspirations:

1. ~~The relocation of the electricity substation and sewage works to ensure a more comprehensive and high quality development.~~

Map 730: Land in the vicinity of the HS2 Station at Toton (Strategic Location for Growth)



Map 8: Toton Strategic Location for Growth Illustrative Concept Framework



Justification

3.22 Toton Strategic Location for Growth is a site of approximately 154 hectares which will be brought forward for a mixed-use development both within and beyond the plan period. The site has good sustainability credentials being in the south of the Borough and adjoining the main built up area of Nottingham. It provides an opportunity to deliver well-integrated, high quality, mixed tenure housing and employment development, which makes best use of the land around HS2 hub station and reflects the policy and aspirations in the Greater Nottingham Aligned Core Strategy and the East Midlands HS2 Growth Strategy.

Development within the Plan Period

3.23 Outline planning permission (17/00131/ROC) was granted in 2017 for 500 homes, which comprises 282 homes on land to the north of the safeguarded tram route and 212 homes to the south. Reserved Matters approval (17/00499/REM) has been granted for the northern part of the scheme. The outline planning permission makes provision for a range of other uses including: a local centre (380 square metres convenience store, two 95 square metre retail outlets (Use Classes A1, A3, A4, and A5)), primary school, day nursery, pub/restaurant, residential care facility, open space, medical surgery and community use.

3.24 The infrastructure to support these planning applications is also sufficient to support the development in line with the residential led development area as shown on the Toton Strategic Location for Growth Illustrative Concept Framework (Map 8).

3.25 Given that the infrastructure issues are addressed in full there will be no delay in bringing forward development in line with the Housing Trajectory (as shown in Table 5 of the Plan).

Strategic Masterplan

3.26 The Council requires a joined-up, collaborative, cohesive and proactive approach to be taken to the planning and implementation of the significant development opportunity presented by Toton Strategic Location for Growth and Chetwynd Barracks.

3.27 A Strategic Masterplan will be required to provide a high-level overarching framework to ensure that planning and delivery of development and infrastructure is properly coordinated across the two sites. The Strategic Masterplan must be prepared to guide the delivery of the employment floorspace to be delivered before 2028. It must be consistent with the Toton Strategic Location for Growth Illustrative Concept Framework (Map 10) and provide further guidance on site specific matters including the extent to which the requirements of Part D of this policy have been complied with.

3.28 As a minimum, the Strategic Masterplan will set out:

- The vision and guiding principles/objectives for the Strategic Location for Growth which shall have regard to the following points:
 - 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 Green Belt west of the M1.
- Continuing to invest in infrastructure elsewhere that supports the roles of existing settlements.
- The strategic framework for development expected beyond the plan period including key roads, landscape features, development plots and land use mix. This should include linkages to integrate the development with Chetwynd Barracks (site allocation 3.1) and should reflect the high level land use mix and key roads/landscape features identified in the Toton Strategic Location for Growth Illustrative Concept Framework (Map 8).
- The quantum of residential and employment development and how such development will be phased.
- The infrastructure requirements for the Strategic Location for Growth including when, how and who would deliver each requirement. This will include details of delivery of any infrastructure requirements shared with Chetwynd Barracks (site allocation 3.1) and will have regard to the phasing of development.

3.29 In preparing the Strategic Masterplan regard should be had to the following site characteristics:

- The area around the station is a low valley and development here will 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 access over the railway line. This should include landmark buildings announcing the route towards Stapleford and the northern gateway of the site onto the A52. There will be the potential to accommodate significant mixed use floorspace in this area which lends itself to development 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.
- The area including and to the north of the residential led development area defined in the Toton Strategic Location for Growth Illustrative Concept Framework (Map 8) includes the high plateau. To the west of Toton/ Stapleford Lane the density of development could be increased from south to the north with lower densities towards the south. This could include a transition both in scale and use of buildings from the taller buildings around the HS2 Station. 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.
- The area to the east of the residential led development area shown on the Toton Strategic Location for Growth Illustrative Concept Framework (Map 8) could incorporate a leisure and education hub with a relocated George Spencer Academy whilst maintaining sufficient space to link the Chetwynd development.

3.30 Nottinghamshire County Council chairs the Toton Delivery Board (which has been tasked by local authority partners with the realisation of aspirations at Toton Strategic Location for Growth and the surrounding area). Given this, it is anticipated that the County

Council will play a key role in the preparation of the Strategic Masterplan together with Broxtowe Borough Council, landowners/site promoters (including adjacent landowners), Chetwynd: The Toton and Chilwell Neighbourhood Forum, infrastructure providers and other statutory consultees. Public consultation must be undertaken on the draft Strategic Masterplan prior to finalisation.

3.31 Planning applications and any other consenting mechanisms must be in general conformity with the Illustrative Concept Framework (Map 8) and Strategic Masterplan, which has been formally approved by Broxtowe Borough Council.

Key Development Requirements

3.32 The Key Development Requirements apply to the whole strategic location for growth to ensure the allocation is planned as a single entity thereby ensuring a comprehensive and cohesive development is achieved. The policy identifies those elements of the development that are expected to be delivered within the plan period. The High Speed Two station hub should be encouraged to make provision for: interchange between classic and HS2 services, bus and tram services, cycling and walking, park and ride, taxi services; and drop-off facilities.

3.33 To facilitate the full scale of development at Toton and Chetwynd Barracks and provide necessary capacity on the local highway network highway improvements will be required. These should be consistent with the proposals set out in the East Midlands HS2 Growth Strategy and the emerging Gateway Study.

Delivery

3.34 In order to deliver sustainable development at the Strategic Location for Growth and realise the aspirations set out in the East Midlands HS2 Growth Strategy, significant investment in infrastructure is required to meet the needs of residents and businesses. This includes transport, utilities, flood and surface water management measures, green infrastructure and open space and community infrastructure. The Council has prepared an Infrastructure Delivery Plan that sets out the infrastructure required to support growth at this location over the plan period and beyond.

3.35 The Council will undertake a periodic review of the Infrastructure Delivery Plan as information changes. This is to ensure it continues to provide an effective tool to support co-ordinated delivery of development and associated infrastructure across the Toton Strategic Location for Growth. The Council will work collaboratively with partners to ensure that the necessary infrastructure identified in the Infrastructure Delivery Plan is delivered and phased appropriately.

3.36 To promote efficient and effective joint working and to front load the planning process, the use of Planning Performance Agreements will be strongly encouraged for development proposals brought forward at Toton Strategic Location for Growth. This will promote joint working between all parties, including statutory consultees, and will assist in focusing the issues that will need to be addressed prior to the submission of planning applications.

~~**3b.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 77.~~

~~3b.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.~~

~~Vision~~

~~3b.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 Green Belt west of the M1.~~
- ~~• Continuing to invest in infrastructure elsewhere that supports the roles of existing settlements.~~

~~3b.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 Ghetwynd Neighbourhood Forum.

Community Provision to Land Assembly moved into policy section above

~~Delivery~~

~~Key concepts-~~

~~3b.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~~

~~3b.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. This could include landmark buildings on 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 storeys 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

3b.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 also be in this location and are 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 the northern gateway to the site.

East

3b.15 Area 3 would be the eastern part of the high plateau to the east of Toton/ Stapleford Lane and 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

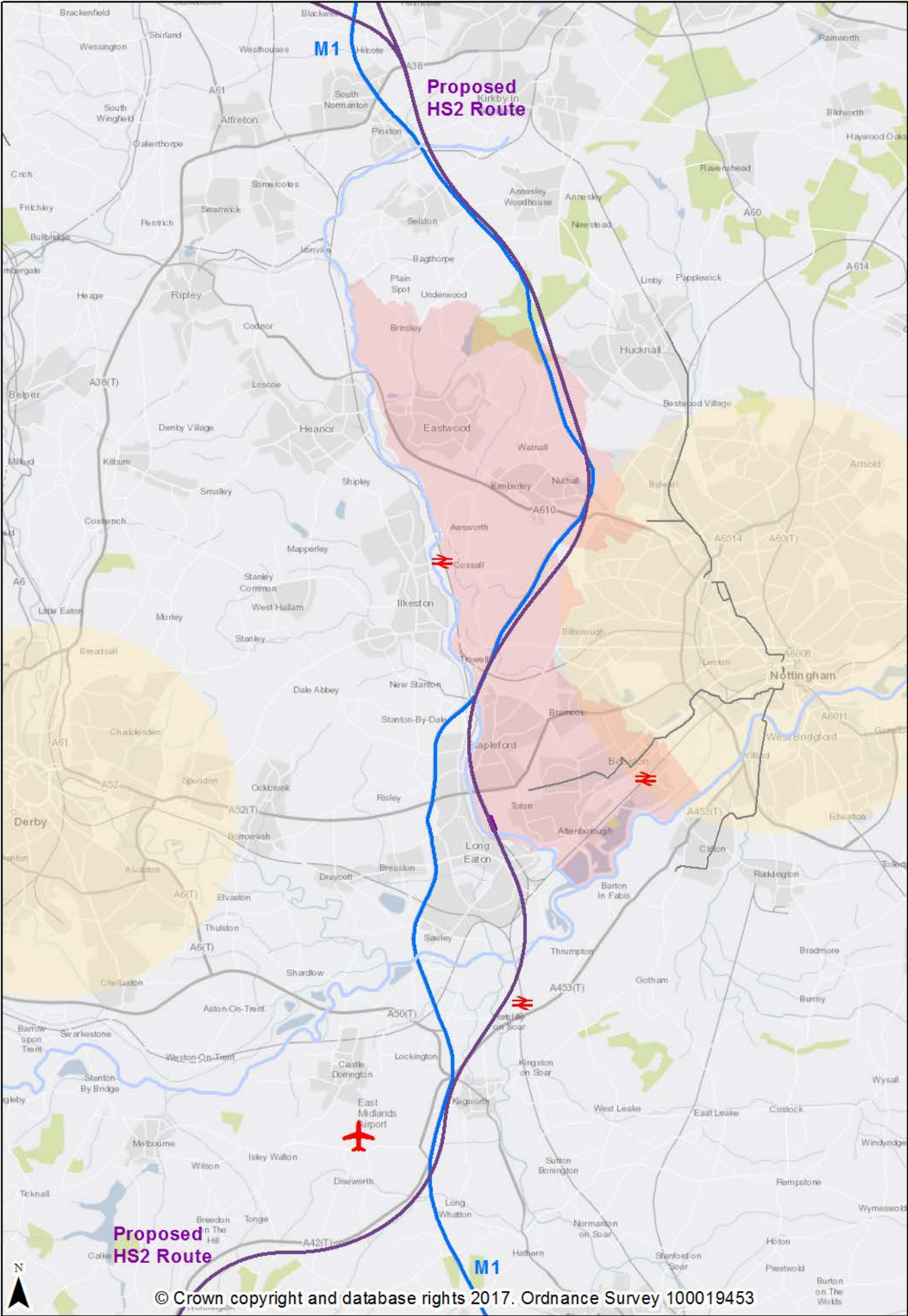
3b.16 3.37 The selected 'Toton' ('Strategic Location for Growth') site is confirmed, as the Broxtowe Core Strategy stated previously, as highly sustainable, in part as a result of its large size (which is consistent with the Greater Nottingham Aligned Core Strategy). It strategically meets the housing and health objectives of the Borough, and, has major positive economic innovation and transport effects, the latter being of national significance. However, minor Negative effects mainly were identified that arise also from the scale of the proposed development which will strategically change the green outlook and landscape, but this. These effects may be mitigated by high quality design incorporating provision of strategic green infrastructure to make the land newly accessible, with exemplary design of development and enhanced connectivity to the surrounding sites.



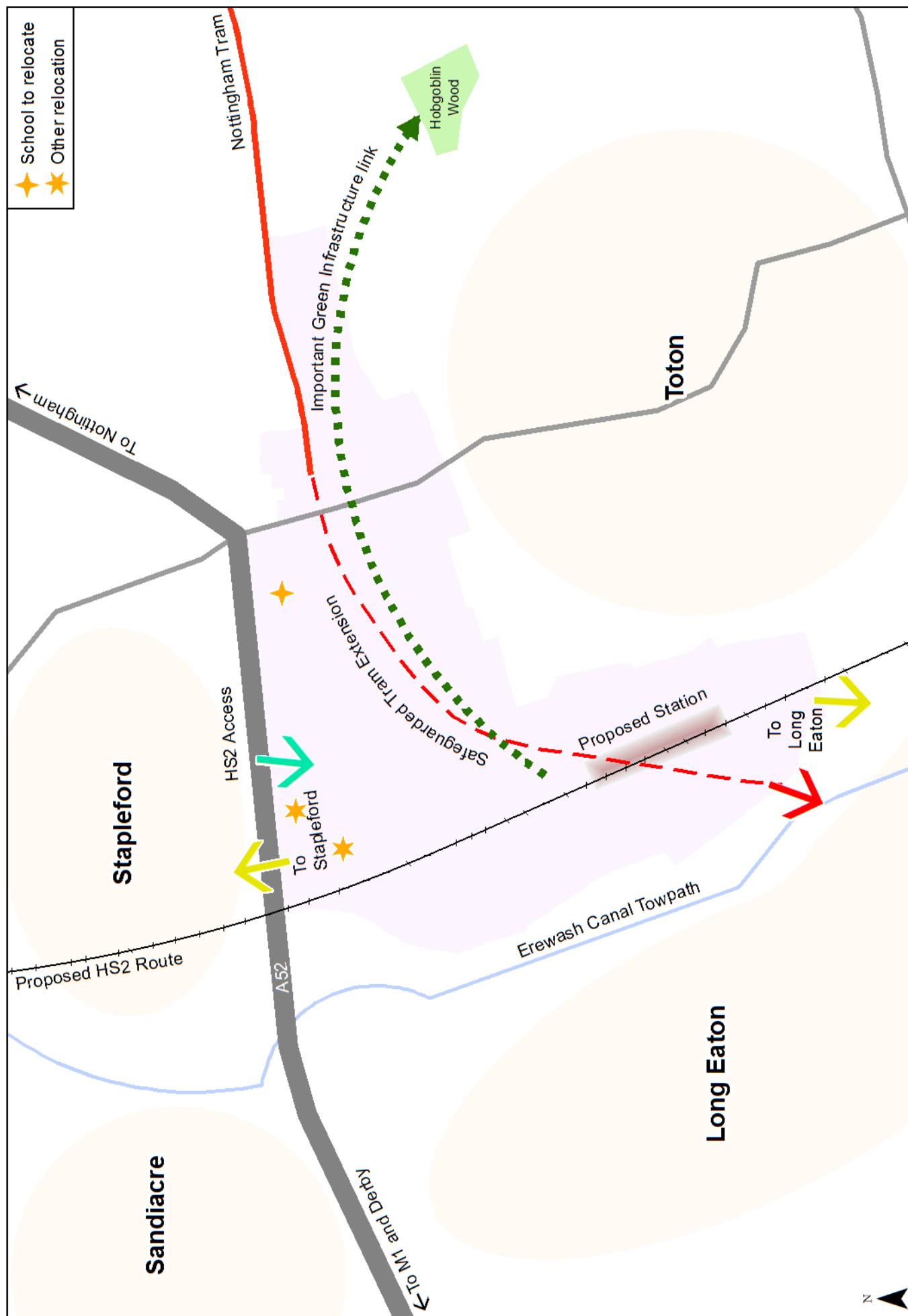
Artist impression of Toton HS2 Station. Image courtesy of HS2 taken 2010

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

Map 934: Key transport connections spatial context



Map 1032: Key local connections



Policy 3.3: Bramcote (East of Coventry Lane)

3.7 3.38 Located in the Main Built up Area of Nottingham, Bramcote is 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 **very largely** greenfield and is a former playing field associated with the adjacent school which has been unused as such for many years.

3.8 3.39 The following key development requirements must be met.

Key Development Requirements:

1. New Homes:

- a) ~~300~~ 500 homes (within the outline shown on Map 11).

2. Connections and Highways:

- a) Incorporate design measures to slow the speed of traffic on Coventry Lane.
- b) Provide ~~S~~safe pedestrian and cycling routes including crossing points ~~provided/ enhanced~~ on surrounding roads ~~including~~ linkings to the redeveloped school, the development on the western side of Coventry Lane in Stapleford and the Erewash Valley Trail. ~~and playing pitches on the eastern side of Coventry Lane.~~
 - ~~Provide safe pedestrian links between housing and redeveloped school and playing pitches.~~
- c) Vehicular access to the site shall only be via Coventry Lane. ~~and should be via a single junction which serves both allocations~~ Policy 3.3 (East of Coventry Lane Bramcote) and Policy 3.4 (West of Coventry Lane Stapleford).
- d) Enhance bus routes adjacent to ~~or within~~ the site.

3. Green Infrastructure and Sports Pitches:

- a) 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 ~~in the west~~.
- b) Ensure that any loss of the Local Wildlife Site land is mitigated/compensated at equivalent quality within close proximity to its current location.
- c) Development should not prejudice the use of the existing sports facilities at Bramcote School or Leisure Centre.

4. New facilities:

- a) Provide a replacement school at a location south of the ridgeline, the ridge should be kept free of built development (within the outline shown on Map 12).
- b) School redevelopment is to be delivered in conjunction with or prior to housing development ~~(within the outline shown on page 34)~~ and no houses are to be occupied until the school is substantially complete.

5. Heritage:

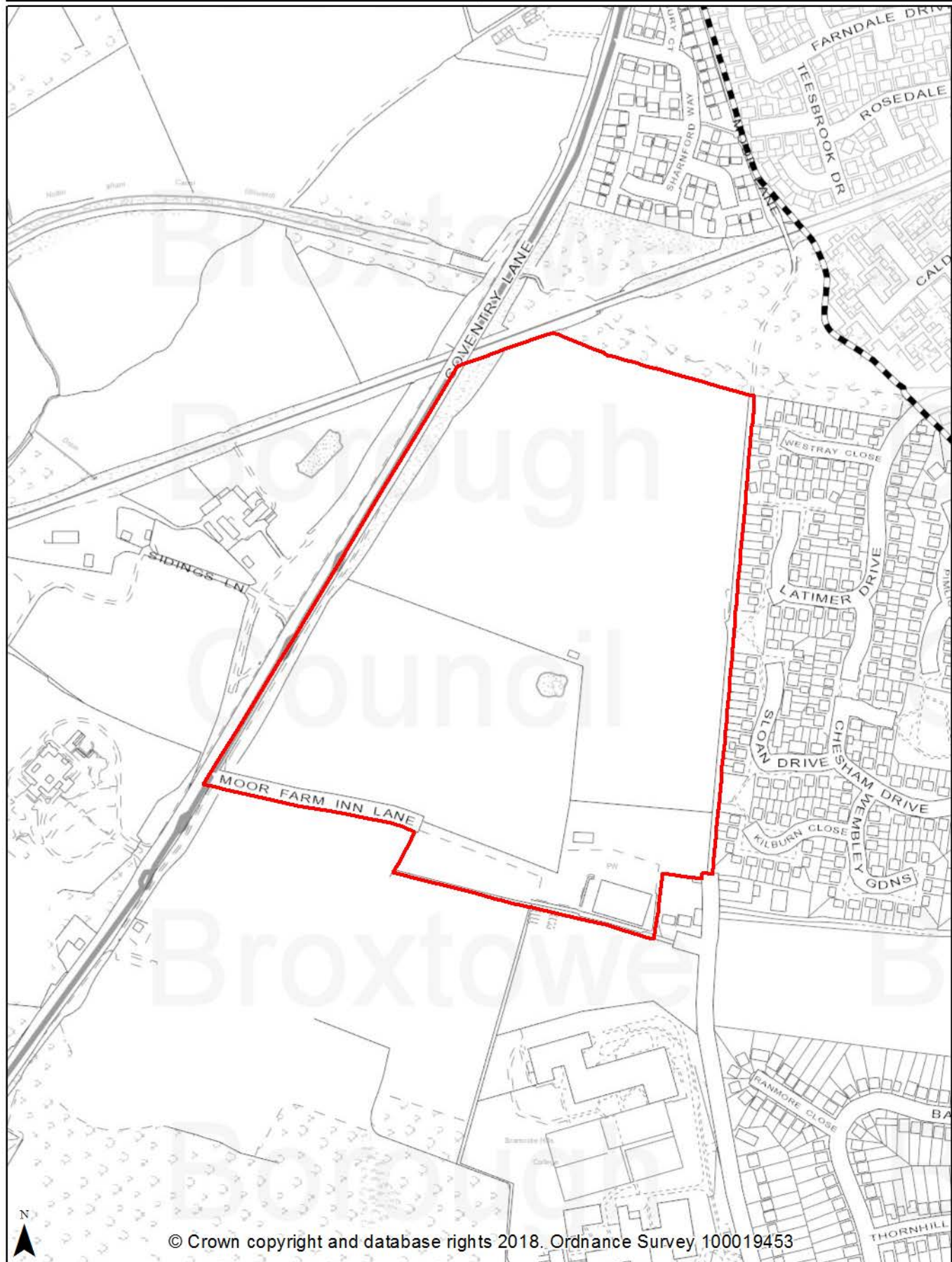
- a) Remove vegetation from the sandstone cutting off Moor Lane ~~in a way that does not compromise its stability~~.

Key Development Aspirations:

- 1. ~~Mitigate highways impact on the wider road network to ensure that congestion is not made worse than currently exists.~~ Sustainable transport measures will be fully utilised to reduce reliance on the private car. Where there are residual cumulative impacts on the highways network these should be mitigated to ensure that they are not severe.

Map 118: Bramcote (east of Coventry Lane)

Policy: 3.3	Bramcote
18.9 hectares	500 dwellings



2. Replacement Leisure Centre ~~(if required)~~.

Justification

3.40 Whilst it is recognised that there is no current bus route adjacent to the site there is significant development within the area that makes the provision of such a bus route a realistic possibility. As part of a planning application it will be expected that the applicant demonstrates the development will assist in securing such a bus route. This could be a financial contribution, improved pedestrian crossing points, the design of the scheme to make the provision of the route more attractive and / or improvements to the existing stop on Coventry Lane.

3.41 The Local Wildlife Site (LWS) was reviewed by the Nottinghamshire Biological Geological Records Centre who determined that the area of qualifying interest is restricted to a smaller area (approximately 0.7ha) to the south west corner.

3.42 It is envisaged that the LWS can be mitigated / compensated for either within the site itself or on land immediately to the south of the allocation on land belonging to the Council.

3.43 The existing Council owned Bramcote Leisure Centre is currently located within the red outline shown on Map 12 as the area to accommodate the school and leisure centre redevelopment. The Council is exploring options to rationalise the existing ageing Leisure Centres into two new 'leisure hubs' (one to service the north and one for the south of the Borough). Work on this strategy is on-going however; there is a realistic possibility that a leisure hub in the south of the Borough would either be located within close proximity to the existing Bramcote Leisure Centre or at the Strategic Location for Growth in Toton. The Council recognises the desire from the local community to have the replacement leisure centre in Bramcote and the key development aspiration provides flexibility for this to be delivered either by the Council or by another developer.

3.44 The area of land shown outlined in red on Map 12 is to be removed from the Green Belt to accommodate the redevelopment of the School and Leisure Centre.

3.45 As Nottinghamshire County Council reported to their Policy Committee on 14 November 2018 the investment in new school buildings should not be delayed waiting for receipts from property sales. Nottinghamshire County Council will fund and cash flow the development of the school and will be reimbursed from receipts from the development of the residential allocation.

What the Sustainability Appraisal says

3.9 3.46 This allocation has significant housing and health objectives benefits with only one negative effect due to the Bramcote Moor Grassland LWS designation, albeit that the area of interest of this designation only covers a very small area. ~~a very minor green objective disbenefit because of inevitable greenspace loss to built development.~~

Map 129: Bramcote School and Leisure Centre Redevelopment Area



Policy 3.4: Stapleford (west of Coventry Lane)

~~3.40~~ 3.47 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 ~~S~~strategic Aligned 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.

~~3.41~~ 3.48 The following key development requirements must be met.

Key Development Requirements:

1. New Homes:

- a) 240 homes.

2. Connections and Highways:

- a) Provide ~~S~~safe pedestrian and cycling routes including crossing points ~~provided/enhanced~~ on surrounding roads ~~including~~ linkings to the redeveloped school, the development on the eastern side of Coventry Lane in Bramcote, the Field Farm development and the Erewash Valley Trail. ~~and playing pitches on the eastern side of Coventry Lane.~~
- b) Vehicular access to the site shall only be via Coventry Lane and should be via a single junction which serves both allocations Policy 3.3 (East of Coventry Lane Bramcote) and Policy 3.4 (West of Coventry Lane Stapleford).
- c) Incorporate design measures to slow the speed of traffic on Coventry Lane.
- d) Enhance bus routes adjacent to ~~or within~~ the site.

3. Green Infrastructure:

- a) 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 ~~in the west.~~
- b) Provide a buffer between the crematorium and Stapleford Hill to ensure tranquil setting of crematorium is not compromised and ensure the new housing will not be in shade for extended periods of time due to the proximity of Stapleford Hill.

Key Development Aspirations:

- 1. ~~Mitigate highways impact on the wider road network to ensure that congestion is not made worse than currently exists.~~ Sustainable transport measures will be fully utilised to reduce reliance on the private car. Where there are residual cumulative impacts on the highways network these should be mitigated to ensure that they are not severe.

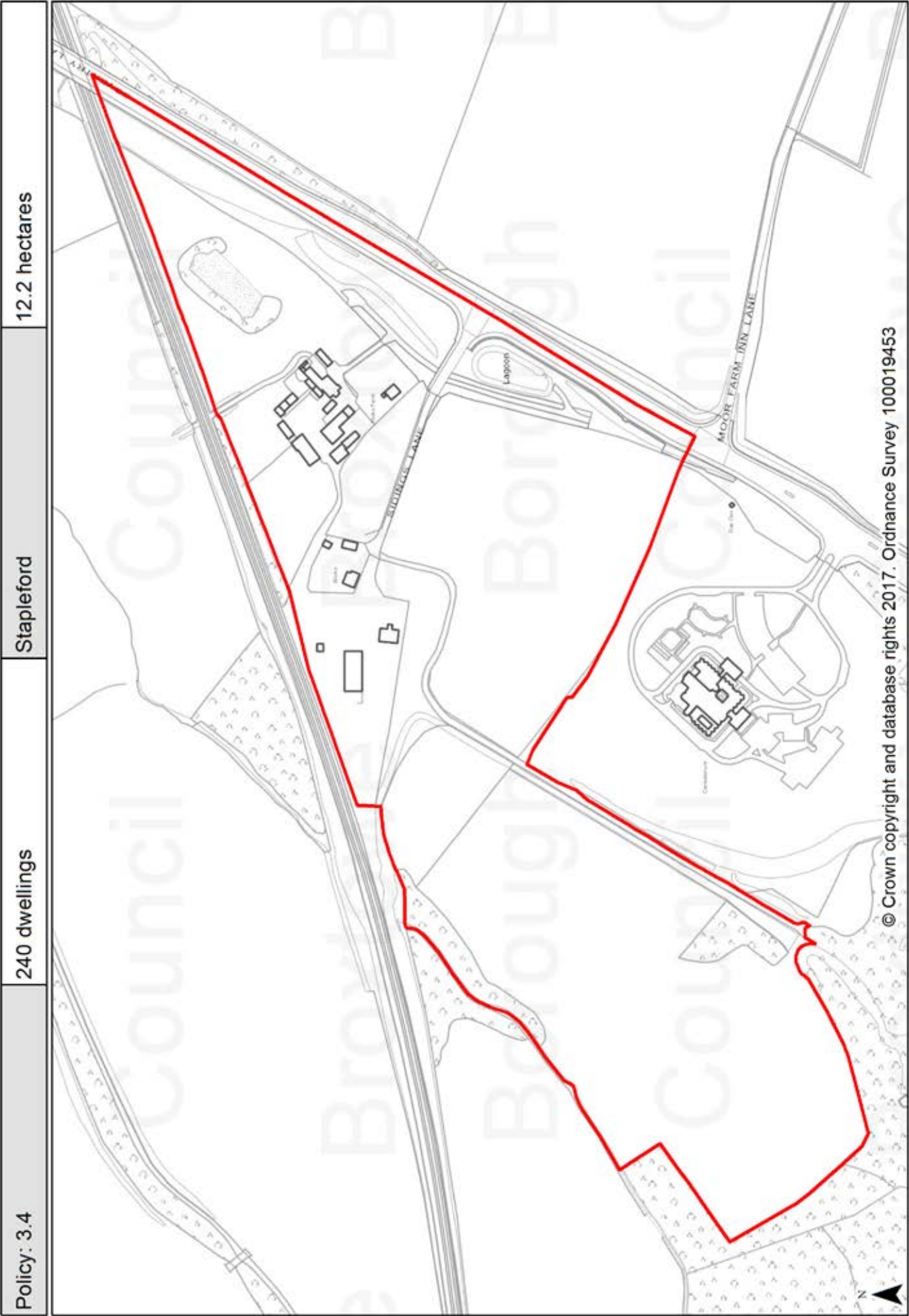
Justification

3.49 Whilst it is recognised that there is no current bus route adjacent to the site there is significant development within the area that makes that make the provision of such a bus route a realistic possibility. As part of a planning application it will be expected that the applicant demonstrates the development will assist in securing such a bus route. This could be a financial contribution, improved pedestrian crossing points, the design of the scheme to make the provision of the route more attractive and / or improvements to the existing stop on Coventry Lane.

What the Sustainability Appraisal says

~~3.12 3.50 As would be expected, as above, t~~ This allocation has significant housing and health objectives benefits with only **one negative effect on the biodiversity and green infrastructure objective.** ~~a very minor green objective disbenefit.~~

Map 1344: Stapleford (west of Coventry Lane)



Policy 3.5: Severn Trent, Beeston

~~3.13~~ **3.51** 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 ~~S~~strategic Aligned 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.

~~3.14~~ **3.52** The following key development requirements must be met.

Key Development Requirements:

1. New Homes

- a) ~~150~~ 100 homes ~~to be located towards the north of the site.~~

2. Connections and Highways

- a) Provide enhanced Green Infrastructure corridors linking urban areas of Beeston to the north and west with the canal side towpath and ensure that the management of the Green Infrastructure is secured in perpetuity.
- b) Provide pedestrian and cycling bridge to link to the canal side towpath, unless it can be demonstrated that it is not required.
- c) Vehicle access to only be at the north of the site onto Lilac Grove via existing Severn Trent land or to the east of the site via the adjacent Boots development.

3. Green Infrastructure and Sports Pitches

- a) Provide soft landscaping and minimise external lighting along the canal side boundary.
- b) Ensure that the residential development is designed in such a way that new residents are not exposed to any undue noise or disturbance from the sports pitches, and in this way ensure that the sports pitches can be fully utilised without giving rise to noise complaints from nearby residents.
- c) Development should be located to ensure an appropriate stand-off distance between the residential development and the waste recycling centre and the sewage treatment works and landscaping screening measures should be incorporated to avoid potential future land use conflict.
- d) Retain hedgerows and incorporate these into any landscaping scheme.

Key Development Aspirations:

1. ~~Mitigate highways impact on the wider road network to ensure that congestion is not made worse than currently exists.~~ Sustainable transport measures will be fully utilised to reduce reliance on the private car. Where there are residual cumulative impacts on the highways network these should be mitigated to ensure that they are not severe.

Justification

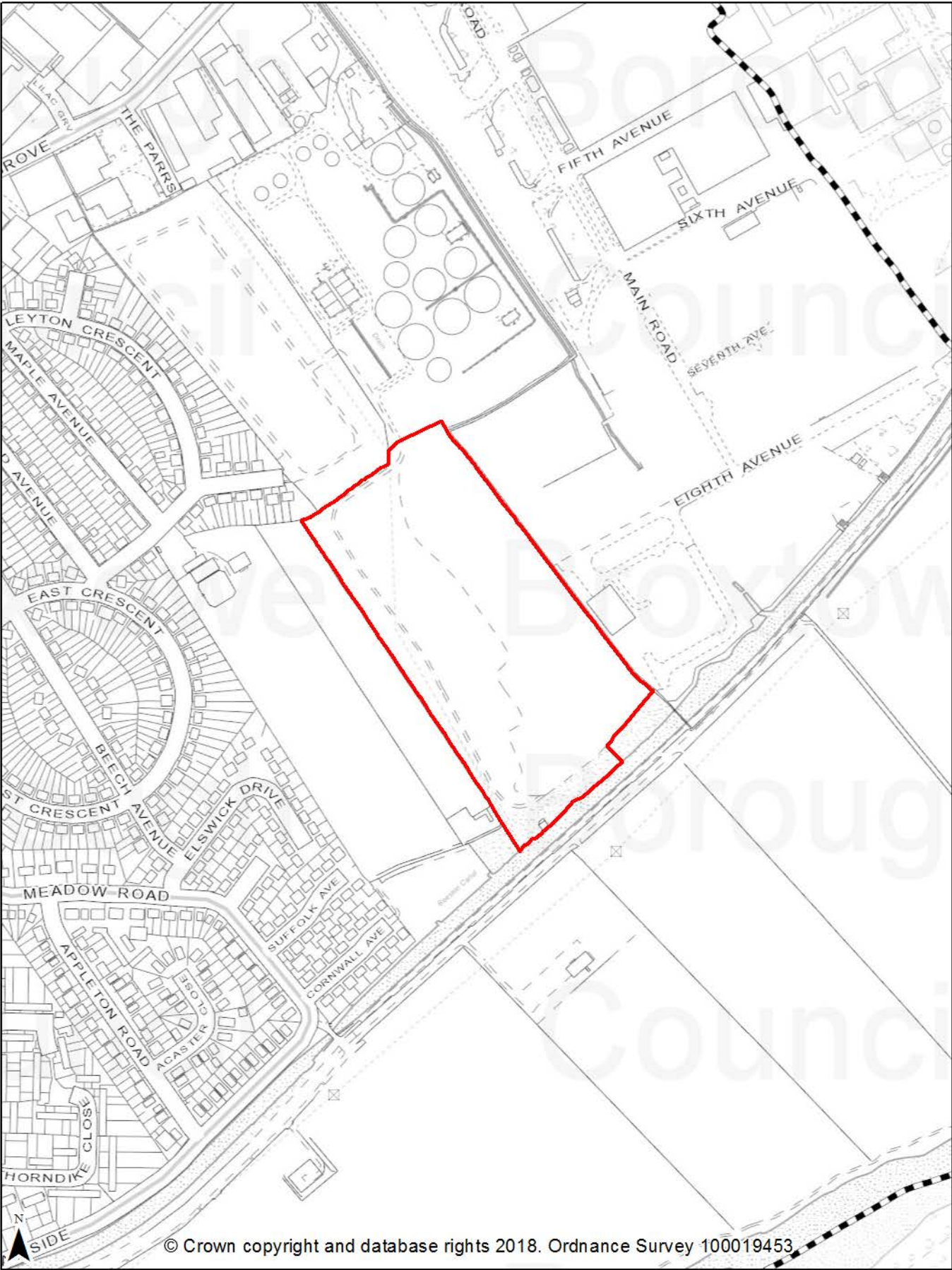
3.53 One of the key benefits of the new development is that it is immediately adjacent to existing sports facilities, new development must be designed in such a way that the new residents and the users of the sports pitches will not be adversely affected.

What the Sustainability Appraisal says

~~3.15~~ **3.54** This allocation has significant housing, health, transport and innovation (due to its proximity to the Enterprise Zone) ~~objectives-benefits;~~ positive effects and only one minor negative effect on the biodiversity and green infrastructure objective due to the adjoining Beeston Canal Local Wildlife Site.

Map 1412: Severn Trent Beeston

Policy: 3.5	Severn Trent
6.0 hectares	100 dwellings



Policy 3.6: Beeston Maltings

~~3.16~~ **3.55** Located in Beeston (the Main Built up Area of Nottingham), the site is located to the south of Beeston Town Centre within close proximity to Beeston Railway Station. ~~and is the residual land left after a previous 2004 housing allocation.~~ The site is bounded or lined on three sides by existing mainly residential development with the railway line forming the southern boundary. The site is vacant brownfield which was previously a car garage and ~~was previously~~ a brewery of which the remaining malting building was demolished in 2012. The site is the residual part of a larger 2004 Local Plan Housing Allocation.

~~3.17~~ **3.56** The following key development requirements must be met.

Key Development Requirements:

1. New Homes:

- a) 56 homes.

2. Connections and Highways:

- a) Provide attractive and usable walking and cycling routes through the site to links ~~to the south west of the site.~~ the new and existing adjacent residential properties to the railway footbridge in the east and the open space in the west.

3. Green Infrastructure:

- a) Incorporate soft landscaping to act as a wildlife corridor immediately adjacent to the railway line.
- ~~Provide an adequate noise buffer to the garage site off Dovecote Lane.~~

Key Development Aspirations;

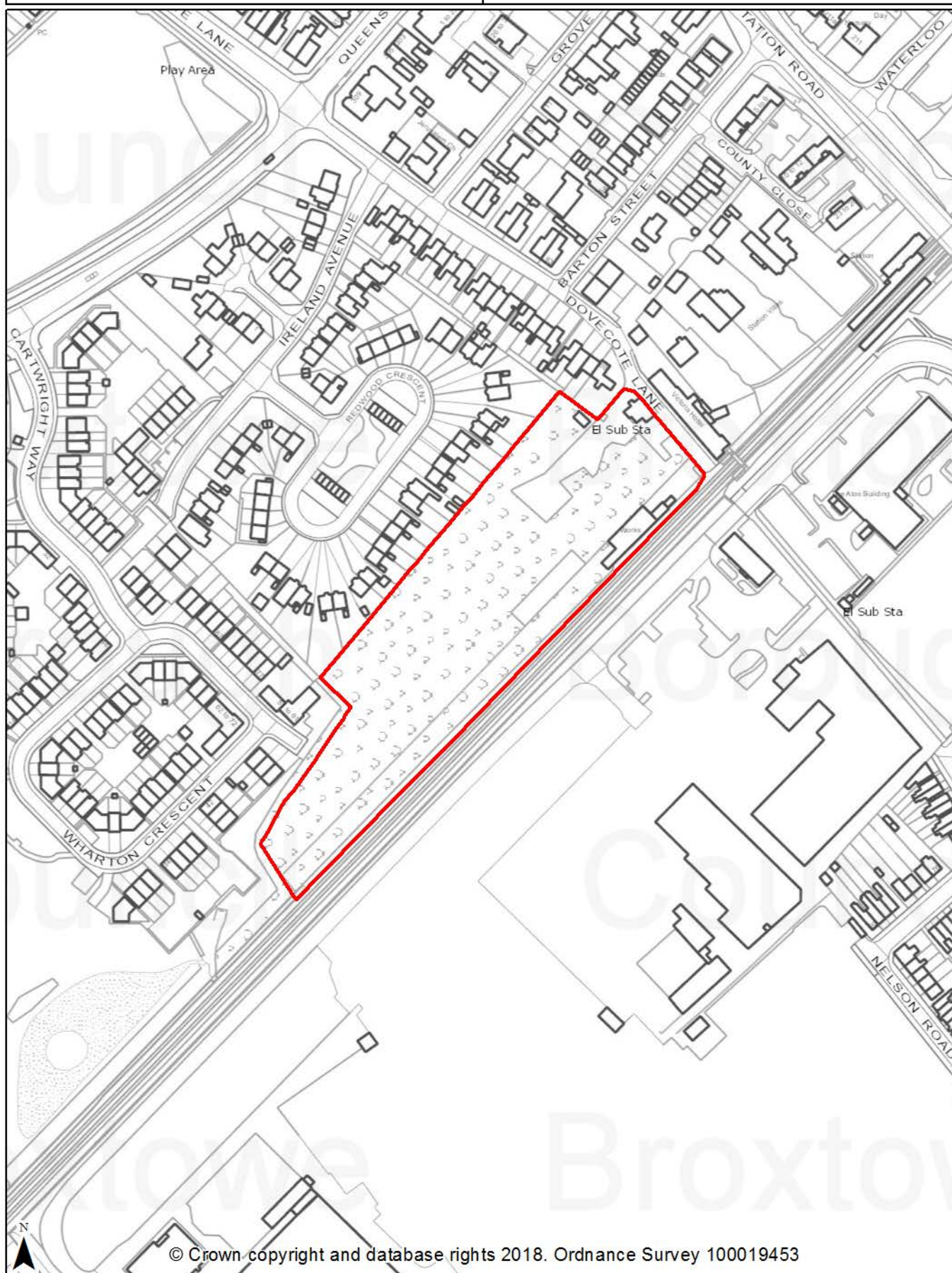
- 1. ~~Mitigate highways impact on the wider road network to ensure that congestion is not made worse than currently exists.~~ Sustainable transport measures will be fully utilised to reduce reliance on the private car. Where there are residual cumulative impacts on the highways network these should be mitigated to ensure that they are not severe.

What the Sustainability Appraisal says

~~3.18~~ **3.57** This allocation has significant housing, health and transport objectives benefits; and only a ~~very minor~~ one negative effect on the heritage objective due to the non-designated heritage assets in the Dovecote Lane area.

Map 15+3: Beeston Maltings

Policy: 3.6	Beeston Maltings
1.7 hectares	56 dwellings



Policy 3.7: Cement Depot Beeston

~~3.19~~ **3.58** Located in Beeston (the Main Built up Area of Nottingham) the site is a ~~previously developed~~ brownfield ~~former cement depot~~ 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 ~~Beeston Railway Station Road~~ to the west.

~~3.20~~ **3.59** The following key development requirements must be met.

Key Development Requirements:

1. New Homes

- a) ~~21~~ 40 homes.

2. Connections and Highways

- a) Provide attractive and usable walking and cycling links ~~through the site~~ to the railway station ~~to provide an 'off-road' section of the National Cycle Network Route 6.~~

3. Green Infrastructure

- a) Incorporate soft landscaping to act as a wildlife corridor immediately adjacent to the railway line.

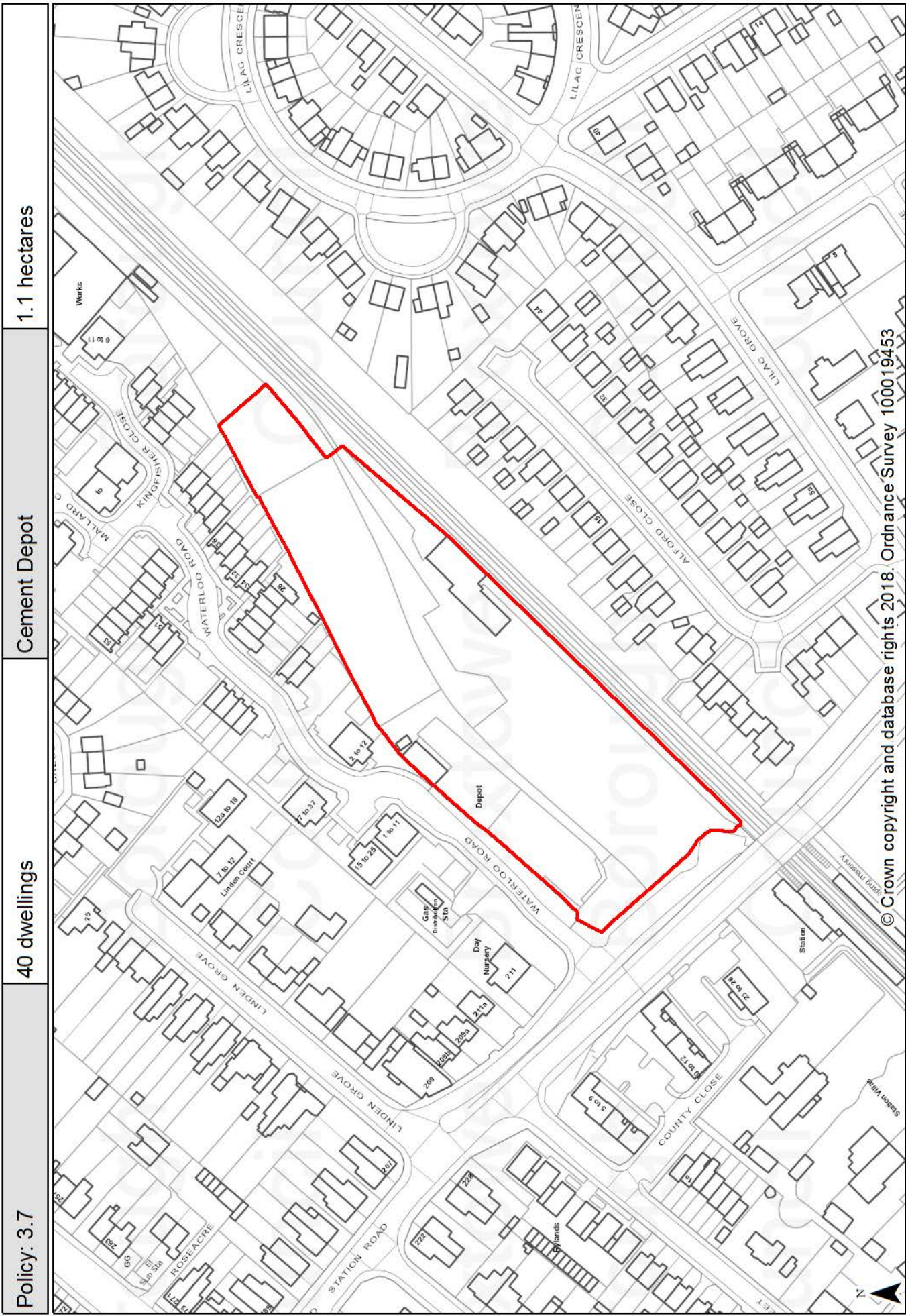
Key Development Aspirations;

- 1. ~~Mitigate highways impact on the wider road network to ensure that congestion is not made worse than currently exists.~~ Sustainable transport measures will be fully utilised to reduce reliance on the private car. Where there are residual cumulative impacts on the highways network these should be mitigated to ensure that they are not severe.

What the Sustainability Appraisal says

~~3.21~~ **3.60** This allocation has ~~significant benefits for health, transport and other objectives and no negative effects.~~ ~~significant health and especially transport objectives benefits, and other positive effects across objectives, with no negative effects.~~

Map 164: Cement Depot Beeston



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Policy 3.8: Land fronting Wollaton Road, Beeston

~~3.22~~ 3.61 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~~ with a Lidl supermarket to the front.

~~3.23~~ 3.62 The following key development requirements must be met.

Key Development Requirements:

1. New Homes:

- a) 12 homes.

2. Heritage:

- a) ~~Respect~~ Preserve or enhance the setting of the Anglo-Scotian Mills Listed Building.

Key Development Aspirations

- 1. ~~Mitigate highways impact on the wider road network to ensure that congestion is not made worse than currently exists.~~ Sustainable transport measures will be fully utilised to reduce reliance on the private car. Where there are residual cumulative impacts on the highways network these should be mitigated to ensure that they are not severe.

What the Sustainability Appraisal says

~~3.24~~ 3.63 This allocation has significant health and transport objectives benefits; and only a minor negative effect on the biodiversity and green infrastructure objective due to a Tree Preservation Order.

Map 175: Land fronting Wollaton Road; Beeston



Policy 4: Awsworth Site Allocation

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 2.3c distributes up to 350 homes at Awsworth.

4.1 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 glass-making 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.

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

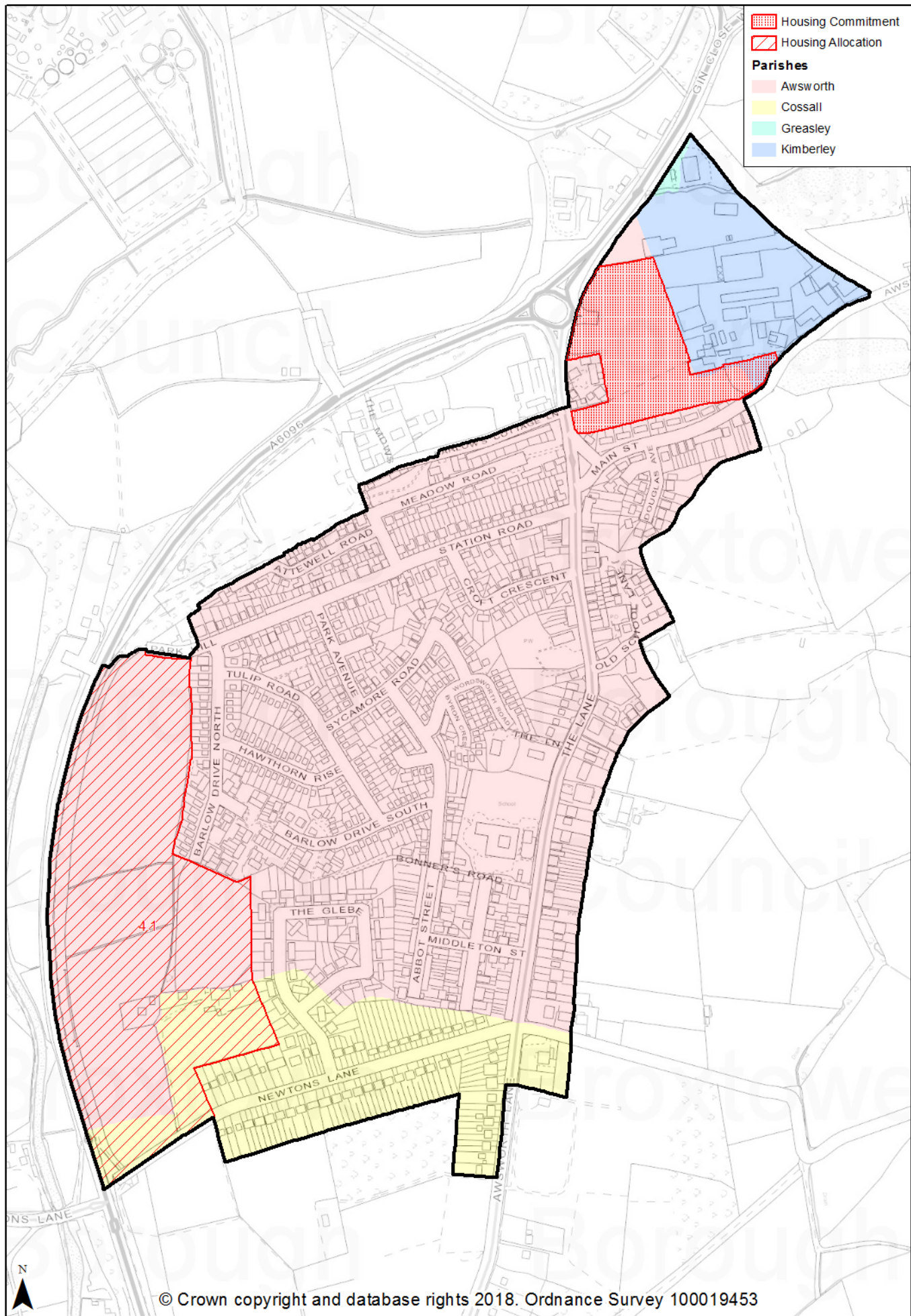
Justification

4.2 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

4.3 This allocation has significant housing, health and transport objectives benefits, with only ~~a-minor~~ one negative effect on the 'green' biodiversity and green infrastructure objective because of the drainage from this land into the Nottingham Canal ~~LNR~~ Local Nature Reserve, which could be mitigated by enhanced drainage infrastructure.

Map 18: The key Settlement of Awsworth including the Housing Allocation and Commitment



Policy 4.1: Land west of Awsworth (inside the bypass)

4.4 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 two existing dwellings. ~~a small number of existing dwellings.~~

4.5 The following key development requirements must be met.

Key Development Requirements:

1. New Homes

- a) 250 homes.

2. Connections and Highways

- a) Provide safe pedestrian and cycle crossing points across the bypass towards Bennerley Viaduct.
- b) ~~Enhance~~ Provide walking and cycling routes through the site and enhance links to the wider network including to Ilkeston Railway Station.
- c) Enhance bus routes adjacent to or within the site.

3. Green Infrastructure

- a) Enhance Green Infrastructure corridors including the Great Northern Path by linking Awsworth with Ilkeston/Cotmanhay via Bennerley Viaduct.
- b) Retain hedgerows and incorporate these into any landscaping scheme.
- c) Ensure that development protects and mitigates any negative impact on Common Toads should they be found on the site.

4. Heritage

- a) Ensure that development maintains or enhances the setting of heritage assets including the Grade II* Listed Bennerley Viaduct and where possible contributes towards its conservation or enhancement.

Key Development Aspirations;

- 1. ~~Mitigate highways impact on the wider road network to ensure that congestion is not made worse than currently exists.~~ Sustainable transport measures will be fully utilised to reduce reliance on the private car. Where there are residual cumulative impacts on the highways network these should be mitigated to ensure that they are not severe.
- 2. Vehicular access to the site ~~is expected~~ will be from the bypass although more limited vehicular access is expected from Newtons Lane and Barlow Drive North (designed to deter 'rat-running').

Justification

4.6 Bennerley Viaduct is a Grade II* Listed railway viaduct spanning the Erewash Valley. Bringing the viaduct back into use through the provision of public access across the viaduct forms an important part of an aspiration for a network of long-distance walking and cycling routes. New residential development should make a proportionate contribution to enable this aspiration to be realised.

4.7 As part of a planning application it will be expected that the applicant demonstrates the development will assist in securing enhancements to the existing bus route. This could be a

financial contribution, improved pedestrian crossing points, the design of the scheme to make the provision of the route more attractive and / or improvements to the existing stop.

4.8 As a result of discussions involving the Borough Council, Developer and Nottinghamshire County Council there is a position whereby an acceptable access can be achieved from the bypass which will have the additional benefit of providing the most direct route to Bennerley Viaduct.



Bennerley Viaduct, Grade II* Listed Building.

Map #819: Land west of Awsworth (inside the bypass)

Policy: 4.1	Awsworth
12.0 hectares	250 dwellings



Policy 5: Brinsley Site Allocation

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 2.3c distributes up to 150 homes at Brinsley.

5.1 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.

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

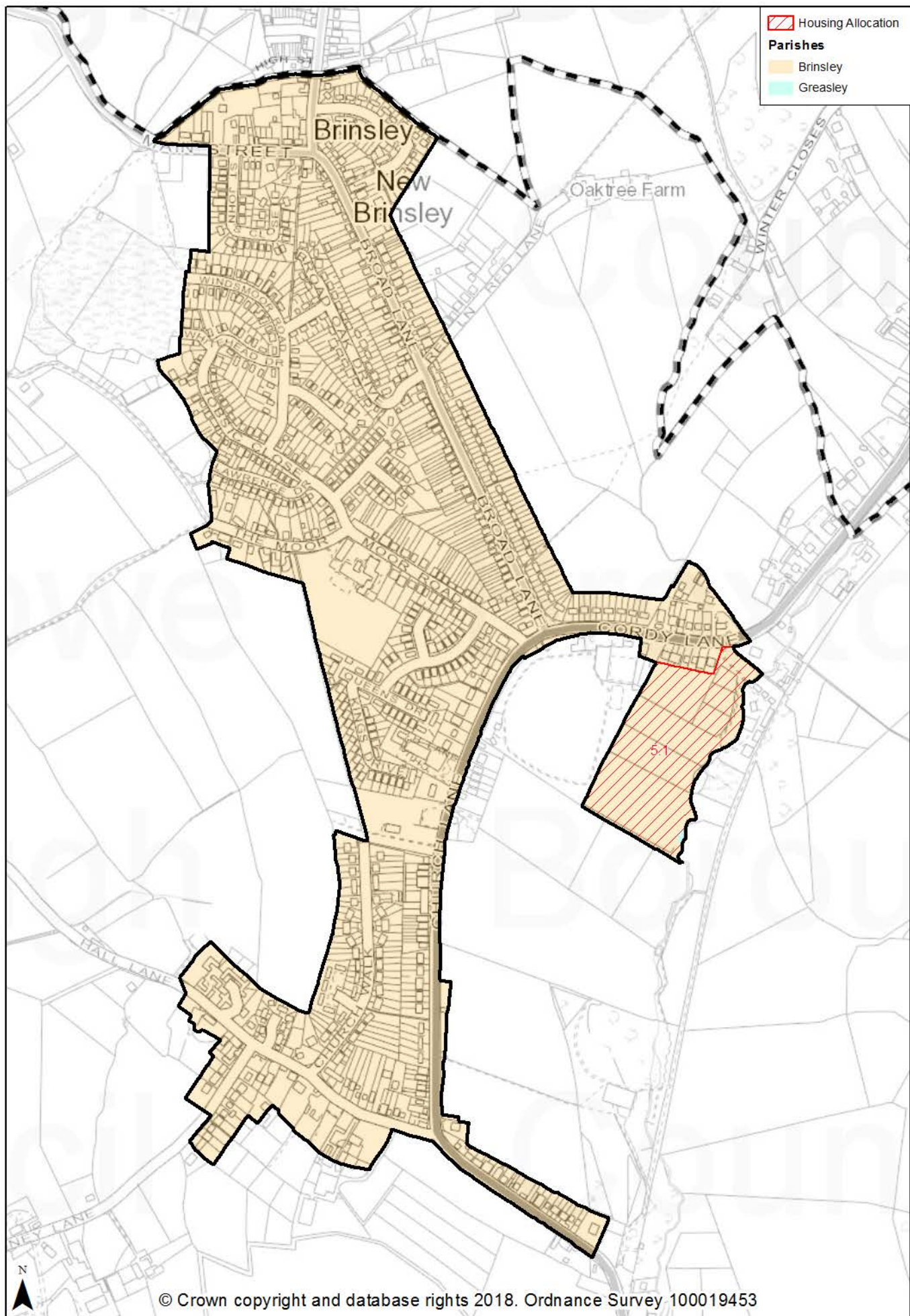
Justification

5.2 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

5.3 This allocation has significant housing and health objectives benefits with only **negative effects on the a-minor** landscape objective , and on the economic structure objective, due to the distance of the settlement of Brinsley from the strategic highway network. **disbenefit-primarily-because-of-the-recreational-value-of-the-land,-which-could-be-mitigated-by-masterplanning-for-maintained-recreational-use-**

Map 20: The Key Settlement of Brinsley including the Housing Allocation



Policy 5.1: East of Church Lane Brinsley

5.4 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.

5.5 The following key development requirements must be met.

Key Development Requirements:

1. New Homes

- a) 110 Homes.

2. Connections and Highways

- a) Enhance bus routes adjacent to or within the site.

3. Green Infrastructure

- a) Enhance Green Infrastructure corridors by linking areas of Brinsley to the north and west and D H Lawrence country to the east (including Vine Cottage and routes past the Headstocks to Eastwood).
- b) Provide SuDS and additional planting to the south of the residential allocation as shown on Map 22.

4. Heritage:

- a) Preserve Conserve the setting of St James the Great Church including open vistas towards the Headstocks.

Key Development Aspirations;

- 1. ~~Mitigate highways impact on the wider road network to ensure that congestion is not made worse than currently exists.~~ Sustainable transport measures will be fully utilised to reduce reliance on the private car. Where there are residual cumulative impacts on the highways network these should be mitigated to ensure that they are not severe.

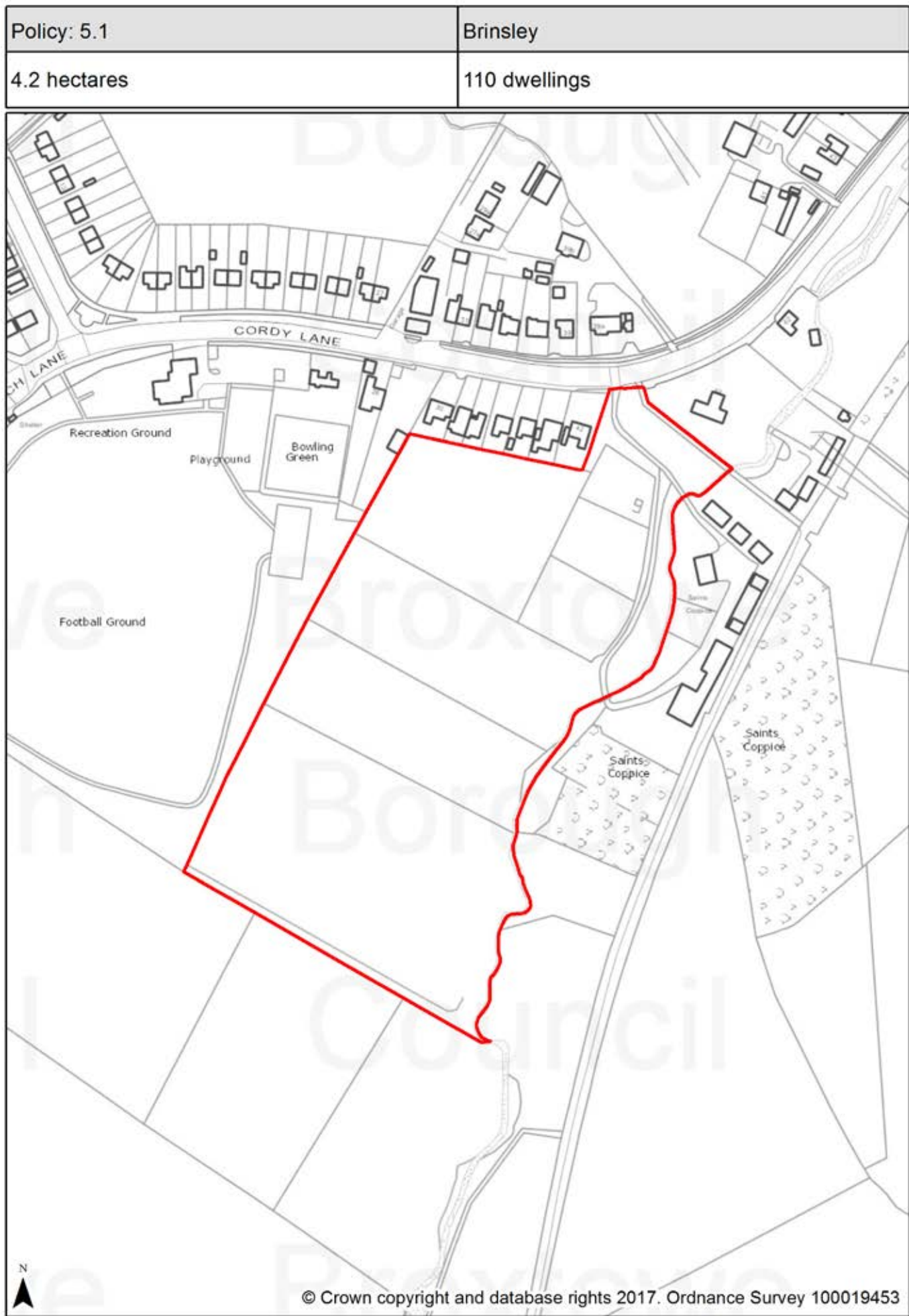
Justification

5.6 As part of a planning application it will be expected that the applicant demonstrates the development will assist in securing enhancements to the existing bus route. This could be a financial contribution, improved pedestrian crossing points, the design of the scheme to make the provision of the route more attractive and / or improvements to the existing stop on Church Lane.

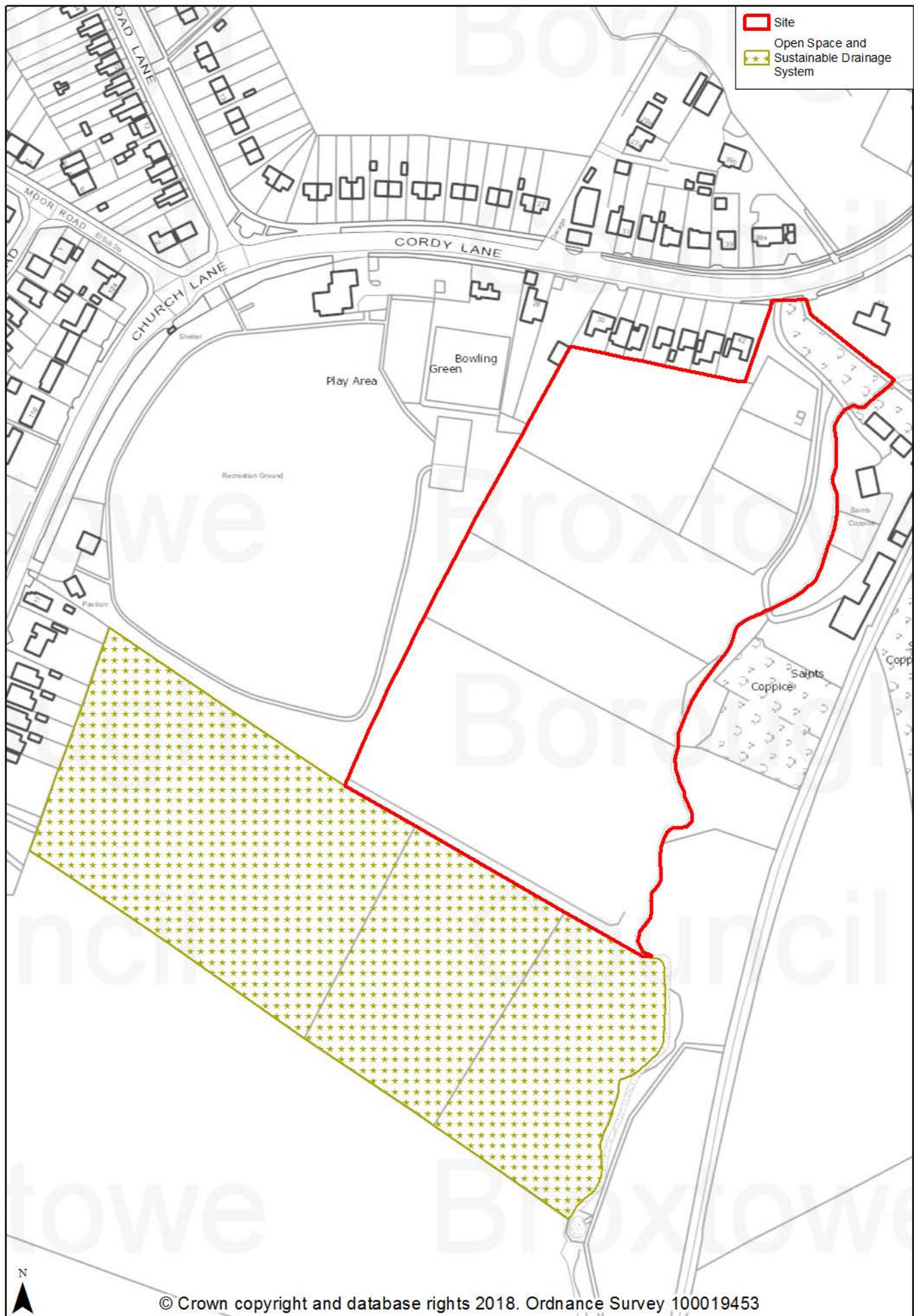
5.7 It is recognised that there is a pedestrian crossing and bends in the road close to the site entrance which would have the effect of slowing vehicle speeds. As part of a planning application it will be expected that the contributions to sustainable transport measures will assist with this.

5.8 Additional planting to the south of the residential allocation will act as a screen to the residential development and will help to reinforce the open vista between the headstocks and the Grade II* Listed St James the Great Church which is important to retain.

Map 21: East of Church Lane Brinsley



Map 22: Brinsley Allocation Area for Open Space and Sustainable Drainage System



Policy 6: Eastwood Site Allocation

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

6.1 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.

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

- Policy: 6.1 Walker Street, Eastwood: 200 homes ~~and 30 extra care units~~.

Justification

6.2 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

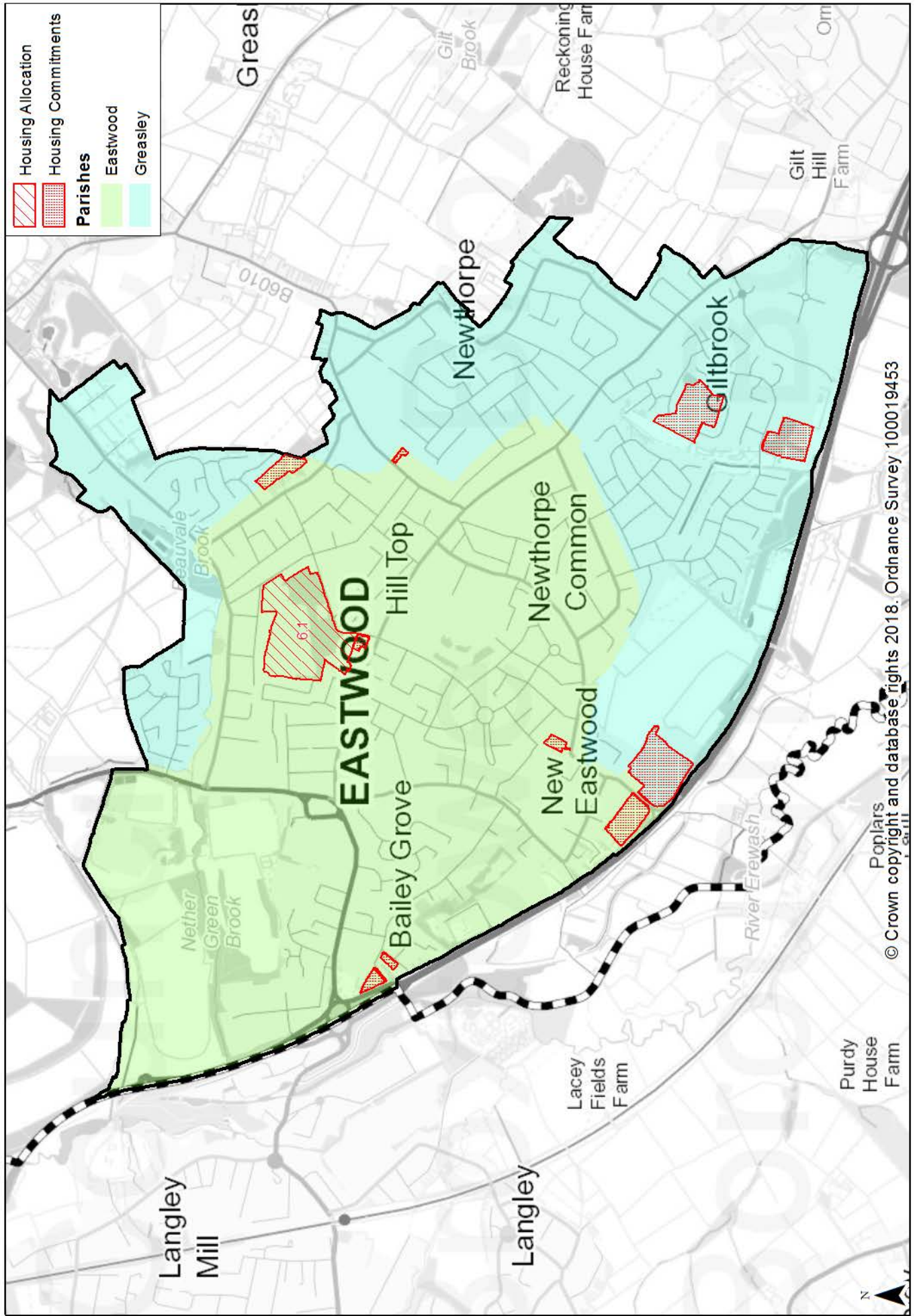
6.3 This allocation has significant housing and, ~~especially in particular~~, health objectives benefits; ~~with only a minor landscape objective disbenefit~~ with only one negative effect on the landscape objective, principally because of D H Lawrence literary heritage association.



36-39 Scargill Walk, Eastwood, Grade II Listed Building

All policies should be read in conjunction with the [Part 1 Local Plan](#) ~~Part 4~~ – Broxtowe Borough Aligned Core Strategy. No policy should be applied in isolation; account will be taken of all relevant policies.

Map 23: The Key Settlement of Eastwood including the Housing Allocation and Commitments



Policy 6.1: Walker Street, Eastwood

6.4 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~~ former Lynncroft Primary School which ~~is proposed for~~ has been relocated within the ~~existing~~ site to the north.

6.5 The following key development requirements must be met.

Key Development Requirements:

1. New Homes:

- a) 200 homes ~~and 30 extra care units.~~

2. Connections and Highways:

- a) Provide attractive and usable walking and cycling links through the site.

3. Green Infrastructure and Open Space:

- a) Retain 'the Canyons' as open space.
- b) Enhance Green Infrastructure corridors through the site including enhancing the wildlife corridor to the rear of houses on Garden Road and connect to the wider area via the D H Lawrence heritage trail.
- c) Ensure that development does not increase the risk of flooding elsewhere.
- d) Provision of SuDS at the northern edge of the site.

4. Heritage:

- a) Maintain views of D H Lawrence heritage from Walker Street as part of the D H Lawrence heritage trail.

5. New Facilities:

- ~~a) Redevelop Lynncroft Primary school on Walker Street site frontage.~~
- a) Provide a 0.4 hectare site at the south west corner of the site for a new community hub including a health facility.

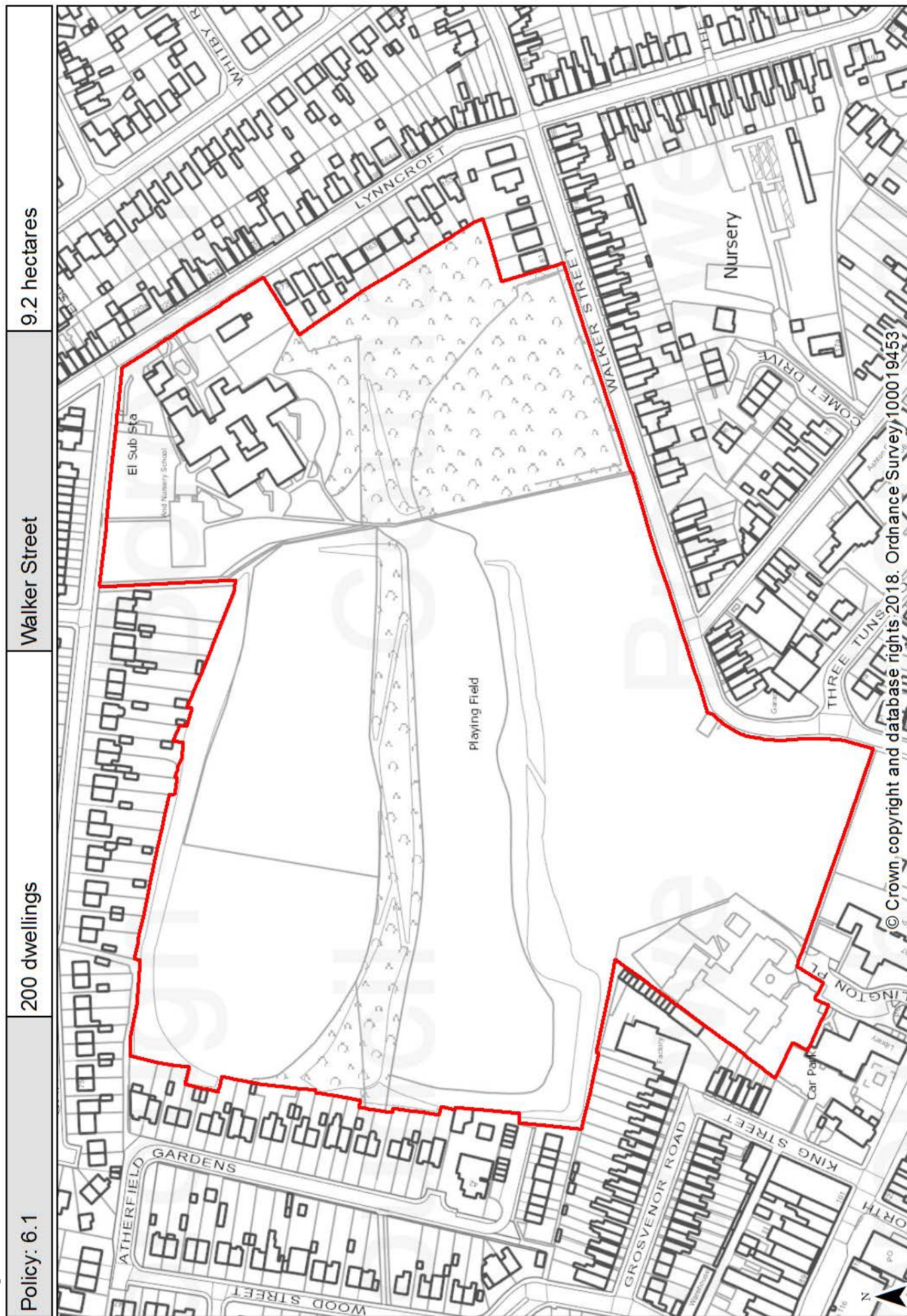
Key Development Aspirations:

- 1. ~~Mitigate highways impact on the wider road network to ensure that congestion is not made worse than currently exists.~~ Sustainable transport measures will be fully utilised to reduce reliance on the private car. Where there are residual cumulative impacts on the highways network these should be mitigated to ensure that they are not severe.
- 2. Provide vehicular access points from Lynncroft (via the former school access) and from Wellington Place with the potential to extend this into the remainder of the site.

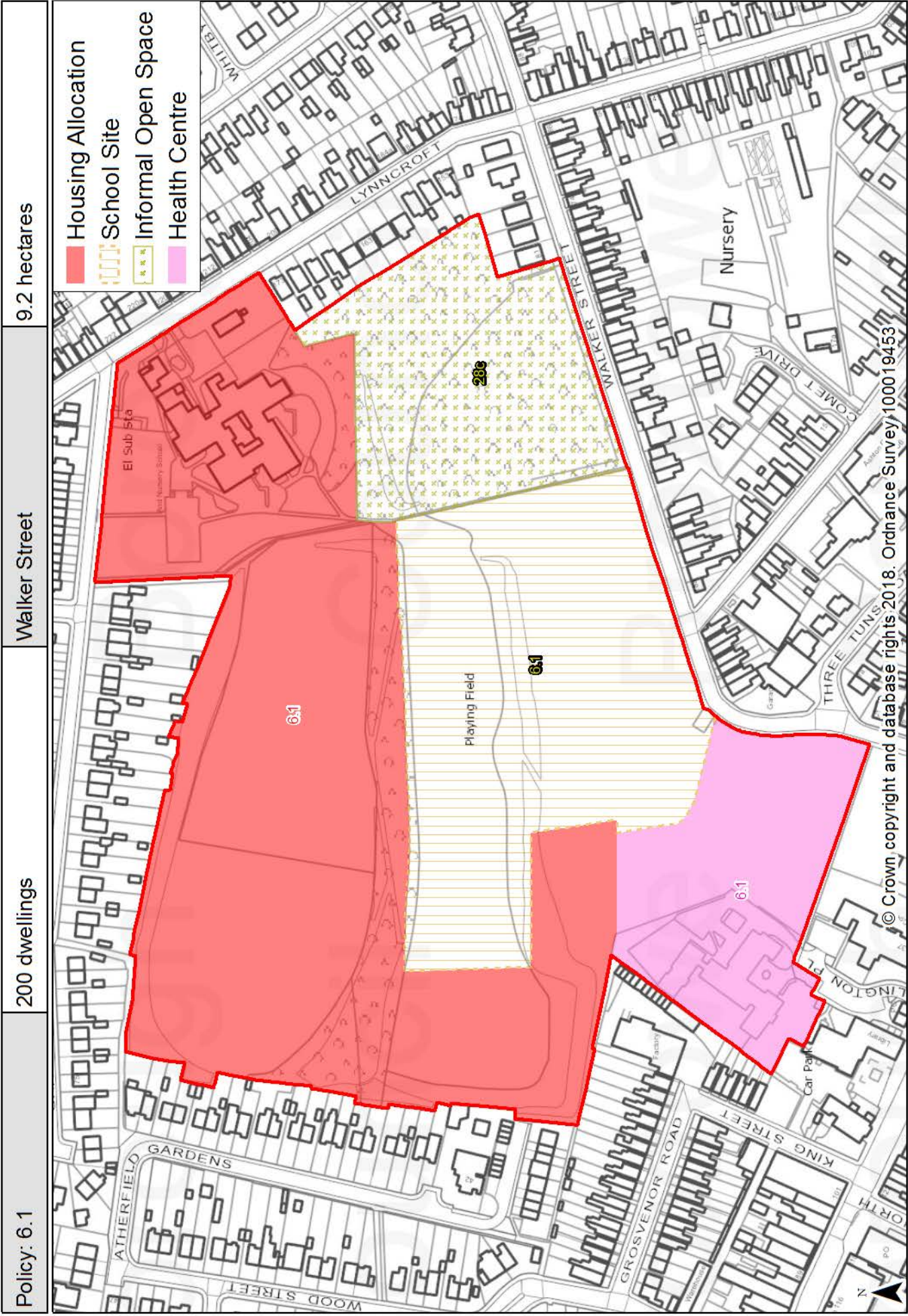
Justification

6.6 The provision of two or more access points on different road frontages is an important principle. This is a matter that can appropriately be addressed as part of a planning application particularly given the £1million funding secured for the provision of the new access road(s) and the need to ensure that this is spent in a timely manner.

Map 24: Walker Street Eastwood



Map 25: Indicative Land Use Designations within Walker Street Allocation



Policy 7: Kimberley Site Allocations

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 2.3c distributes up to 600 homes at Kimberley.

7.1 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 industries** with the former brewery still present as a landmark of the town.

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

- Policy: 7.1 Land South of Kimberley including Kimberley Depot: **105 118** homes
- Policy: 7.2 Land south of Eastwood Road, Kimberley: **40 25** homes
- ~~Policy: 7.3 Eastwood Road Builders Yard, Kimberley: 22 homes~~

Justification

7.2 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.

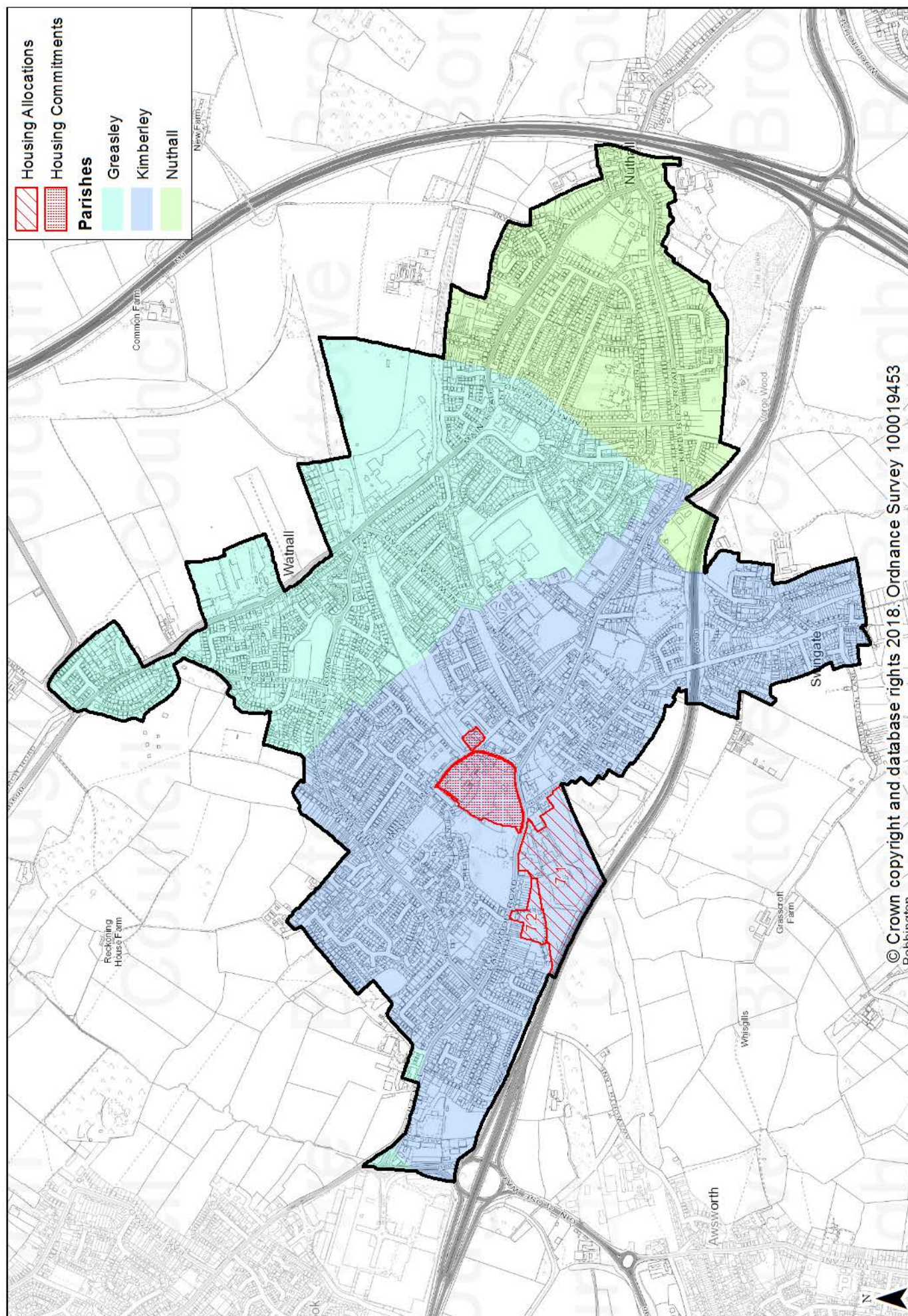
~~What the Sustainability Appraisal says~~

~~**7.3** This policy has significant housing and health objectives benefits with no significant disbenefits.~~



Station House, Station Road, Kimberley Conservation Area

Map 26: The Key Settlement of Kimberley including the Housing Allocations and Commitments



Policy 7.1: Land south of Kimberley including Kimberley Depot

~~7.4~~ 7.3 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.

~~7.5~~ 7.4 The following key development requirements must be met.

Key Development Requirements:

1. New Homes:

- a) ~~105~~ 118 homes.

2. Connections and Highways:

- a) Enhance bus routes adjacent to or within the site.
- b) Vehicular access to the site to be obtained through existing 'Kimberley Depot' access.
- c) In conjunction with the adjacent allocation (Policy 7.2), create a new section of the Great Northern Path by providing a Green Infrastructure connection along the existing Kimberley Depot access road to Goodwin Drive and enhancement to the route which connects via the underpass to Awsworth.

3. Green Infrastructure:

- a) Enhance Green Infrastructure corridors by linking urban areas of Kimberley to the north and east.
- b) Ensure that development mitigates any negative impact on the Local Wildlife Site at the southern boundary and ensure that the management of the Local Wildlife Site is secured in perpetuity.
- c) Maintain area of Green Infrastructure to link to the rear of properties on Eastwood Road.

4. Land Ownership:

- a) Secure alternative provision for the Broxtowe Borough Council Depot and Kimberley Caravans.

Key Development Aspirations:

- 1. ~~Mitigate highways impact on the wider road network to ensure that congestion is not made worse than currently exists.~~ Sustainable transport measures will be fully utilised to reduce reliance on the private car. Where there are residual cumulative impacts on the highways network these should be mitigated to ensure that they are not severe.

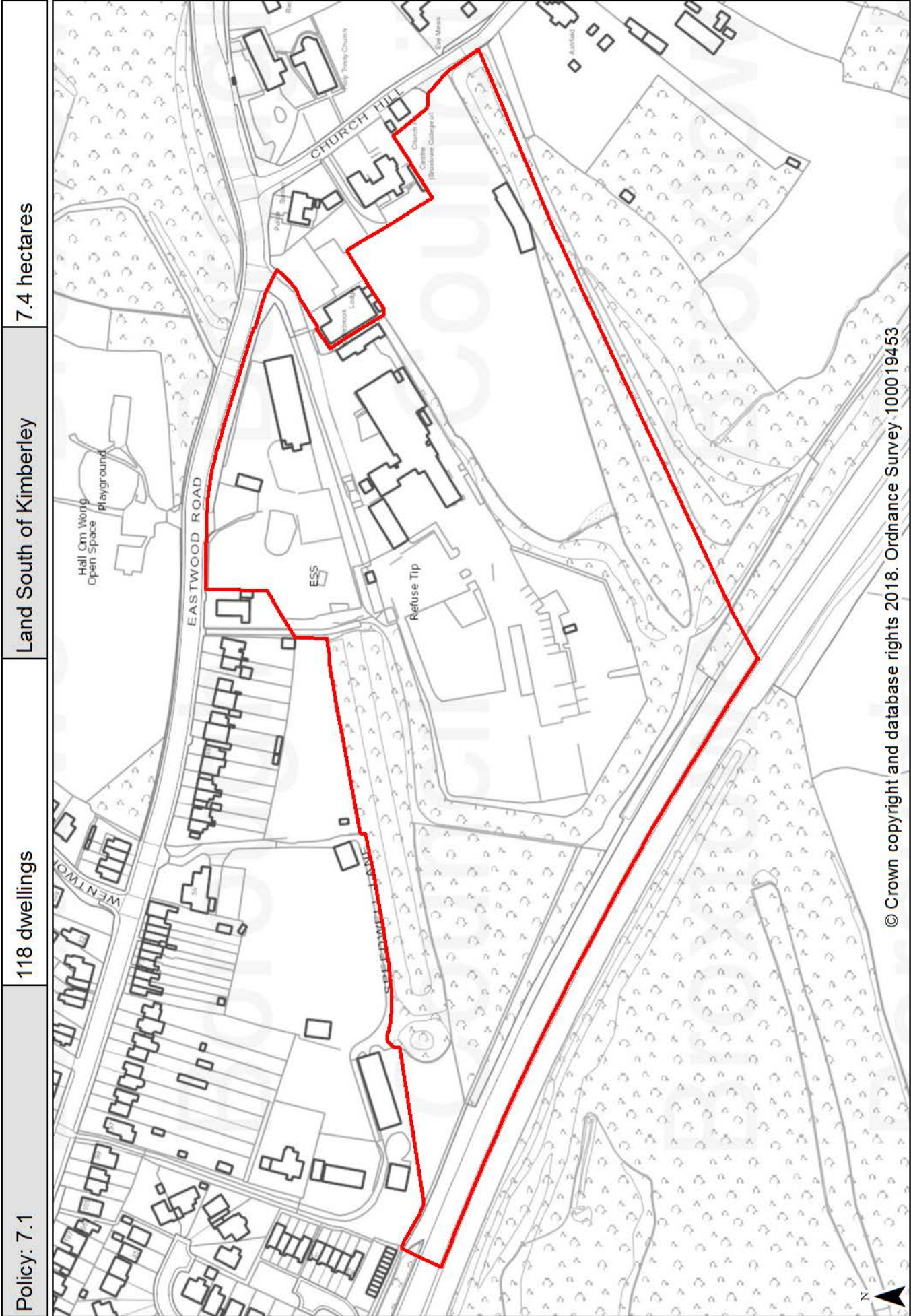
Justification

7.5 As part of a planning application it will be expected that the applicant demonstrates the development will assist in securing enhancements to the existing bus route. This could be a financial contribution, improved pedestrian crossing points, the design of the scheme to make the provision of the route more attractive and / or improvements to the existing stop on Eastwood Road.

What the Sustainability Appraisal says

7.6 This ~~strategie~~ allocation ~~for Kimberley~~ has significant positive housing and health objectives effects ~~with only negative effects on the biodiversity and landscape objectives, the latter due to the proximity of the site to the Kimberley Dismantled Railway Local Wildlife Site (LWS). This could be mitigated by a landscape buffer., and only one very minor negative effect on the landscape principally because it is in the Babbington/Swingate/Verge Wood Mature Landscape Area, a designation which will be in any case superseded by this local plan.~~

Map 27: Land south of Kimberley including Kimberley Depot



Policy 7.2: Land south of Eastwood Road Kimberley

7.7 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 (Policy 7.1) 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.

7.8 The following key development requirements must be met.

Key Development Requirements:

1. New Homes:

- a) ~~40~~ 25 homes.

2. Connections and Highways:

- a) Vehicular access to be obtained from Eastwood Road.
- b) Enhance bus routes adjacent to **or within the site**.
- c) **In conjunction with the adjacent allocation (Policy 7.1), create a new section of the Great Northern Path by providing a Green Infrastructure connection along the existing Kimberley Depot access road to Goodwin Drive and enhancement to the route which connects via the underpass to Awsorth.**

3. Green Infrastructure

- a) Enhance Green Infrastructure corridors by linking urban areas of Kimberley to the north and east.
- b) **Incorporate the field to the rear of 27-49 Eastwood Road into the Green Infrastructure provision.**

Key Development Aspirations:

- 1. ~~Mitigate highways impact on the wider road network to ensure that congestion is not made worse than currently exists.~~ Sustainable transport measures will be fully utilised to reduce reliance on the private car. Where there are residual cumulative impacts on the highways network these should be mitigated to ensure that they are not severe.

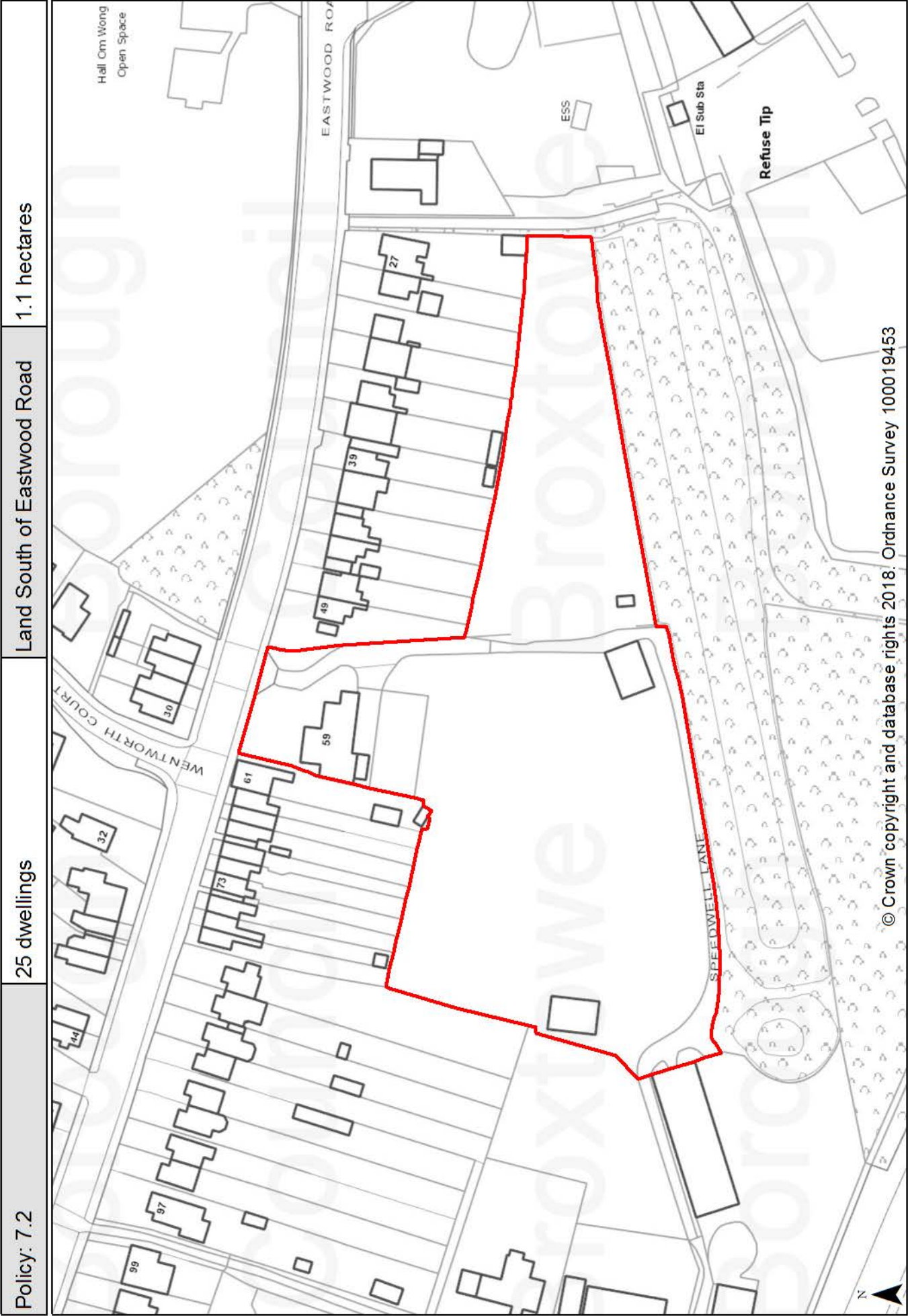
Justification

7.9 As part of a planning application it will be expected that the applicant demonstrates the development will assist in securing enhancements to the existing bus route. This could be a financial contribution, improved pedestrian crossing points, the design of the scheme to make the provision of the route more attractive and / or improvements to the existing stop on Eastwood Road.

What the Sustainability Appraisal says

7.10 This site has a significant positive health objective effect, **as well as several other** ~~and several minor positive~~ effects on other objectives, ~~with~~ **and** no negative effects.

Map 28: Land south of Eastwood Road Kimberley



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Policy: 7.3 Builders Yard, Eastwood Road Kimberley

7.10 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.

7.11 The following key development requirements must be met:

Key Development Requirements:

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

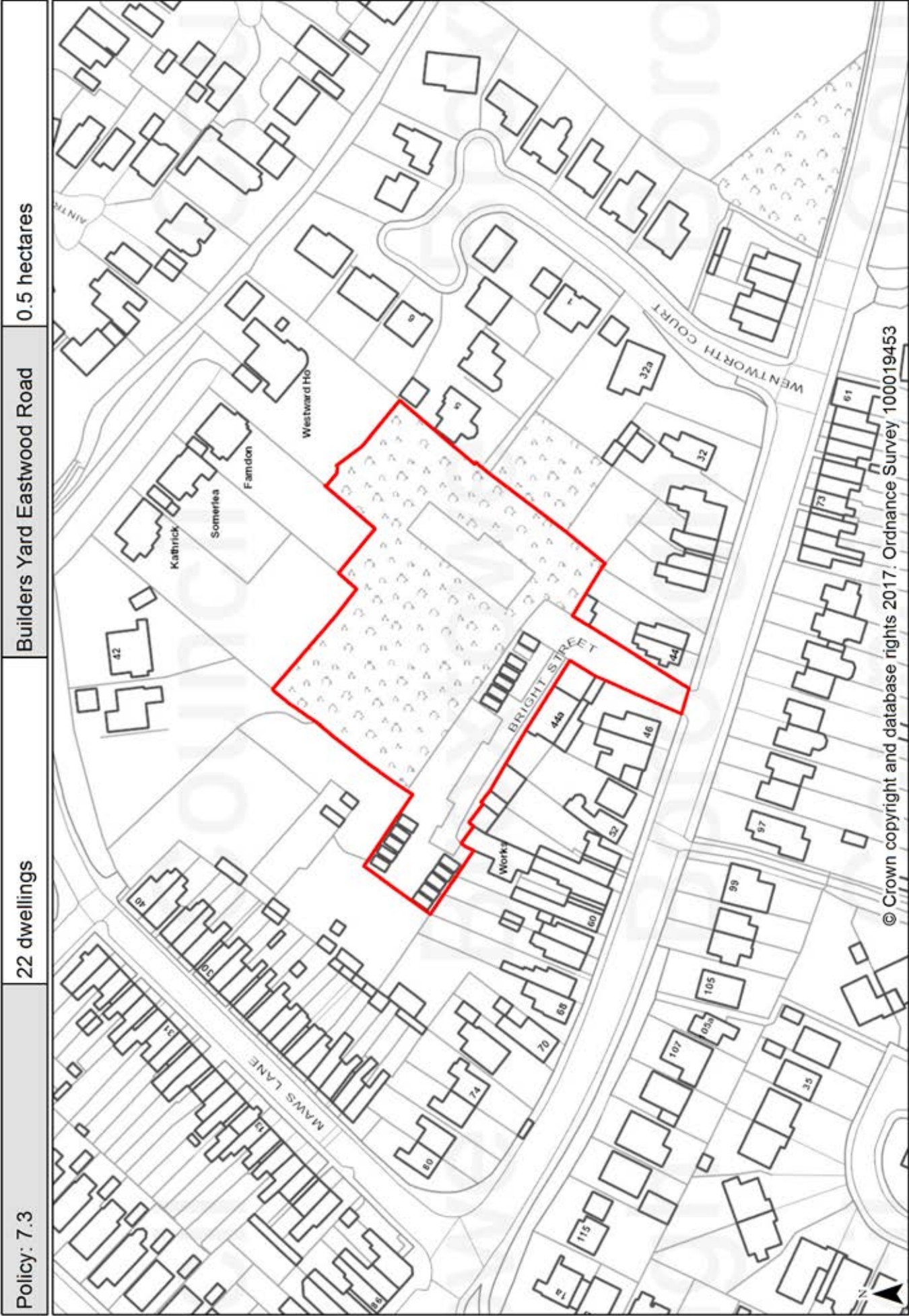
Key Development Aspirations:

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

What the Sustainability Appraisal says

7.12 This site has positive effects on several objectives but only minor because of its relatively smaller homes capacity; but no negative effects.

Map 29: Builders Yard Eastwood Road Kimberley



Monitoring Information:

7.13 7.10 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 Authority Monitoring Report](#) (AMR).

Table 34: Net new dwellings in Broxtowe

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



Church of St Mary the Virgin, Attenborough, Grade I Listed Building

Beyond the Plan Period, moved to page 41

Table 45: Housing Trajectory

	2011/ 0212	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
MBA SHLAA Sites	40	21	86	42	54	192	246- 242	157 112	232 315	215 416	160 314	110 268	125 387	20 186	74			1700 2749
MBA-Allocations	-	-	-	-	-	-	-	50	250	430	450	390	453	176	170	180	180	2729
Chetwynd Barracks													100	100	100	100	100	500
Toton Strategic Location for Growth									50	100	100	100	100	50	100	100	100	800
Bramcote (east of Coventry Lane)										100	100	100	100	100				500
Stapleford (west of Coventry Lane)										100	100	40						240
Severn Trent (Lilac Grove)																50	50	100
The Square Beeston											66	66						132
Beeston Maltings													50	6				56
Beeston Cement Depot													40					40
Wollaton Road													12					12
Awsworth SHLAA Sites	1			4	6	22	20	10	10	15	10 20	10 20	10 6	5	6			124-105
Awsworth-Allocations Land West of Awsworth (inside the Bypass)										100- 50	100	50 100						250
Brinsley SHLAA Sites		2	9	2		1	2	1	2	3			1	1	21			38 43
Brinsley-Allocations East of Church Lane Brinsley-										55 45	55 45	20						110
Eastwood SHLAA Sites	98	18	45	26	22	48	96 57	100 141	96 78	80 103	80 70	29 20	32 51	25 45	1			795 823
Eastwood-Allocations Walker Street Eastwood								50	50	50	50 75	75						200
Kimberley SHLAA Sites	1	26	10	4	18	21	34 22	50 39	43 58	39 41	4	4	77 85	10 19				333 352
Kimberley-Allocations	-	-	-	-	-	-	-	-	-	-	40	-	22	84	13	8	-	167
Land South of Kimberley inc. Kimberley Depot														18	50	50		118
Land South of Eastwood Road Kimberley											25							25
Other Rural						1	3		4	46					3			1 57
Windfall Allowance								30	30	30	30	30	30 60	30 60	30 60	30 60		300
Past Completions (Net)	140	67	150	78	100	285	324											820-1144
Total Projected Completions	140	67	150	78	100	285	330- 324	417 293	711- 507	1109 1069	975 1019	619 813	749 992	352 590	210 415	210 360	210 310	6747 7512
Cumulative Completions	140	207	357	435	535	820	1128	1460	2316	3165	4160	4979	5726	6099	6319	6519	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	-856	-923	-916	-777	312	695	1212	1877	1492	1452	1162	1367
Remaining Years	17	16	15	14	13	12	11	10	9	8	7	6	5	4	3	2	1	

Policy 8: Development in 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 ~~p~~Part 2 policies for development within the Green Belt.

The boundaries of the Green Belt in Broxtowe are as defined on the Policies Map.

Applications for development in the Green Belt will be determined in accordance with the [NPPF](#), as supplemented by the following Broxtowe-specific points.

1. Proposals for diversification of the rural economy will be supported provided that they comply with the relevant parts of paragraphs ~~89~~ 145 and ~~90~~ 146 of the [NPPF](#).
2. 'Disproportionate additions' to a building will be treated as those that, [taken cumulatively](#), exceed 30% of the volume of the original building.
- ~~3. 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.~~
3. References to 'towns' in paragraph ~~80~~ 134 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

8.1 With regard to point 2 of the policy, [this applies to all forms of development and relates to volume \(not footprint\)](#). ~~C~~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](#). [Original building relates to a building as it existed on 1 July 1948 or, if constructed after 1 July 1948, as it was built originally \(as defined within Annex 2 \(Glossary\) of the NPPF\).](#)

~~**8.2** 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 53 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.~~

8-3 8.2 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 43 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~~ **were** 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

8-4 8.3 The policy is considered likely to have a ~~minor~~ positive effect ~~against~~ on the housing and economic structure objectives as it could ~~aid the diversification of the rural economy, as well as providing possibly diversify the mix of housing, and provide~~ a flexible approach for extensions to ~~agricultural residential~~ and commercial buildings ~~in the Green Belt. ,and- especially~~ It also has a positive effect against the health objective ~~as it is likely to promote recreational uses. by promoting recreational uses. It has an uncertain effect against the heritage and landscape objectives depending upon locations.~~

What consultation responses say

8-5 8.4 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.



Nottingham Canal at Cossall.

Policy 9: Retention of good quality existing employment sites

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~~ Part 2 Plans will protect existing employment land and premises that are well-located and continue to meet the needs of modern businesses.

1. Permission will be granted for the expansion, conversion or redevelopment of land and premises for employment purposes on allocated and protected employment sites 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 employment use.
3. For sites located in the Green Belt permission will only be granted under parts 1 and 2 (above) provided:
 - a) It would not have a greater impact on the openness of the Green Belt; or
 - b) It does not conflict with the purpose of including land within the Green Belt.

Justification

9.1 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 ~~most recent~~ 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. ~~Once completed, all committed employment sites will be protected by Policy 9.~~

Attenborough:

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

Awsorth:

- Gin Close Way

Beeston:

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

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:

- Balloon Wood Industrial Estate, Coventry Lane
- Stapleford Road
- Eagle Mill, Ilkeston Road

Watnall:

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

9.2 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.

9.3 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

9.4 The policy has significant positive effects on the **economic-objectives** employment, innovation and **especially** economic structure objectives, **with only a minor negative effect on the housing objective as some sites might otherwise be available for housing. with-no-negatives-**

What consultation responses say

9.5 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.



Beeston Square.

Policy 10: Town Centre and District Centre Uses

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 Plans 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.

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 20% for Use Classes A2 and A3; or
 - ii) Result in over 50% 60% of the primary frontage of the centre (taking all elements of the frontage combined) falling within a Use Class other than A1; and
 - ~~iii. In either case i. or ii, 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

10.1 The policy is intended to encourage higher density development in more compact centres, making it easier and more likely to walk from one side of the centre to another, and increasing the vitality and viability of centres in this way, as well as enabling an opportunity for physical activity with associated health and wellbeing benefits.

~~10.4~~ **10.2** The 10 % and 20% thresholds under part 1 of the policy applies apply to both numbers of units within the centre and the total ground floor frontage within the centre. The 50% 60% threshold under part 1 of the policy applies to both numbers of units within the primary shopping frontage and the total ground floor frontage within the primary shopping frontage.

10.3 Part 1. c) of the policy seeks to prevent upper floors being left vacant or under-utilised. Proposals will be expected to take reasonable steps to secure the use of upper floors which may include: demonstrating how upper floors will be utilised for a main town centre use or residential use; incorporating a separate access to upper floors to allow for them to be used independently; or providing clear justification why upper floors cannot be utilised.

~~10.2~~ **10.4** The amendments to the Town and District Centre boundaries goes further ~~that~~ than changes recommended in the Greater Nottingham Retail Assessment, but follows guidance ~~form from~~ the Council's economic development team ~~is in~~ achieving more compact centres to focus retail and other town centres ~~s~~ uses in smaller areas, and combined with a pro-active strategy to increase main town centre uses and housing in upper floors which are currently underutilised. The comparatively small reduction in town centre boundaries will be counterbalanced by a proactive strategy to secure high density development within Beeston Town Centre on phase two of the ~~S~~quare re-development.

~~10.3~~ **10.5** Key Shopping Areas referred to in the General Permitted Development Order include all of the town and district centres.

What the Sustainability Appraisal says

10.6 The policy is considered likely to have positive effects on a number of objectives, including housing, health, energy and climate change, employment, social, and natural resources and flooding.

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.



Sun Inn, towards ~~Eastwood High Road~~ Nottingham Road, Eastwood

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.

10.5 10.7 The Beeston Town Centre boundary has been amended, with a contraction to the west and south west and a small enlargement to the north east.

Justification

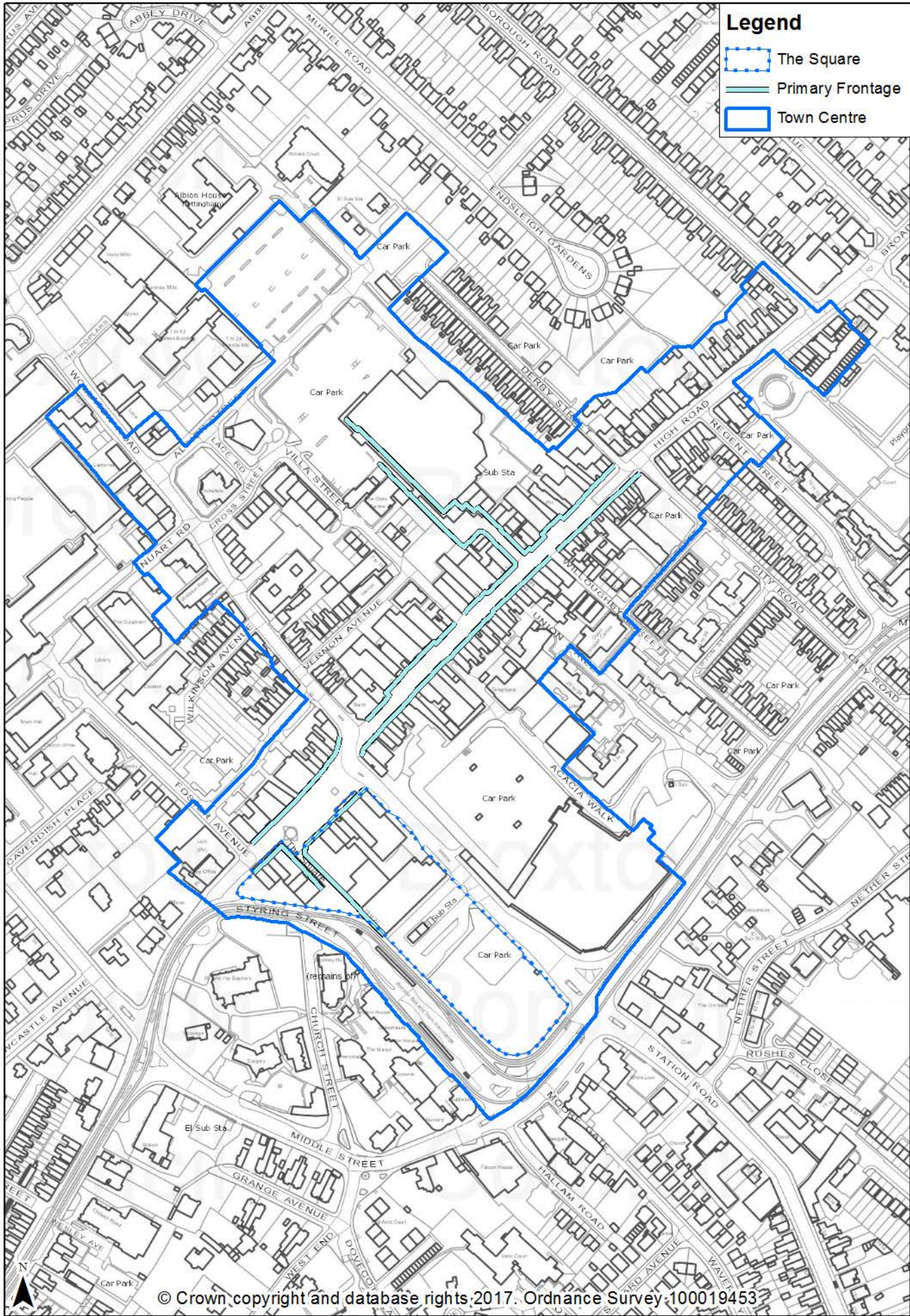
10.6 10.8 To encourage residential development at ground floor level in suitable areas outside of the new boundary. This will not result in unmet retail need, as identified in the Greater Nottingham Retail Study.

10.7 10.9 The restrictions of 10% and 20% of non-retail uses in [Policy 10](#) will encourage the Council to assess schemes for particular types of non-A1 development on an individual basis.



Beeston Square.

Map 2933: Beeston Town Centre



Policy 11: The Square; Beeston

The following site is allocated for mixed use, retail-led development, as shown on page 95 and the Policies Map:

- ~~Policy: 11~~ The Square, Beeston

11.1 Phase 1 of the Town Centre redevelopment has recently been completed 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 and with a new bus and tram interchange in the town centre. The second phase of The Square is allocated for development.

11.2 The following key development requirements must be met.

Key Development Requirements:

1. New Homes:

- a) ~~100~~ 132 homes (minimum).

2. Connections and Highways:

- a) Enhance the provision of clear, direct safe and attractive pedestrian and cycling links to surrounding areas (including Middle Street and Station Road).

3. Green Infrastructure and Open Space:

- a) Public realm ~~enhancements~~ improvements ~~to the east~~ (including the provision of seating and soft landscaping) to enhance the setting of the Conservation Area and quality of adjacent open space.
- b) Ensure new open spaces form part of a network of spaces.

4. New Facilities:

- a) Cinema.
- b) Emphasis on viable uses to encourage a vibrant evening economy such as food and drink and leisure uses.
- c) Landmark ~~B~~buildings which provide a gateway into Beeston from the south and tram/bus terminus to the southwest.
- d) Ensure that development provides active frontages at Ground Floor level.

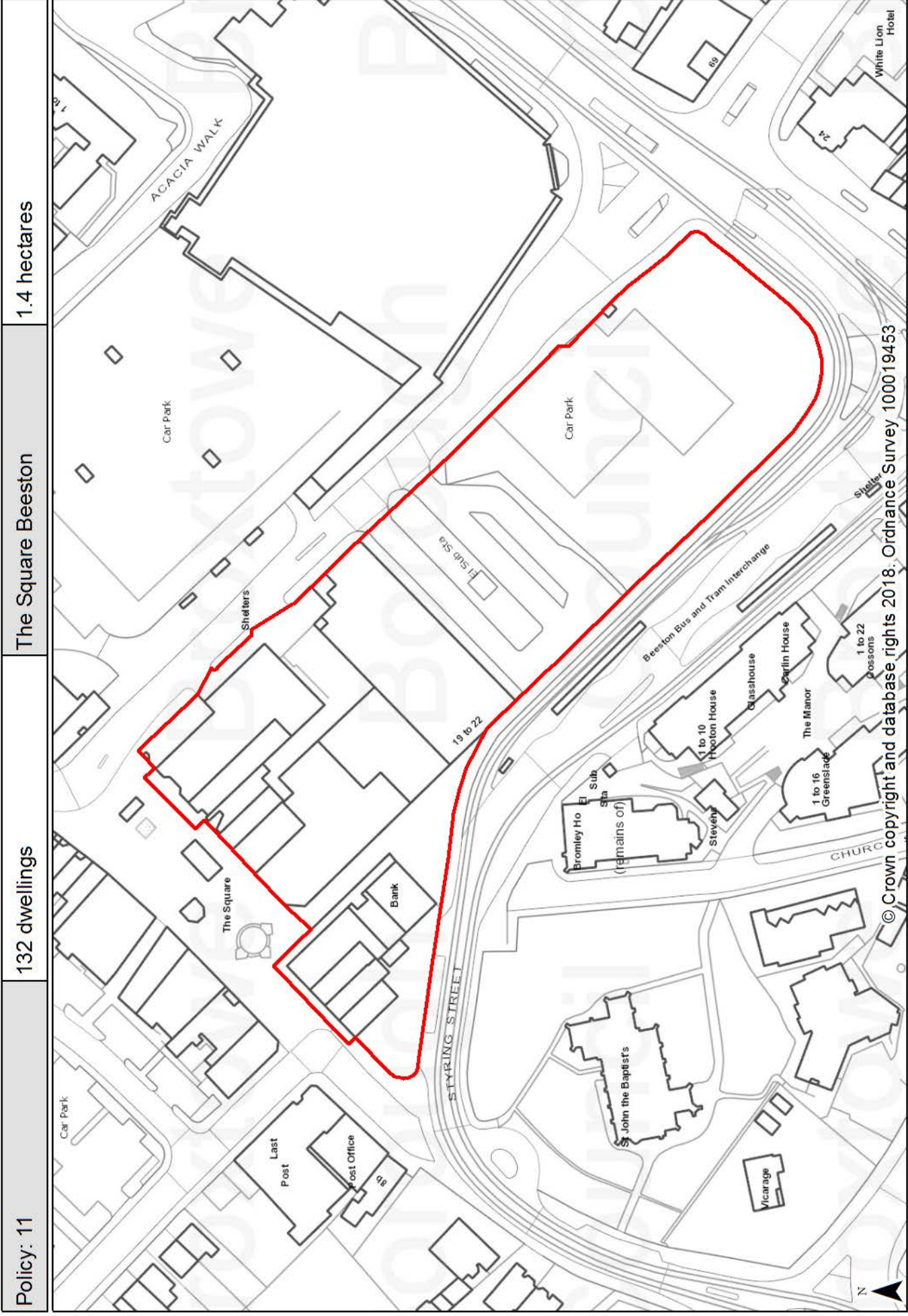
Justification

11.3 Beeston has the only 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

11.4 The policy has significant positive effects on the housing, health, social and transport objectives ~~effects~~, principally because of the residential component, ~~and no negatives~~. The Town Centre location provides existing infrastructure to benefit the health, social and transport needs ~~from of the~~ new development.

Map 3034: The Square Beeston



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

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.

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. (text moved up page)

Justification

12.1 For limited alterations and extensions (as defined below) within the identified area, Policy 12 would apply. For all other forms of development, and for development outside of the identified area, Policy 13 would apply.

12.2 'Limited alterations and extensions are defined as:

- Any alterations or minor extensions that would result in additional retail (Use Class A1) floorspace and / or ancillary floorspace not exceeding 500 sq.m. gross, in total.

Eastwood District Centre

~~12.1~~ **12.3** The District Centre boundary of Eastwood has been contracted to the west and south. This is 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.

Justification

~~12.2~~ 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.

~~12.3~~ **12.4** The restriction of 10% and 20% of non-retail uses (as set out in Policy 10) 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.

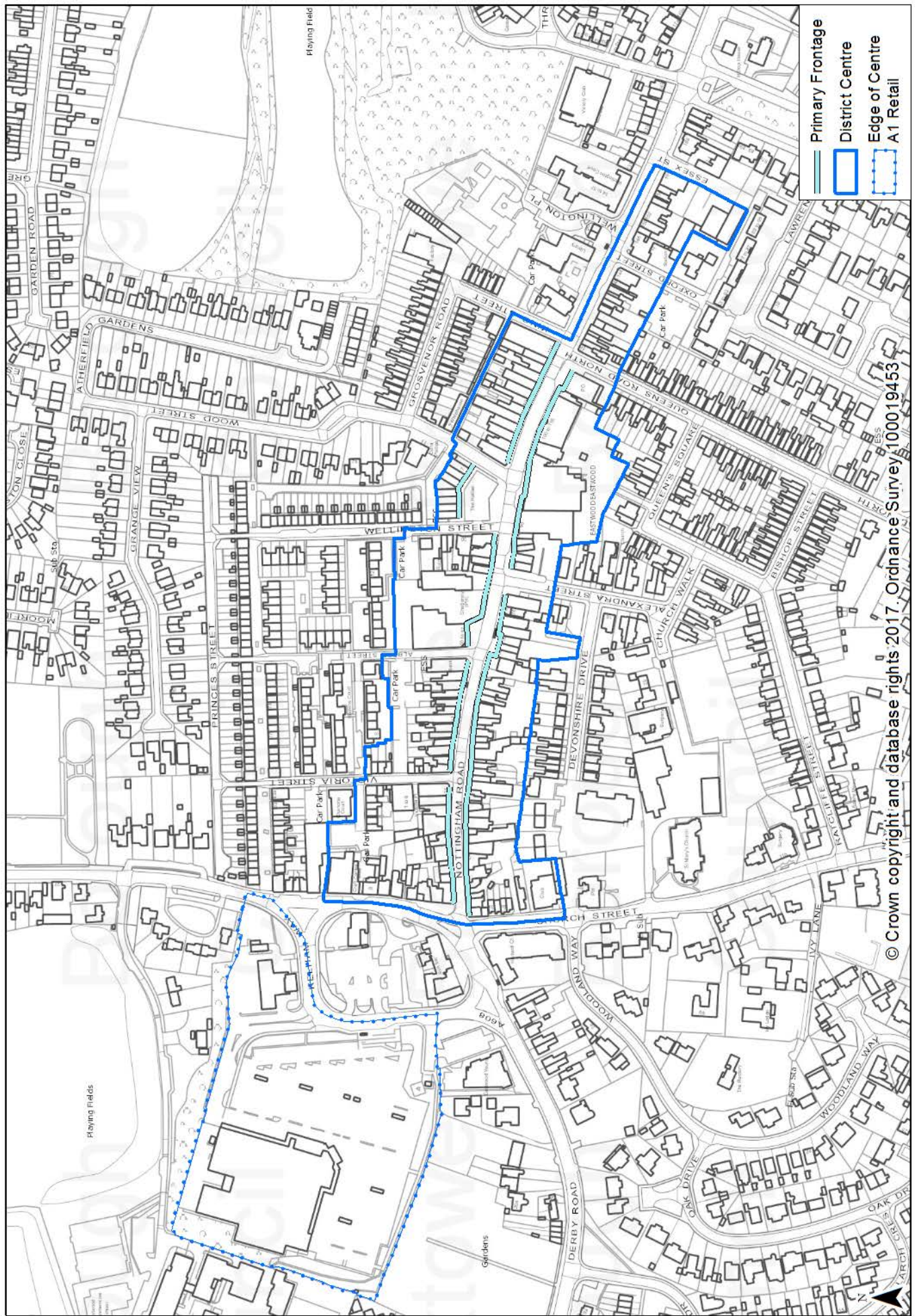


Phoenix Eastwood.

What the Sustainability Appraisal says

~~12.4~~ **12.5** The policy has a significant positive effect on the transport objective because ~~it is accessible~~ this area is located so close to the town centre, ~~and as well as~~ several minor positive effects on other objectives⁴, but has a negative effect on the heritage objective because of the potential impact upon the adjacent Eastwood Conservation Area. ~~potentially-very minor negative effect on the economic structure objective because it may be a constraint on the excluded development types.~~

Map 3135: Eastwood District Centre and edge-of-centre A1 retail allocation area



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.

12.5 12.6 Kimberley District Centre boundary has been contracted to the west.

Justification

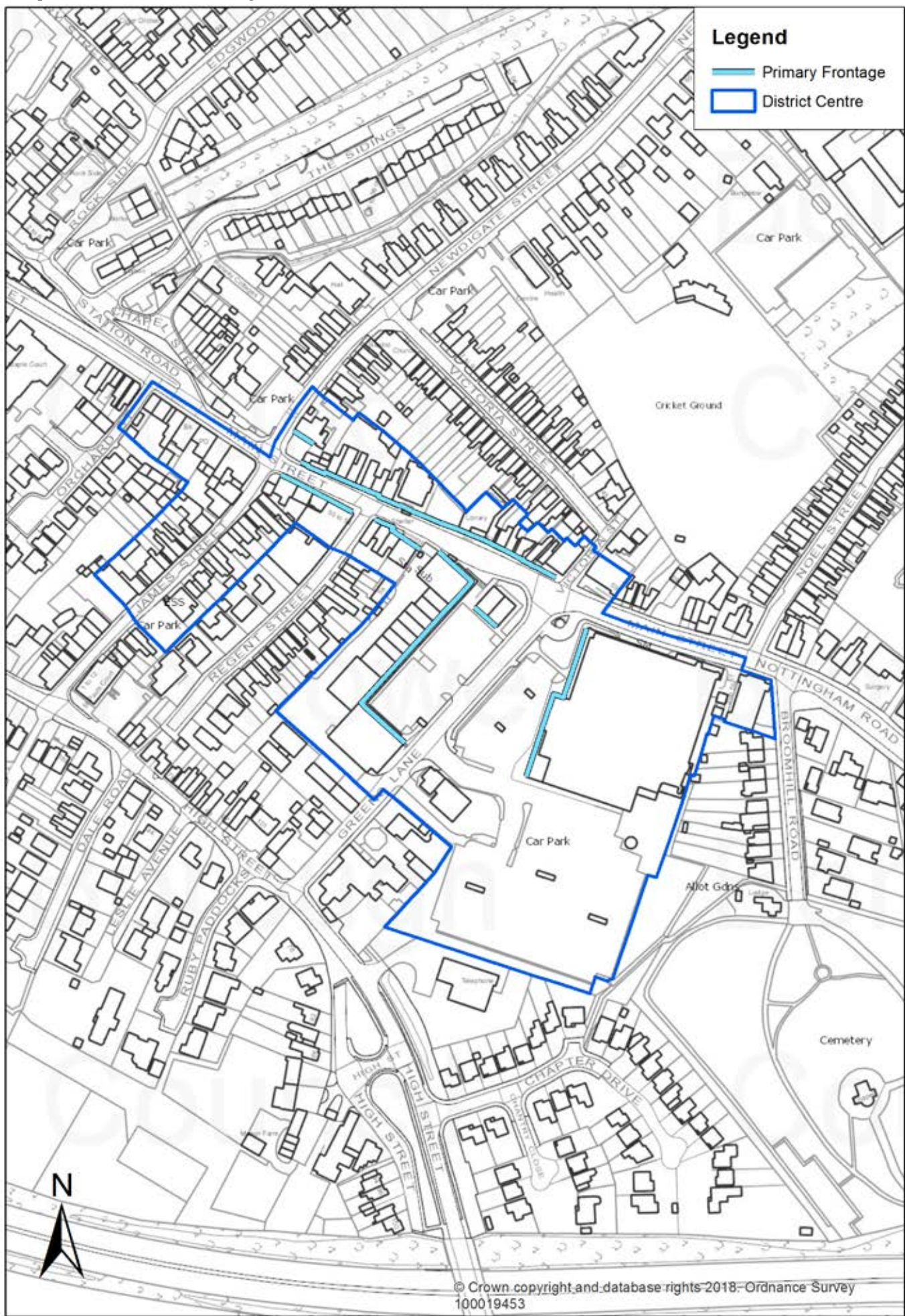
12.6 12.7 This is to encourage residential development at ground floor level in suitable areas outside of the new boundary. This will not result in unmet retail need, as identified in the Greater Nottingham Retail Study.

12.7 12.8 The restriction of 10% and 20% of non-retail uses ([as set out in Policy 10](#)) 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.



Kimberley War Memorial, Grade II Listed Building.

Map 3236: Kimberley 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.

~~12.8~~ 12.9 Stapleford District Centre boundary has been contracted to the north and south

Justification

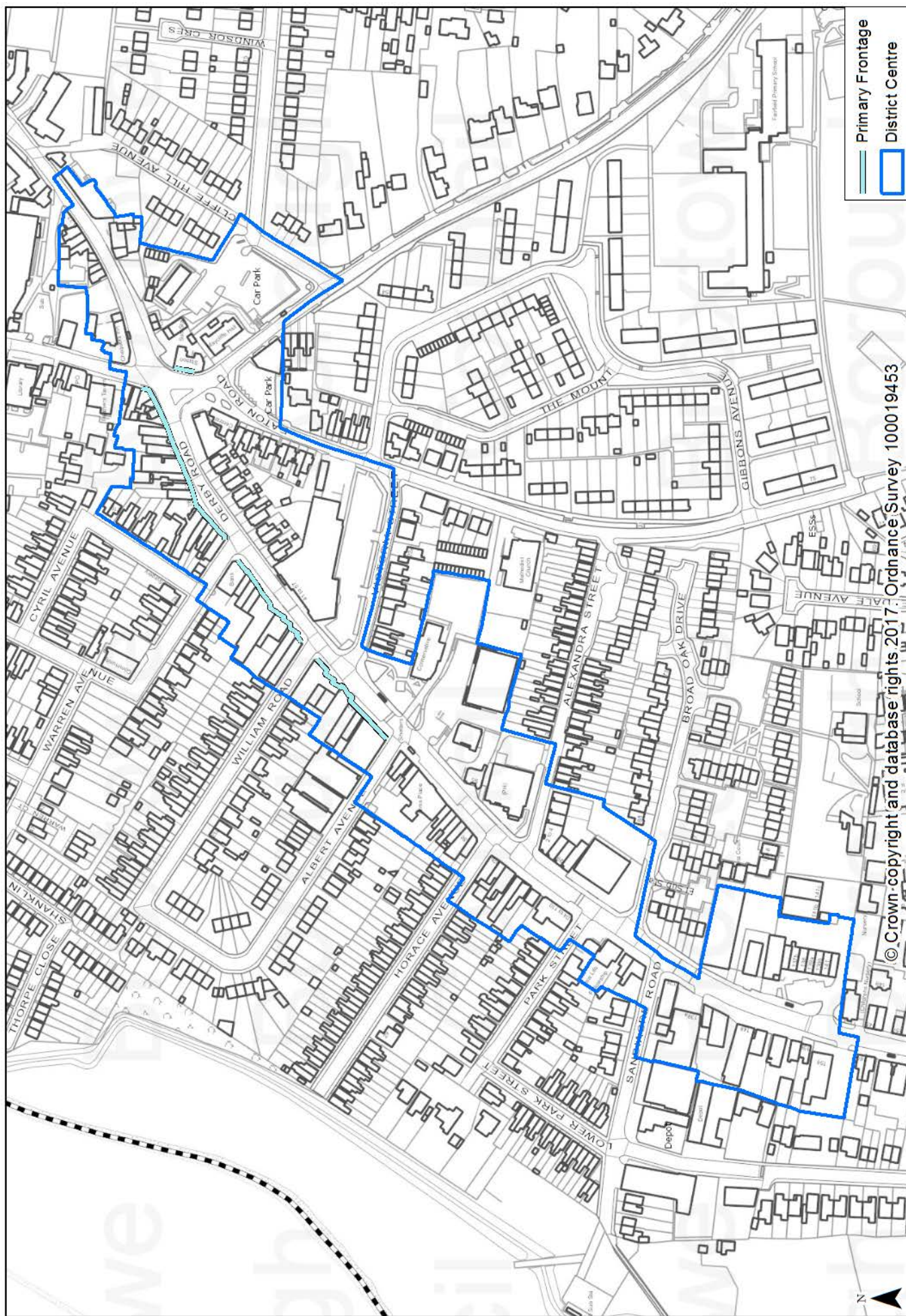
~~12.9~~ 12.10 The amendments to the District Centre boundary ~~is~~ are to encourage residential development at ground floor level in suitable areas outside of the new boundary. This will not result in unmet retail need, as identified in the Greater Nottingham Retail Study.

~~12.10~~ 12.11 The restriction of 10% and 20% of non-retail uses (as set out in Policy 10) 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 ~~Town~~ District Centre

Map 3337: Stapleford District Centre



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

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.

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 does not result in a unit of 500 square metres gross floorspace or more; 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 of ~~2,500~~ 500 square metres gross or more.

Justification

13.1 Part 1 b) recognises that the NPPF supports the development of accessible local services and community facilities, such as local shops. Proposals will be required to demonstrate that the development will meet an outstanding local need which will benefit the local community. Deficiency may include there being no existing local services and facilities within a reasonable walking distance of a residential area.

~~13.1~~ **13.2** Both parts 1 and 2 of this policy relate to any and all new main town centre use floorspace, including; new-build, extensions, mezzanines, changes of use or variations of conditions.

~~13.2~~ **13.3** This policy strongly supports the emphasis in the [NPPF \(paragraph 23 85\)](#) 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 \(paragraph 24 86\)](#) and referred to in the [Aligned Core Strategy \(Policy 6.7\)](#), will also apply.

~~13.3~~ **13.4** Evidence of need for retail development will be reviewed, on a Greater Nottingham-wide basis, during the plan period.

~~13.4~~ **13.5** The Carter Jonas ‘Broxtowe, Gedling, Nottingham City & Rushcliffe Retail Study 2015’ provides a basis for plan-making and decision-taking over the Plan period. [It clearly indicates that growth of out-of-centre retailing has limited the potential for Broxtowe’s centres](#)

All policies should be read in conjunction with the [Part 1 Local Plan Part 4 – Broxtowe Borough Aligned Core Strategy](#). No policy should be applied in isolation; account will be taken of all relevant policies.

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).

~~13.5~~ 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).

~~13.6~~ **13.6** 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).

~~13.7~~ 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).

What the Sustainability Appraisal says

~~13.8~~ **13.7** The policy has ~~most effect upon the transport objective~~, a significant positive effect ~~on the transport objective~~, as ~~because~~ development ~~would~~ ~~is likely~~ be guided towards locations benefiting from better public transport. ~~Town Centre transport hubs. Generally, the policy has less significant effect on other objectives but positive ones, favouring a policy, except on the economic structure objective which has a very minor negative, as no further policy-making may free up locational choices for retail investors.~~ The policy also benefits several other objectives, but may have a negative effect upon the economic structure objective, as it may constrain locations for certain types of development.

What consultation responses say

~~13.9~~ **13.8** 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.

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.



Tram in approaching Beeston Town Centre

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~~ provided that 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

14.1 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 landmark buildings of Barton House and Chilwell Road Methodist Church, 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.

14.2 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.

14.3 Part 4 of the policy regarding the use of the upper floors is considered important as it supports the Aligned Core Strategy aim of urban concentration and regeneration; and 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.

14.4 The 'inefficient use of upper floors', as referred to in part 4 of Policy 14, is defined as 'keeping vacant or not fully utilising the space on floors above the ground floor for a productive town centre or ancillary use', such as:

- Additional retail showroom facilities
- Services, such as toilets, staff room or kitchen
- Residential
- Offices
- Other town centre uses

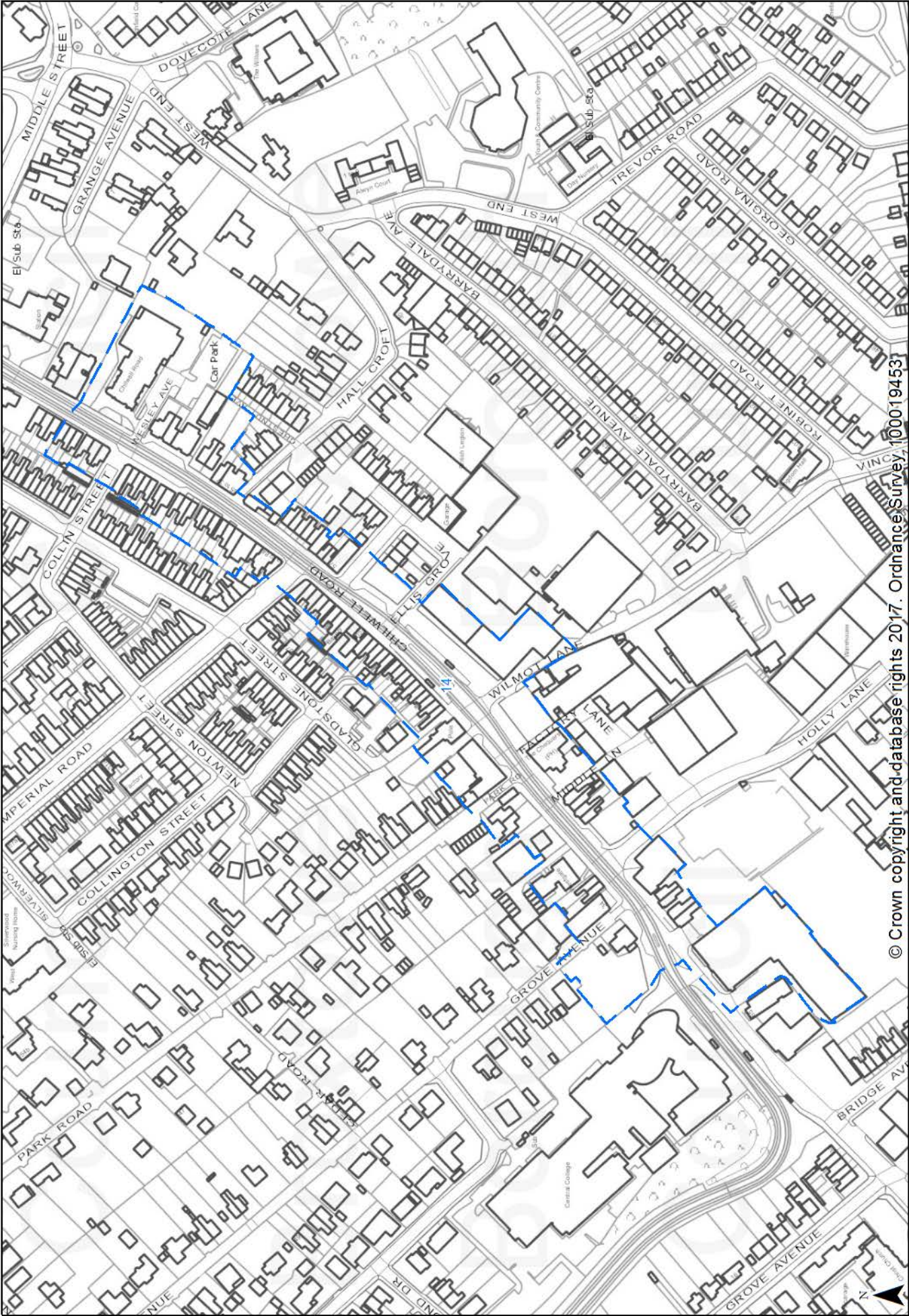
What the Sustainability Appraisal says

~~14.4-14.5~~ The ~~allocation~~ policy has a ~~major~~ significant positive effect on the housing objective due to the protection for residential units at ground floor level, as well as ~~due to the homes on upper floors inclusion; and minor~~ positive effects on most other objectives including the social and transport objectives. ~~other objectives.~~

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.

Map 3438: Centre of Neighbourhood Importance (Chilwell Road/High Road)



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Policy 15: 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 8.5a 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 8.1 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.

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 residential units, 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~~ other 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 or fewer 'accessible and adaptable dwellings' than is indicated in parts ~~1, 2 and 3~~ 1, 2, 3 and 7 of this policy must be accompanied by a viability assessment.
5. Affordable housing provision should be made on site, unless there are exceptional circumstances to justify otherwise. 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, and all age groups (including the elderly), 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

15.1 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 and evidence (set out in the [Nottingham Core Viability Update Study](#)) to support the Aligned Core Strategy says that newly allocated large sites on the edges of settlements can create their own housing market unconstrained by adjacent weaker housing sub-markets. 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 Map 35, 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 if any come forward 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](#). [In parts 1, 2 and 3 of the policy, the phrase "or more" means that at least the specified proportion of affordable housing should be provided; a higher proportion would not be expected but may be acceptable, if proposed by an applicant. In parts 5 and 6 of the policy, the word "size" relates to the number of bedrooms in the home.](#)

- 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.

15.2 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.

15.3 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~~ [1, 2, 3 or 7](#) of the policy on the basis of a viability assessment will be subject to a clause requiring viability to be reviewed in the future.

15.4 [With regard to part 5 of the policy, examples of potential exceptional circumstances might include those where:](#)

- [On-site provision of affordable housing would undermine other housing or regeneration objectives;](#)

- The type of affordable housing that is needed would not reflect the character of the area;
- There is already a high proportion of affordable housing within the immediate area;
- Specialist forms of affordable housing could be provided off-site but not on-site;
- There would be only a modest number of affordable housing units provided and there would be resultant difficulties for on-going management.

15.4 15.5 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 and taking account of the latest relevant information, including the Social and Affordable Housing Need Study and any subsequent update to this Study.

15.5 15.6 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. As a general principle, the Council will also be supportive of the provision of dementia-friendly housing, supported living and other forms of homes for the elderly people.

~~15.6 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.~~

15.7 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.

15.8 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".

15.9 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".

15.10 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".

What the Sustainability Appraisal says

15.11 The policy has significant positive effects upon, ~~as would be expected,~~ the housing ~~objective with a positive impact, and the~~ and health objectives, ~~where the benefit of as~~ the policy should help to deliver additional affordable housing. ~~in a sustainable residential environment even outweighs relying upon current policy. Equally, the policy provides a very significant benefit by facilitating local social interaction.~~

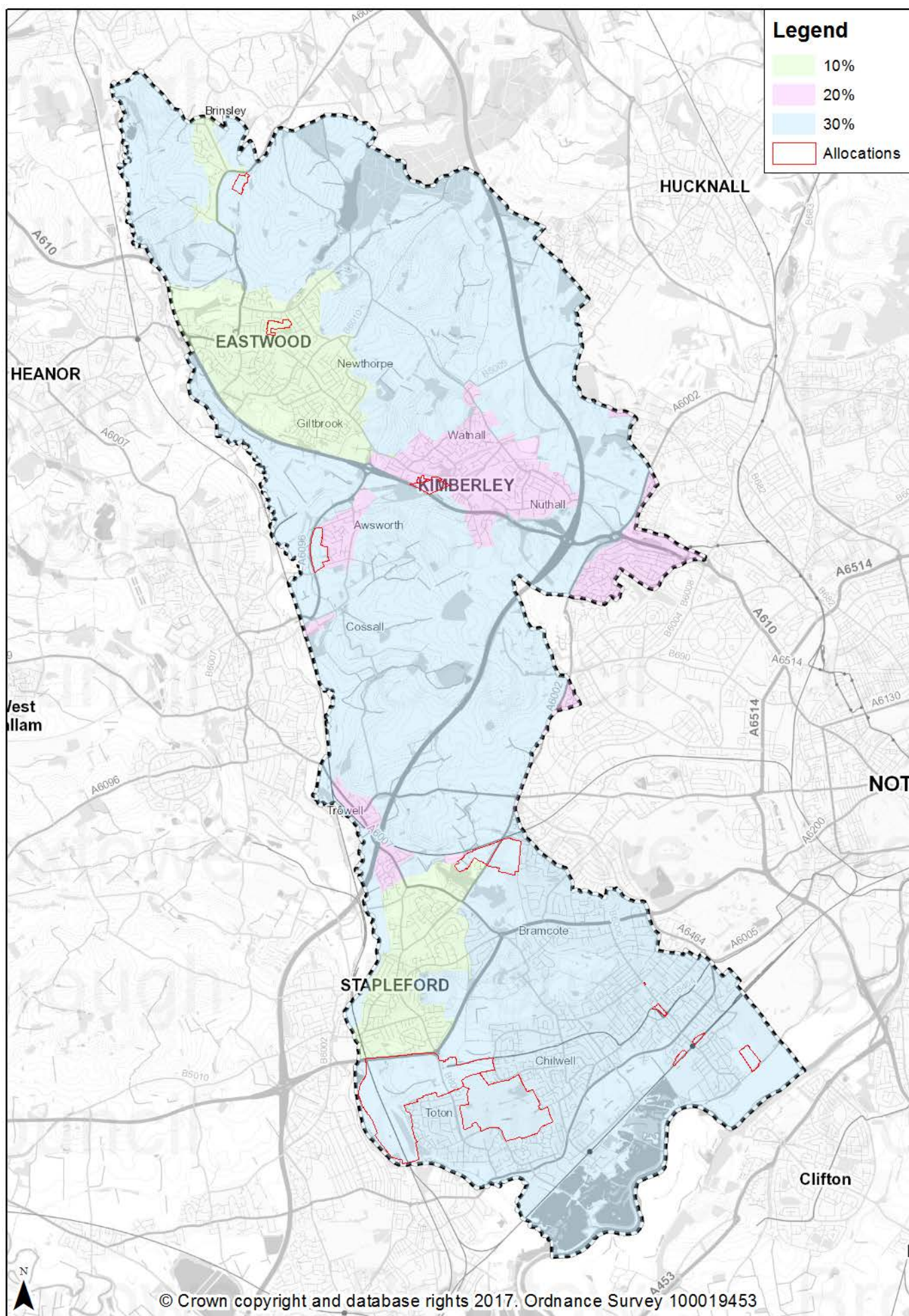
What consultation responses say

15.12 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.

Monitoring

- The number of completions by dwelling type and size.
- The number of **A**ffordable **H**ousing completions.
- 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.~~

Map 3539: the Urban and Sub-Markets within Broxtowe



Policy 16: Gypsies and Travellers

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.

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 [the end of 2019](#).

Justification

16.1 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.

16.2 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.

16.3 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 2014-2029. It also suggests that the majority of this need relates to the period 2014-2019.

16.4 The Council intends to produce a Supplementary Planning Document (SPD) which will identify sites to meet this need. Work on the SPD is likely to be undertaken predominantly in-house and may involve the use of consultants if necessary. It is intended that the SPD will be adopted in approximately November 2019.

What the Sustainability Appraisal says

~~16.4~~ **16.5** The policy has positive effects upon, ~~as would be expected,~~ the housing and health objectives, ~~and the health objective for a vulnerable group.~~

What consultation responses say

~~16.5~~ **16.6** 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.

Monitoring

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

Policy 17: Place-making, Design and Amenity

Strategic policy context

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

What the Aligned Core Strategy says

Policy 10.3 says that Part 2 Local Plans will set out best practice guidance and standards for design, sustainability and place making.

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 safe and convenient access](#); 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) [Encourages walking and cycling](#); and
 - o) Incorporates ecologically sensitive design, with a high standard of planting and features for biodiversity; and
 - p) Uses native species of trees, shrubs and wild-flower seeds in landscaping proposals; and
 - q) Integrates bat and/or bird boxes into the fabric of new buildings; and
 - r) 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 [12](#)' criteria (see Appendix [52](#)).
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, [annexes](#), 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~~ Development (including fences, walls and other structures) should not cause risk to pedestrians or road users by reducing visibility for drivers when entering or exiting the driveway;
- f) Annexes should not be disproportionate to the size of the dwelling and the plot and should only be used in association with the main dwelling.

Justification

17.1 Parts 1 and ~~3~~4 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.

17.2 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 2 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. [When applying parts 2 and 3 of the policy, applicants should show evidence of how their development performs against each question, justifying either a green or amber outcome. Any ambers should be those where sub-optimal solutions are unavoidable because of the particular circumstances of the scheme or constraints beyond the control of the applicant \(and where there is evidence to support this\).](#)

17.3 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.

17.4 With regard to parts ~~1,3~~ and 4 innovative design will be encouraged in appropriate circumstances.

17.5 ~~With regard to part 1o), c~~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. [Examples could include insect houses and porous boundary treatment, such as gaps in/under fences, to allow small mammals \(especially hedgehogs\), amphibians etc to pass through unhindered.](#)

~~What the Sustainability Appraisal says~~

17.6 Enforcement action should be proportionate to the breach of planning control to which it relates and taken when it is expedient to do so. This policy will be used to assess whether it is expedient to take enforcement action in relation to breaches of planning control, [for example when a breach is clearly contrary to the policy. Further details of the Council's approach will be](#)

provided within. ~~It will also form the basis of~~ a comprehensive enforcement plan which will be prepared and then reviewed on an annual basis.

What the Sustainability Appraisal says

17.7 The policy has significant positive effects upon the social, biodiversity and green infrastructure, environment and landscape and transport objectives, resulting from improvements to the design of built development.

What consultation responses say

~~17.7~~ **17.8** 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~~ **for** 10 or more dwellings) which achieve at least nine 'greens' against in-house assessment of the quality of design with regard to BfL 12.



Attenborough Nature Reserve.



The Manor Surgery, Manor Road, Beeston

Policy 18: Shopfronts, signage and security measures

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](#)

1. Proposals for shopfronts, signage and security measures will be granted permission/consent provided **that they:**
 - a) ~~That they r~~Relate well to the design of the building concerned;
 - b) Are in keeping with the frontage as a whole; and
 - c) 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

18.1 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.

18.2 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.

18.3 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.

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

What the Sustainability Appraisal says

18.5 The policy has ~~most effect upon the~~ a positive effect upon the heritage objective, **as it should protect heritage assets whilst still enabling the provision of security measures.** ~~a positive effect because development would be managed by design.~~

What consultation responses say

18.6 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.



Shop frontage in Beeston

Policy 19: Pollution, Hazardous Substances and Ground Conditions

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

Policy 10.3 says that **p**Part 2 Plans will set out standards for design, sustainability and place making.

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; and
 - 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

19.1 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.

19.2 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.

19.3 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.

19.4 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.

19.5 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.

19.6 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.

19.7 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.

19.8 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.

19.9 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.

19.10 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.

19.11 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.

19.12 '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

19.13 The policy has significant positive effects on the ~~heritage and~~ natural resources ~~and, to a lesser extent, on the heritage objectives. It also has positive effects on a number of other objectives. objectives, because it may mitigate potential harm to the historic environment for the former objective.~~

What consultation responses say

19.14 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. 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. With regard to the previous policy on pollution, one consultee requested greater clarity.

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 square metres or more of floorspace.

Justification

20.1 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.

20.2 The 'reasonable steps' required to be taken, referred to within Policy 20 (part 1), will vary between different types and scale of development. In the case of smaller developments, these might include the provision of secure cycle storage facilities to encourage cycle use. In the case of larger developments, these might include the provision of well-lit connections to existing cycleways and footpaths and integration with public transport.

20.3 The exact level of facilities required will vary on a case-by-case basis, taking into account factors such as: sustainability of location; existing infrastructure; amount of car parking to be provided; and existing electric vehicle charging points within the area of the development.

20.2 20.4 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

~~20.3~~ 20.5 The policy has significant positive effects on the ~~green and~~ natural resources and, to a lesser extent, on the biodiversity objectives ~~through managing potential detrimental effects~~. It ~~potentially~~ has ~~very minor~~ negative economic effects ~~by restricting built development~~ on the housing and economic structure objectives as the potential locations of new development may be restricted.

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

21.1 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 Development High Risk Area' which is shown on Map 36. 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

21.2 The policy has positive effects on the health and green biodiversity and green infrastructure objectives. It potentially has very-minor negative economic-effects-by-restricting-built-development: effects on the housing and economic structure objectives as it may restrict the locations of built development or impact upon viability.

What consultation responses say

21.3 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'.

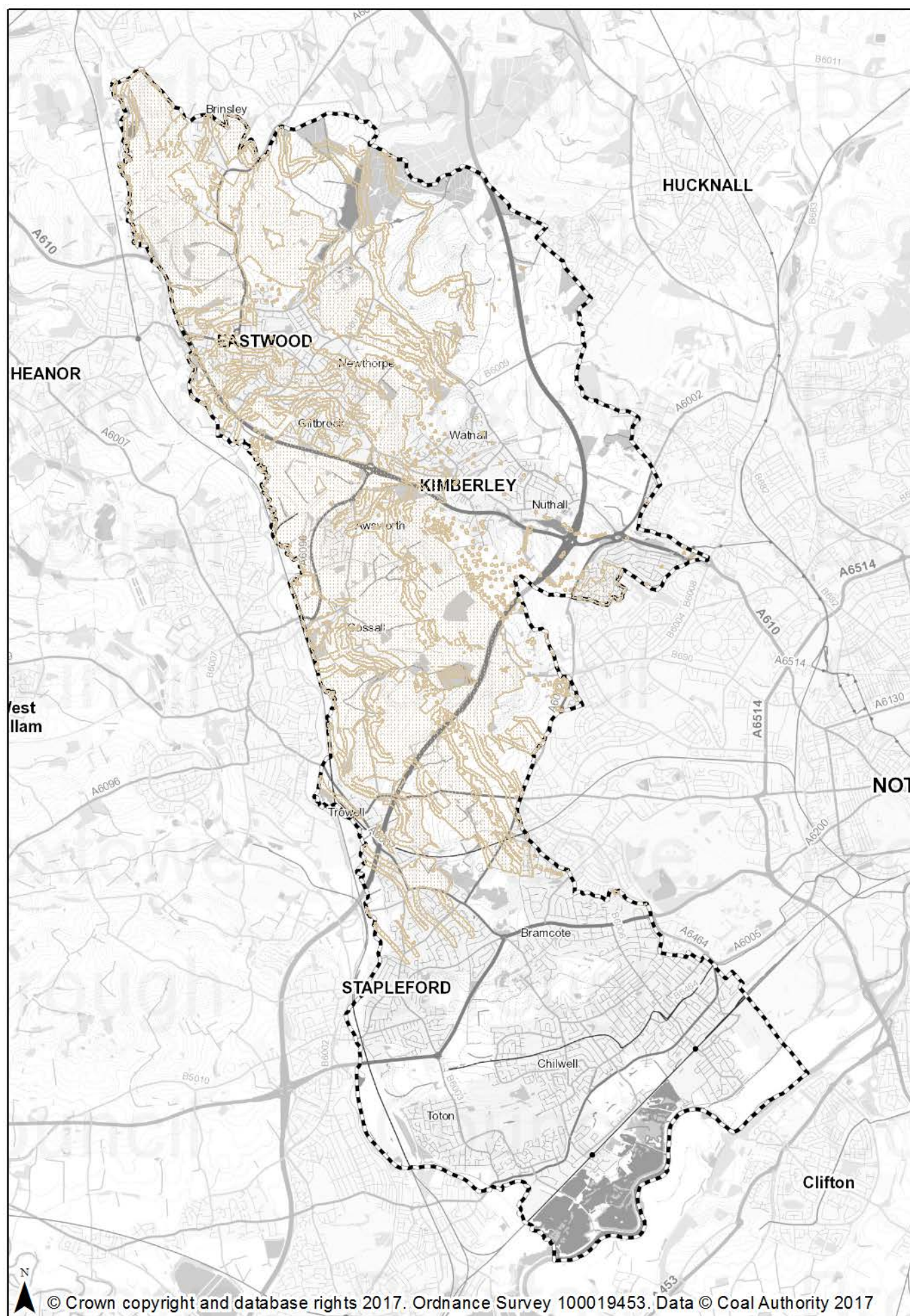
Monitoring

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



Brinsley Headstocks.

Map 36: The Coal Authority '~~Designated~~ Development High Risk Area'



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

22.1 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 [NPPE](#), 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 principal mineral types are Sand and Gravel, Limestone Aggregate and Shallow Coalfield deposits.

What the Sustainability Appraisal says

22.2 The policy has [negative effects upon the economic structure and housing objectives as it may impact upon development viability](#). ~~a positive effect on the economic structure objective but only supports the Minerals Planning Authority in decision-taking. This also has a potentially insignificant positive effect on housing by managing the potential sterilisation of land for mineral extraction.~~

What consultation responses say

22.3 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.



Colliers Wood, [Moorgreen](#).

Legend:

- Sand and Gravel (Yellow hatched area)
- Exposed Coalfield (Orange hatched area)

Map Labels: HEANOR, EASTWOOD, BRINSLEY, NEWTHORPE, GILTBROOK, WATHALL, KIMBERLEY, NUTHALL, AWSWORTH, COSSALL, STAPLEFORD, BRAMCOTE, CHILWELL, TOTON, HUCKNALL, Clifton, NOT.

Map Features: A610, A6007, A6002, A6514, A6510, A6096, A6002, B5010, A6464, A6005, A6513, A6130, A6200, B6002, B6003, B6004, B6005, B6006, B6007, B6008, B6009, B6010, B6011, B6012, B6013, B6014, B6015, B6016, B6017, B6018, B6019, B6020, B6021, B6022, B6023, B6024, B6025, B6026, B6027, B6028, B6029, B6030, B6031, B6032, B6033, B6034, B6035, B6036, B6037, B6038, B6039, B6040, B6041, B6042, B6043, B6044, B6045, B6046, B6047, B6048, B6049, B6050, B6051, B6052, B6053, B6054, B6055, B6056, B6057, B6058, B6059, B6060, B6061, B6062, B6063, B6064, B6065, B6066, B6067, B6068, B6069, B6070, B6071, B6072, B6073, B6074, B6075, B6076, B6077, B6078, B6079, B6080, B6081, B6082, B6083, B6084, B6085, B6086, B6087, B6088, B6089, B6090, B6091, B6092, B6093, B6094, B6095, B6096, B6097, B6098, B6099, B6100, B6101, B6102, B6103, B6104, B6105, B6106, B6107, B6108, B6109, B6110, B6111, B6112, B6113, B6114, B6115, B6116, B6117, B6118, B6119, B6120, B6121, B6122, B6123, B6124, B6125, B6126, B6127, B6128, B6129, B6130, B6131, B6132, B6133, B6134, B6135, B6136, B6137, B6138, B6139, B6140, B6141, B6142, B6143, B6144, B6145, B6146, B6147, B6148, B6149, B6150, B6151, B6152, B6153, B6154, B6155, B6156, B6157, B6158, B6159, B6160, B6161, B6162, B6163, B6164, B6165, B6166, B6167, B6168, B6169, B6170, B6171, B6172, B6173, B6174, B6175, B6176, B6177, B6178, B6179, B6180, B6181, B6182, B6183, B6184, B6185, B6186, B6187, B6188, B6189, B6190, B6191, B6192, B6193, B6194, B6195, B6196, B6197, B6198, B6199, B6200, B6201, B6202, B6203, B6204, B6205, B6206, B6207, B6208, B6209, B6210, B6211, B6212, B6213, B6214, B6215, B6216, B6217, B6218, B6219, B6220, B6221, B6222, B6223, B6224, B6225, B6226, B6227, B6228, B6229, B6230, B6231, B6232, B6233, B6234, B6235, B6236, B6237, B6238, B6239, B6240, B6241, B6242, B6243, B6244, B6245, B6246, B6247, B6248, B6249, B6250, B6251, B6252, B6253, B6254, B6255, B6256, B6257, B6258, B6259, B6260, B6261, B6262, B6263, B6264, B6265, B6266, B6267, B6268, B6269, B6270, B6271, B6272, B6273, B6274, B6275, B6276, B6277, B6278, B6279, B6280, B6281, B6282, B6283, B6284, B6285, B6286, B6287, B6288, B6289, B6290, B6291, B6292, B6293, B6294, B6295, B6296, B6297, B6298, B6299, B6300, B6301, B6302, B6303, B6304, B6305, B6306, B6307, B6308, B6309, B6310, B6311, B6312, B6313, B6314, B6315, B6316, B6317, B6318, B6319, B6320, B6321, B6322, B6323, B6324, B6325, B6326, B6327, B6328, B6329, B6330, B6331, B6332, B6333, B6334, B6335, B6336, B6337, B6338, B6339, B6340, B6341, B6342, B6343, B6344, B6345, B6346, B6347, B6348, B6349, B6350, B6351, B6352, B6353, B6354, B6355, B6356, B6357, B6358, B6359, B6360, B6361, B6362, B6363, B6364, B6365, B6366, B6367, B6368, B6369, B6370, B6371, B6372, B6373, B6374, B6375, B6376, B6377, B6378, B6379, B6380, B6381, B6382, B6383, B6384, B6385, B6386, B6387, B6388, B6389, B6390, B6391, B6392, B6393, B6394, B6395, B6396, B6397, B6398, B6399, B6400, B6401, B6402, B6403, B6404, B6405, B6406, B6407, B6408, B6409, B6410, B6411, B6412, B6413, B6414, B6415, B6416, B6417, B6418, B6419, B6420, B6421, B6422, B6423, B6424, B6425, B6426, B6427, B6428, B6429, B6430, B6431, B6432, B6433, B6434, B6435, B6436, B6437, B6438, B6439, B6440, B6441, B6442, B6443, B6444, B6445, B6446, B6447, B6448, B6449, B6450, B6451, B6452, B6453, B6454, B6455, B6456, B6457, B6458, B6459, B6460, B6461, B6462, B6463, B6464, B6465, B6466, B6467, B6468, B6469, B6470, B6471, B6472, B6473, B6474, B6475, B6476, B6477, B6478, B6479, B6480, B6481, B6482, B6483, B6484, B6485, B6486, B6487, B6488, B6489, B6490, B6491, B6492, B6493, B6494, B6495, B6496, B6497, B6498, B6499, B6500, B6501, B6502, B6503, B6504, B6505, B6506, B6507, B6508, B6509, B6510, B6511, B6512, B6513, B6514, B6515, B6516, B6517, B6518, B6519, B6520, B6521, B6522, B6523, B6524, B6525, B6526, B6527, B6528, B6529, B6530, B6531, B6532, B6533, B6534, B6535, B6536, B6537, B6538, B6539, B6540, B6541, B6542, B6543, B6544, B6545, B6546, B6547, B6548, B6549, B6550, B6551, B6552, B6553, B6554, B6555, B6556, B6557, B6558, B6559, B6560, B6561, B6562, B6563, B6564, B6565, B6566, B6567, B6568, B6569, B6570, B6571, B6572, B6573, B6574, B6575, B6576, B6577, B6578, B6579, B6580, B6581, B6582, B6583, B6584, B6585, B6586, B6587, B6588, B6589, B6590, B6591, B6592, B6593, B6594, B6595, B6596, B6597, B6598, B6599, B6600, B6601, B6602, B6603, B6604, B6605, B6606, B6607, B6608, B6609, B6610, B6611, B6612, B6613, B6614, B6615, B6616, B6617, B6618, B6619, B6620, B6621, B6622, B6623, B6624, B6625, B6626, B6627, B6628, B6629, B6630, B

Policy 23: Proposals affecting ~~d~~Designated and ~~n~~Non-~~d~~Designated ~~h~~Heritage ~~a~~Assets

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 D H Lawrence literary heritage, Bennerley Viaduct and Boots D6 and D10 buildings as being of particular importance.

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.~~ For designated heritage assets:
 - i) Where substantial harm is identified, there must be substantial public benefits that outweigh the harm.
 - ii) Where less than substantial harm is identified, the harm will be weighed against the public benefits of the proposal, including securing its optimum viable use.
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~~ ~~conserve~~ 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

23.1 This policy applies to all heritage assets, including Listed Buildings, Conservation Areas, Scheduled Monuments and non-designated assets of all kinds. [Bennerley Viaduct](#), [Boots](#) and [D H Lawrence](#) heritage are of special importance. The proposals for the [Awsorth site allocation](#) (Policy 4) are designed to minimise impact on the Viaduct, while proposals at [Boots](#) (Core Strategy Policy 2) are being carefully assessed so as to minimise impacts on the listed buildings there. Proposals for [Chetwynd Barracks](#) (Policy 3.1) should recognise the importance of designated and non-designated heritage assets within the site.

23.2 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.

23.3 There are [16 Conservation Areas](#) in the Borough, as shown on the Policies Map and detailed in [Appendix 4 described on the following pages](#), these are:

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

23.4 There are three Article 4 Directions in the Borough, as shown on the Policies Map and detailed in [Appendix 4 described on the following pages](#), ~~this~~ [these](#) restricts certain 'permitted development' rights. The Article 4 Directions are:

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

23.5 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 [local voluntary groups including](#) Civic and [Local History](#) Societies to aid understanding of the local historic environment.



Hallams Lane, Chilwell, Grade II Listed Building.

What the Sustainability Appraisal says

23.6 ~~As was hoped, the policy is considered likely to have a very major positive effect against the heritage objective. This could be only improved by further detail as set out in the ACS. It has a significant positive effect against the natural resources objective because it is positive towards conserving assets rather than using raw materials. It has minor negative effects on the crime and economic objectives because heritage protection could be seen as a constraint to development.~~ The policy is considered to have a very positive effect on the heritage objective but may have a negative effect upon the housing and economic structure objectives, as it could be seen as a constraint to development, (as well as a positive element contributing to heritage-led regeneration).

What consultation responses say

23.7 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~~ **t** The number of heritage assets at risk on the national register.
- ~~An increase in~~ **t** The number of Conservation Area Appraisals.



Eastwood Hall, Grade II Listed Building.



Boots D10 building, Grade I Listed Building.

Conservation Area maps moved to the Appendix

All policies should be read in conjunction with the [Part 1 Local Plan](#) [Part 4](#) – Broxtowe Borough Aligned Core Strategy. No policy should be applied in isolation; account will be taken of all relevant policies.

Policy 24: The Health and Wellbeing Impacts of Development

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.

1. A Health Impact Assessment Checklist, as set out ~~on pages 140-151 in~~ [Appendix 5](#), 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~~ [expected to show how they comply with an appropriate healthy eating scheme](#), 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

24.1 The checklist ~~on pages 140-151 in~~ [Appendix 5](#) 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.

24.2 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.

24.3 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:~~ An appropriate way for operators of hot food takeaways to address these issues is to comply with the '[Healthier Options Takeaway \(HOT\) Merit scheme](#)', which is operated by Broxtowe Borough Council in conjunction with Nottinghamshire County Council and the other district and borough councils within Nottinghamshire.

What the Sustainability Appraisal says

24.4 The policy has significant positive effects on the health and social objectives. There may be a negative effect upon the economic structure objective, as the policy may restrict the acceptable locations for some types of development.

What consultation responses say

24.5 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.

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.



Eastwood Community Sports Centre.

Health Impact Checklist moved to the Appendix

Policy 25: 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.

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 D H Lawrence or the industrial/ pharmaceutical heritage of the Borough.

Justification

25.1 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

25.2 The policy is considered likely to have significant positive effects ~~against~~ on the health and landscape objectives, ~~and as well as more minor positive effects on several minor benefits against others objectives.~~ ~~There is only a potentially very minor negative effect on transport due to tourist travel which could be mitigated by promoting sustainable travel and travel plans.~~ There might be a minor negative effect on the transport objective, were an increase in facilities for tourism to result in an increase in travel by car.

Monitoring

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



Attenborough Nature Reserve Visitor Centre.

All policies should be read in conjunction with the [Part 1 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 26: Travel Plans

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 through the delivery of sustainable transport networks.

Policy 14.3 [aims to ensure](#) ~~Ensures~~ 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.

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

Justification

26.1 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. [Travel Plans will be expected to include details of how developments will encourage walking, cycling and the use of public transport. Travel Plans should be proportionate to the size and scope of the proposed development to which they relate and be tailored to particular local circumstances. Guidance regarding the form and scope of the Travel Plan can be provided as part of pre-application advice.](#)

What the Sustainability Appraisal says

26.2 The policy has significant positive effects on the transport objective [as well as other objectives including health and natural resources.](#) ~~and benefits several other objectives.~~

Monitoring

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



Tram and Bus terminus in Beeston

Policy 27: Local Green 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.

~~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. The field off Cornwall Avenue, Beeston Rylands.~~
- ~~3. Protected Open Areas:~~
 - ~~a) — Beeston Fields golf course and land to west~~
 - ~~b) — Bramcote Ridge~~
 - ~~c) — Chilwell Manor golf course~~
- ~~4. Land east and west of Coventry Lane at Bramcote and Stapleford, as shown on the plan on page 156.~~

~~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.~~

The field off Cornwall Avenue, Beeston Rylands, is designated as Local Green Space, in accordance with paragraphs 99-101 of the National Planning Policy Framework. Within this area, development that would be harmful to the character or function of the Local Green Space will not be permitted except in very special circumstances. Applications will be considered with regard to paragraphs 143-147 of the National Planning Policy Framework.

Justification

27.1 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 78 101); [Green Belt policy](#) (paragraph 87 143) states that harmful development should only be approved in “very special circumstances”. The same test is used here.



Entrance to Bramcote Hills pPark

~~27.2 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).~~

~~27.3 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.~~

~~27.4~~ ~~27.2 All the sites listed~~ The site referred to in the policy have has been assessed as according with the criteria set out in the [NPPF \(paragraph 77100\)](#) and are is considered to be: in reasonably close proximity to the community they it serves; local in character and not an extensive tract of land; and demonstrably special to the local community, holding a particular local significance.

~~27.5~~ ~~27.3~~ Further areas of Local Green Space may be designated through forthcoming Neighbourhood Plans.

What the Sustainability Appraisal says

~~27.6~~ ~~27.4~~ The policy has significant positive effects on the health, social, biodiversity and green infrastructure, and transport objectives. as LGS designation is under "promoting healthy communities" in the NPPF. The only very minor negative effect is on the housing objective because of a potential restriction on land availability: effects relate to the potential restrictions to locations for development.

What consultation responses say

~~27.7~~ ~~27.5~~ 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.

Map 38: Land to the east of Cornwall Avenue



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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;
 - g) Golf Courses (Beeston Fields and Chilwell Manor); **and**
 - h) A mix of Informal Open Spaces and flood mitigation measures (land off Thorn Drive, Newthorpe); **and**
 - i) Prominent Areas for Special Protection (Bramcote Hills and Bramcote Ridge; Burnt Hill, Bramcote; Catstone Hill Ridge, Strelley; Stapleford Hill; and Windmill Hill, Stapleford).
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 **or loss** to the Green Infrastructure Asset, unless the benefits of development are clearly shown to outweigh the harm.

Justification

28.1 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](#)).

28.2 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 **the** Map 39 in this Plan. The corridors do not have fixed boundaries and **the** Map 39 should not therefore be interpreted rigidly.

28.3 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



Church of St Mary the Virgin, Grade I Listed Building, from across Attenborough Nature Reserve

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](#).

28.4 In respect of part 2 of the policy, benefits which could outweigh the harm include the replacement of equivalent or better provision in terms of quantity and quality in a suitable location or the development is for an alternative sports and recreational provision, the needs for which clearly outweigh the loss.

28.4 28.5 Broxtowe contains several [strategic](#) recreational routes, many of which are shown on Map 40 and the Policies Map. [These routes may also be used for everyday journeys and for accessing services](#). 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.

28.6 [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.

28.5 28.7 A potential continuation of the Nottingham Canal towpath north of Eastwood (as shown on Map 40) 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.

~~**28.6** 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 6: Broxtowe Green Space Standard

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	1 ha
Natural and semi-natural green space	300m	2 ha
Outdoor sports facilities	500m	1 ha
Amenity green space	300m	0.25 ha

What the Sustainability Appraisal says

28.7 28.8 The policy has significant positive effects on the ~~health, social, landscape, and especially the~~ biodiversity and green infrastructure objectives ~~as well as the health, social and environment and landscape objectives~~. ~~The only minor negative effect is on the housing objective because of a potential restriction on land availability and viability due to planning obligations~~. The only negative effects are on the housing and economic structure objectives, as the policy may restrict development locations or impact upon development viability.

What consultation responses say

28.8 28.9 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 and they recommended the use of their Accessible Natural Greenspace Standards. The Environment Agency requested specific reference to 'blue infrastructure'. English Heritage (now Historic England): 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: Green Infrastructure policy should meet various [NPPE](#) requirements; open space requirements should be based on evidence; 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, green corridors, and the opportunities for positive change in these corridors.

Monitoring

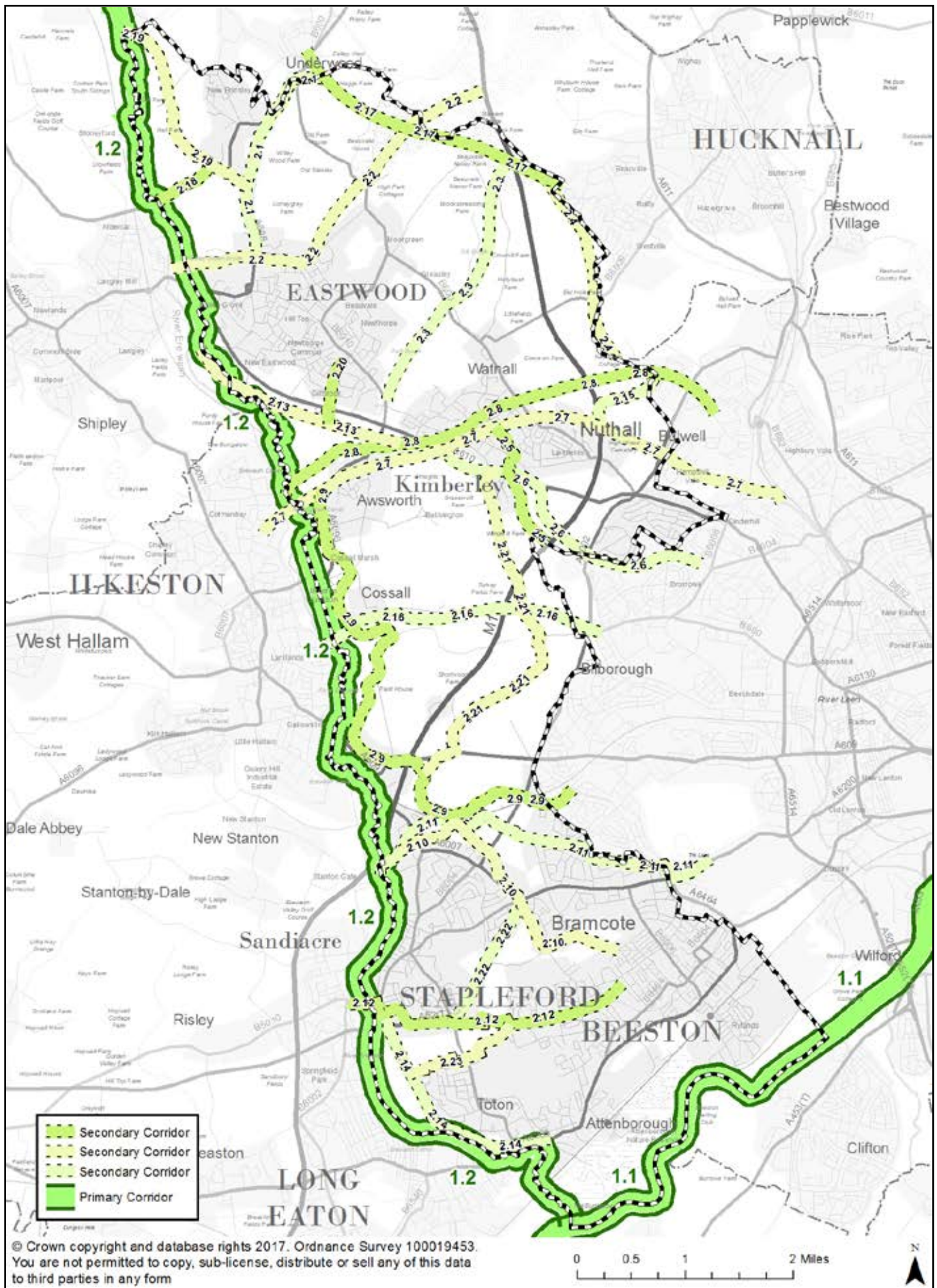
- Percentage of the population with access to Green Infrastructure in accordance with the Broxtowe Green Space Standard.



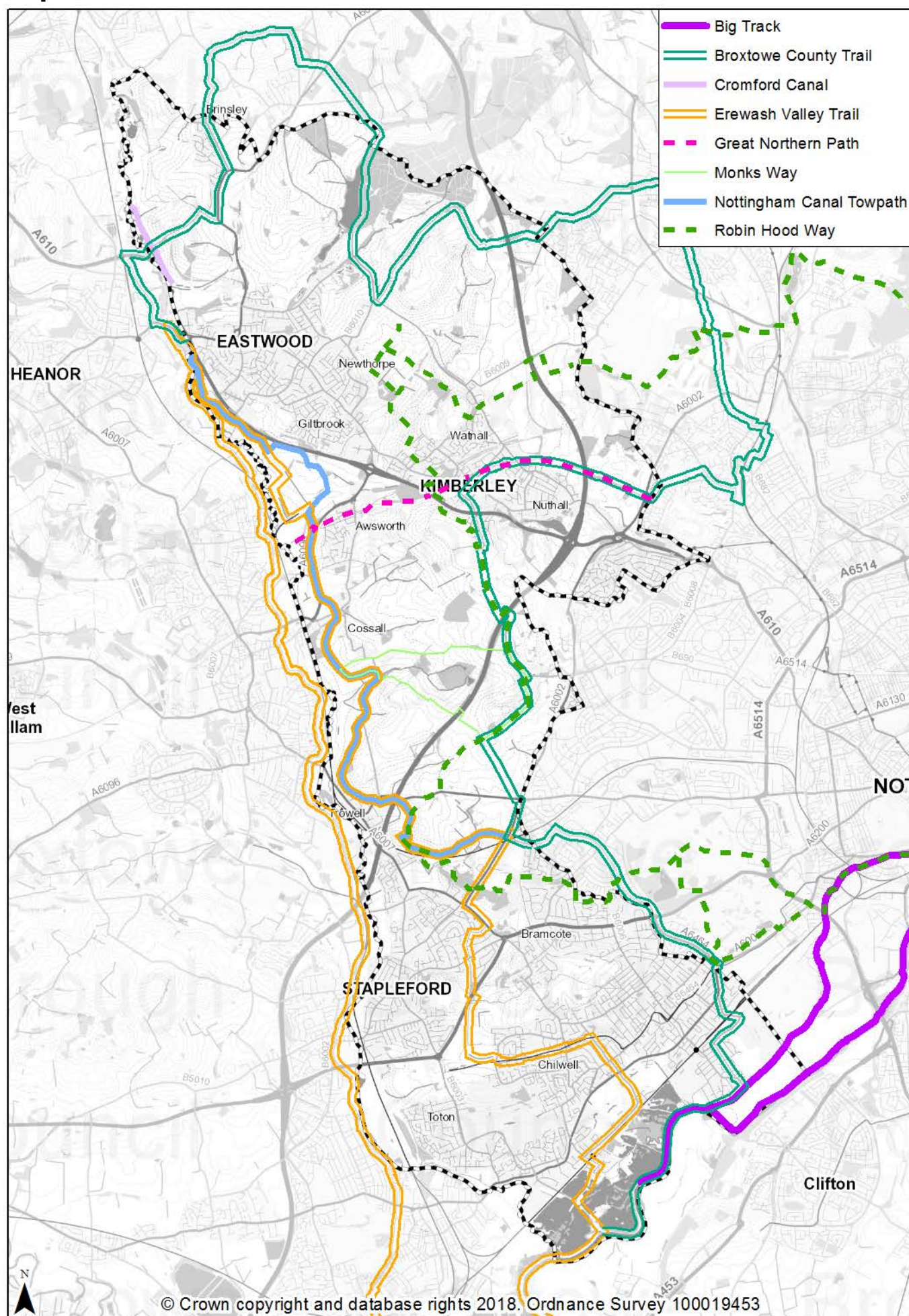
Bramcote Hills Park Woodland.

All policies should be read in conjunction with the [Part 1 Local Plan](#) [Part 4](#) – Broxtowe Borough Aligned Core Strategy. No policy should be applied in isolation; account will be taken of all relevant policies.

Map 3962: Primary and Secondary Green Infrastructure Corridors



Map 4063: Recreational Routes



Policy 29: Cemetery eExtensions

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

29.1 It is necessary to protect the sites shown on **pages** Maps 41 & 42 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

29.2 This policy has significant positive effects on the social and biodiversity **and** green infrastructure objectives, ~~because they are~~ **as cemeteries are** community facilities and support wildlife in a multi-functional green setting; ~~with no negative effects~~. **The policy also has positive effects on the heritage and environment and landscape objectives and no negative effects on any objectives.**

What consultation responses say

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

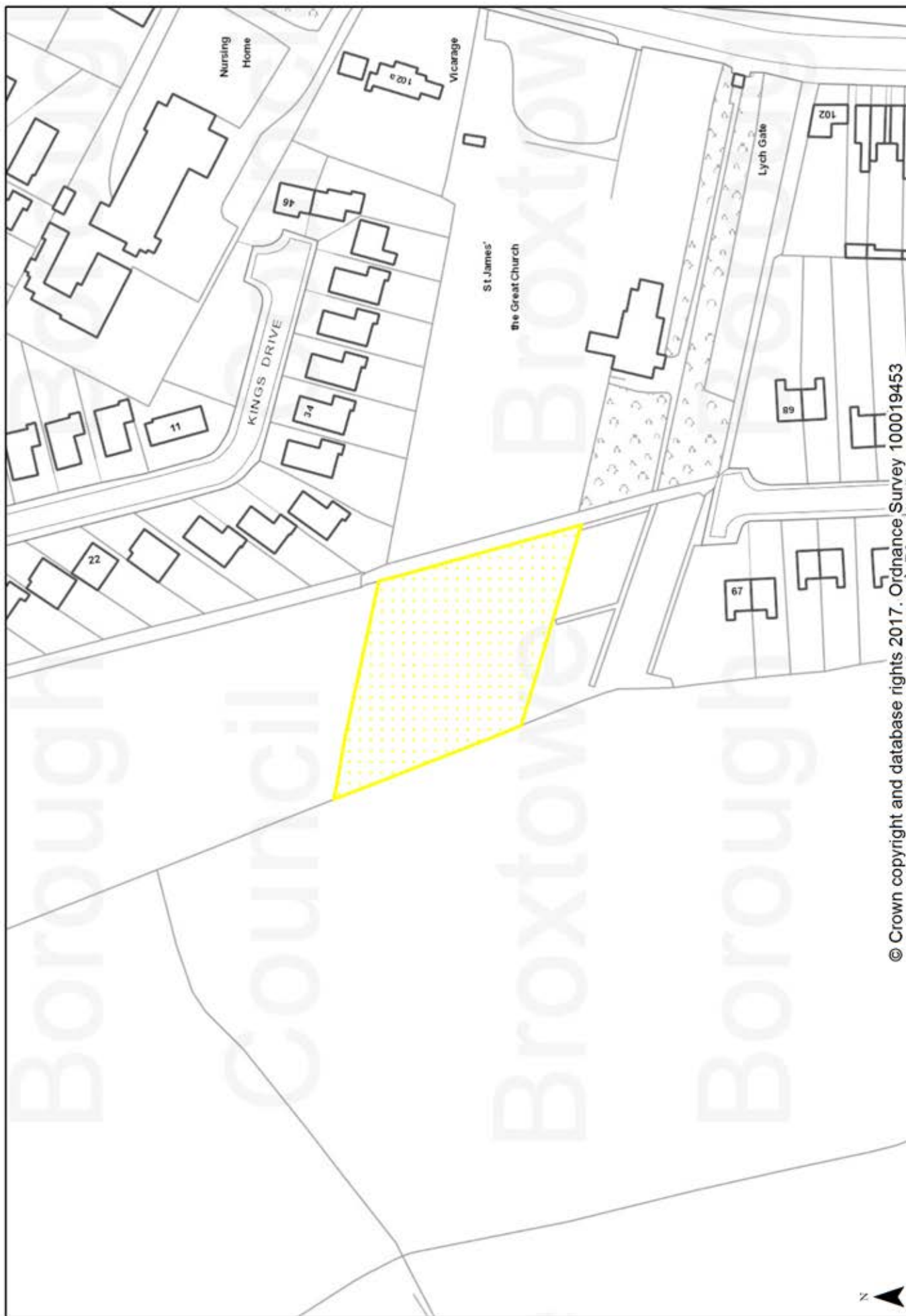
Monitoring

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



Church of St James The Great, Brinsley, Grade II Listed Building.

Map 4164: Cemetery Extension at Church Walk Brinsley



Map 4265: Cemetery Extension at Field Lane Chilwell



Policy 30: Landscape

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.

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 7 of this Plan.

Justification

30.1 The Greater Nottingham Landscape Character 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.

30.2 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 43 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)

30.3 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 7 of this Plan.

30.4 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'.

30.5 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.

30.6 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 [NPPE](#) and the GNLCA.

30.7 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).



Bramcote Hills Woodland.

30.8 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

30.9 The policy is considered likely to have **major significant** positive effects **against** on the **environment and landscape**, social, biodiversity, natural resources, **and energy and** climate change **and obviously landscape** objectives. **It may potentially have negative effects on the housing, economic structure and transport objectives as built development and/or major transport infrastructure might be restricted or constrained.**

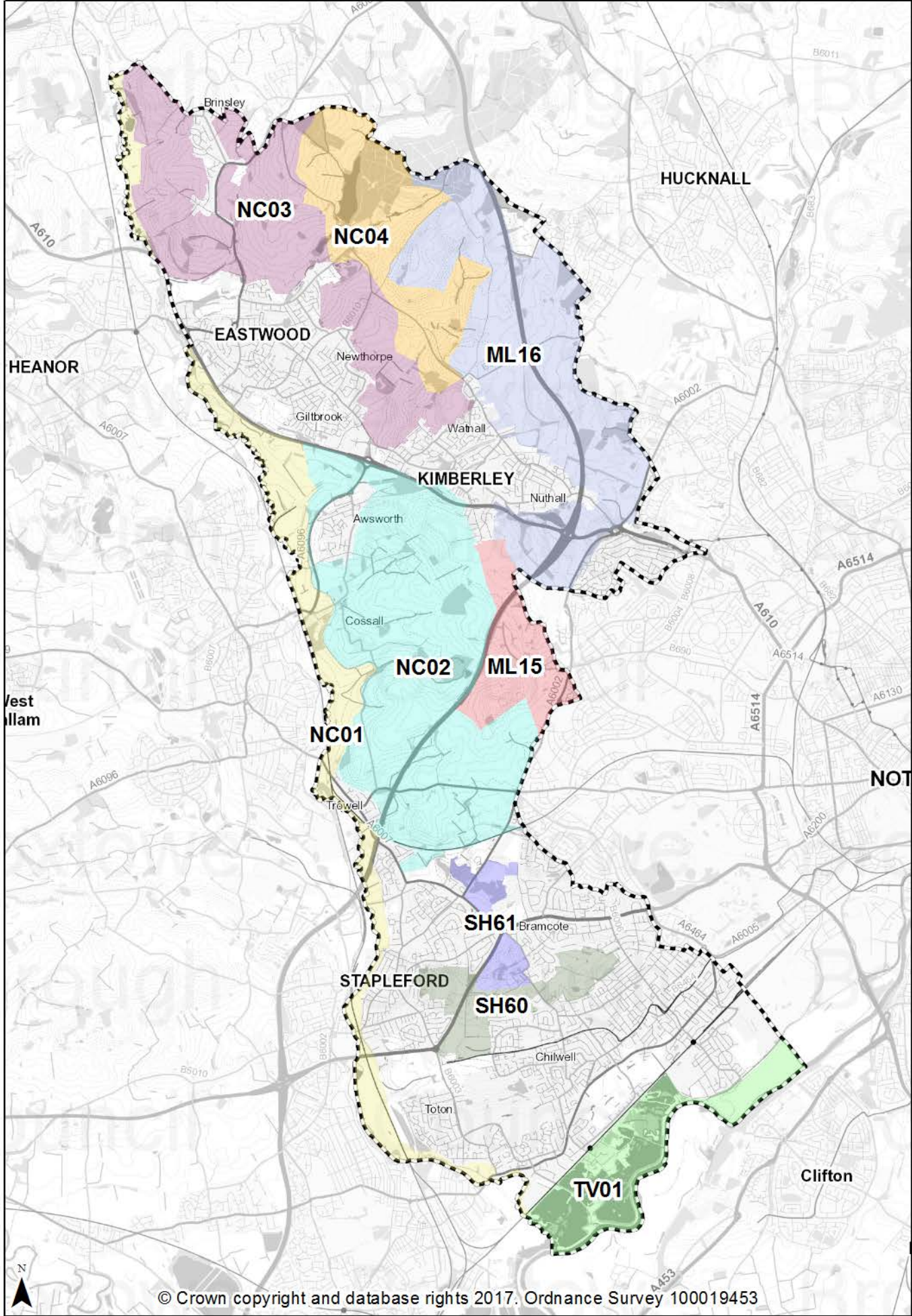
What consultation responses say

30.10 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.

Monitoring

- The number of permissions granted which are inconsistent with the ‘landscape actions’ of the Greater Nottingham Landscape Character Assessment.

Map 4366: Local Landscape Character Areas



Policy 31: Biodiversity Assets

Strategic policy context

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

What the Aligned Core Strategy says

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

1. All development proposals should seek to deliver a net gain in biodiversity and geodiversity and contribute to the Borough's ecological network. Permission will not be granted for development which would cause significant harm to sites and habitats of nature conservation or geological value, together with species that are protected or under threat. Support will be given to the enhancement and increase in the number of sites and habitats of nature conservation value, and in particular to meeting objectives and targets identified in the [Nottinghamshire Biodiversity Action Plan](#).
2. 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 Assets~~(s)~~ are;
 - a) Sites of Special Scientific Interest, Local Wildlife Sites or Local Geological Sites (~~as~~ including those listed in Appendices ~~2, 3, 4~~ 8, 9, and 10 and shown on the Policies Map); or
 - b) Protected and pPriority habitats and priority species (~~as~~ including those identified in the [Nottinghamshire Local Biodiversity Action Plan](#), ~~and~~ section 4.5 of the Green Infrastructure Strategy and section 41 of the [Natural Environment and Rural Communities \(NERC\) Act 2006](#)); or
 - c) Trees which are the subject of Tree Preservation Orders; or
 - d) Aged or veteran trees; or
 - e) Ancient Woodland (as shown on the Policies Map); 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.
3. In all cases permission will not be granted for development that results in any significant harm or loss to the Biodiversity Asset, unless the benefits of development are clearly shown to outweigh the harm.

Justification

31.1 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".

31.2 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

31.3 ~~As was hoped, the~~ The policy is considered likely to have a major positive effect ~~against the~~ **green on the biodiversity and green infrastructure** objectives and a significant positive effect ~~against on~~ the natural resources objective. It has minor positive effects on other objectives. ~~Any unconstrained growth in homes and economic development will have opposing effects on those objectives.~~ It may have **very minor** negative effects on ~~the~~ built development objectives, **such as housing and economic structure, as the policy may restrict the locations where development is acceptable or impact upon viability. due to constraints.**

What consultation responses say

31.4 In response to the '[Issues and Options](#)' consultation, Natural England; requested a policy to protect ancient woodland and aged or veteran trees. The Environment Agency requested specific reference to 'blue infrastructure'. English Heritage (now Historic England); requested a policy on important trees and hedgerows. Responses from other consultees requested that: Nature Improvement Areas should not be included; policy on Local Wildlife Sites should be retained; policy on trees and hedgerows should be more precise and less restrictive than the current policy. At the 'Topics Workshops' there were references to the importance of protecting the local environment and trees.

Monitoring

- The number of permissions granted for development that has harmed a Biodiversity Asset and the reasons **for that permission those permissions.**



Bramcote Hills and the Hemlock Stone.



Erewash river corridor.

Policy 32: 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.

[Paragraph 3.19.5](#) says that more detailed information will be provided in the Part 2 Local Plan.

1. Financial contributions may be sought from developments of 10 or more dwellings or 1,000 square ~~meters~~ metres or more gross floorspace for provision, improvement or maintenance, where relevant, of;
 - a) Affordable housing;
 - b) Health;
 - c) Community facilities;
 - d) Green ~~Space~~ Infrastructure Assets;
 - e) Biodiversity;
 - f) Education; ~~and~~
 - g) Highways, including sustainable transport measures;
 - h) Cycling, footpaths and public transport;
 - i) The historic environment, heritage assets and/or their setting; and
 - j) Flood mitigation measures, including SuDS.
2. On-site provision of new playing pitches may be required for developments of 50 dwellings or more.

Justification

32.1 This policy strikes the appropriate balance between ensuring the infrastructure requirements to make the development acceptable in planning terms are met, at the same time as not compromising the viability of developments.

32.2 The type and size of contributions will be assessed with regard to Nottinghamshire County Council's [Planning Obligations Strategy](#).

32.3 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 July 2016). 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 these and 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 6: Broxtowe Green Space Standard

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	1 ha
Natural and semi-natural green space	300m	2 ha
Outdoor sports facilities	500m	1 ha
Amenity green space	300m	0.25 ha

What the Sustainability Appraisal says

~~32.2 32.4~~ The policy has a significant positive benefit to the social objective, which should be expected from developer contributions without which development would be unacceptable. Subject to viability, which is another decision-taking guide, there were other options for developer contributions supporting other objectives, by omission leading to significant negative effects on some objectives, especially transport and economic structure because public transport options are not included. The policy has significant positive effects upon most objectives, including health, heritage, social, natural resources and flooding and transport as it will help to seek developer contributions to support these objectives. The policy has a negative effect upon the housing and economic structure objectives as it may potentially impact upon the viability of some schemes.

Monitoring

- Number and amount of Section 106 contributions received.



Peatfield Road, [Stapleford](#), affordable housing



Linwood Court, [Eastwood](#), affordable housing

Table 7: Key Monitoring Indicators

Policy	Monitoring
1: Flood Risk	<ul style="list-style-type: none"> The number of permissions in flood risk areas granted contrary to Environment Agency advice.
2-7: Site Allocations	<ul style="list-style-type: none"> 6150 new homes in Broxtowe by 2028. Indicator: Net additional homes in Broxtowe. Minimum of 3800 new homes in the Main Built up Area by 2028. Indicator: Net additional homes in the Main Built up Area. Up to 350 new homes in Awsworth by 2028. Indicator: Net additional homes in Awsworth. Up to 150 new homes in Brinsley by 2028. Indicator: Net additional homes in Brinsley. Up to 1250 new homes in Eastwood by 2028. Indicator: Net additional homes in Eastwood. Up to 600 new homes in Kimberley by 2028. Indicator: Net additional homes in Kimberley.
8: Development in the Green Belt	<ul style="list-style-type: none"> The number of permissions granted contrary to Green Belt policy by the Council and by inspectors, together with the reasons for those decisions.
9: Retention of good quality existing employment sites	<ul style="list-style-type: none"> 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.
10: Town Centre Uses	<ul style="list-style-type: none"> 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 housing within the Town and District Centre boundaries.
13: Proposals for retail in edge-of-centre and out-of-centre locations	<ul style="list-style-type: none"> 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.
14: Centre of Neighbourhood Importance (Chilwell Road / High Road)	<ul style="list-style-type: none"> 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.

Policy	Monitoring
15: Housing size, mix and choice	<ul style="list-style-type: none"> The number of completions by dwelling type and size. The number of Affordable Housing completions. 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.
16: Gypsies and Travellers	<ul style="list-style-type: none"> The number of pitches which are allocated, granted permission and implemented.
17: Place-making, design and amenity	<ul style="list-style-type: none"> The proportion of permissions (of for 10 or more dwellings) which achieve at least nine 'greens' against in-house assessment of the quality of design with regard to BfL 12.
18: Shopfronts, signage and security measures	<ul style="list-style-type: none"> The number of permissions for shutters which are, or are not in accordance with the policy.
19: Pollution, Hazardous Substances and Ground Conditions	<ul style="list-style-type: none"> 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.
20: Air Quality	<ul style="list-style-type: none"> The number of electric vehicle charging points delivered.
21: Unstable land	<ul style="list-style-type: none"> The number of permissions which are contrary to the advice of the Coal Authority, together with the reasons for those decisions.
22: Minerals	<ul style="list-style-type: none"> The number of permissions which are contrary to the recommendations of the County Council or the Coal Authority.
23: Proposals affecting designated and non-designated heritage assets	<ul style="list-style-type: none"> A decrease in tThe number of heritage assets at risk on the national register. An increase in tThe number of Conservation Area Appraisals.
24: The health impacts of development	<ul style="list-style-type: none"> 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.
25: Culture, Tourism and Sport	<ul style="list-style-type: none"> Number, type and area of net additional sports pitches. Number and type of applications relating to tourism.
26: Travel Plans	<ul style="list-style-type: none"> The number of applications for which a Travel Plan is required, together with the outcome of those applications.
27: Local Green Space	<ul style="list-style-type: none"> 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.

All policies should be read in conjunction with the [Part 1 Local Plan](#) [Part 4](#) – Broxtowe Borough Aligned Core Strategy.
No policy should be applied in isolation; account will be taken of all relevant policies.

Policy	Monitoring
28: Green Infrastructure Assets	<ul style="list-style-type: none"> Percentage of the population with access to Green Infrastructure in accordance with the Broxtowe Green Space Standard.
29: Cemetery Extensions	<ul style="list-style-type: none"> The 'take-up' of the site(s) as a cemetery extension.
30: Landscape	<ul style="list-style-type: none"> The number of permissions granted which are inconsistent with the 'landscape actions' of the Greater Nottingham Landscape Character Assessment.
31: Biodiversity Assets	<ul style="list-style-type: none"> The number of permissions granted for development that has harmed a Biodiversity Asset and the reasons for that permission those permissions.
32: Developer contributions	<ul style="list-style-type: none"> Number and amount of Section 106 contributions received.



Attenborough ~~wetlands~~:

Appendices

Contents

Appendices	174
Appendix 1: Schedule of superseded policies	175
Appendix 52: Building for Life 12 Criteria	179
Appendix 63: Listed Buildings and Scheduled Monuments	180
Appendix 4: Conservation Areas and Article 4's	186
Map 4442: Attenborough Village Conservation Area	186
Map 4543: Barratt Lane Attenborough Conservation Area	187
Map 4644: St John's Grove Beeston Conservation Area	188
Map 4745: Beeston West End Beeston Conservation Area	189
Map 4846: Bramcote Conservation Area	190
Map 4947: Brinsley Conservation Area	191
Map 5048: Chilwell Conservation Area	192
Map 5149: Chilwell Cottage Grove Chilwell Conservation Area	193
Map 5250: Cossall Conservation Area	194
Map 5351: Cossall Article 4 Direction	195
Map 5452: Eastwood Conservation Area	196
Map 5553: Kimberley Conservation Area	197
Map 5654: Kimberley Article 4 Direction	198
Map 5755: Nuthall Conservation Area	199
Map 5856: Sandiacre Lock Conservation Area	200
Map 5957: Church Street Stapleford Conservation Area	201
Map 6058: Nottingham Road Stapleford Conservation Area	202
Map 6159: Strelley Conservation Area	203
Map 6260: Strelley Article 4 Direction	204
Appendix 4: Health Impact Assessment Checklist	205
Table 5: Health Impact Assessment Checklist	205
Appendix 16: Playing Pitches, Open Spaces, Allotments and Local Nature Reserves	209
Table 8: Sites by area	209
Appendix 77: Extracts from the Greater Nottingham Landscape Character Assessment	215
Appendix 28: Sites of Special Scientific Interest	238
Table 9: Sites by area	238
Appendix 39: Local Wildlife Sites	240
Table 10: Sites by area	240
Appendix 410: Local Geological Sites	248
Table 11: Sites by area	248
Glossary of terms and abbreviations	249
Policies Map	258



Broadgate Park.

Appendix 1: Schedule of superseded policies

Regulation 8(5) of the Town and Country Planning (Local Planning) (England) Regulations 2012 requires that this Part 2 Local Plan (P2LP) identifies previous policies of the adopted development plan that are now superseded. Several policies of the 2004 Broxtowe Local Plan were superseded by policies in the Aligned Core Strategy, the Part 1 Local Plan (P1LP), as detailed in Appendix E of the P1LP and as confirmed in the table below. Other policies of the 2004 Local Plan are superseded by policies in this P2LP, as detailed in the table below. Some policies of the 2004 Plan are not superseded (i.e. not replaced by new policies) but are nevertheless not retained as part of the development plan since they are no longer considered to be necessary, because the subject matter is no longer considered to be relevant or because the subject matter is considered to be adequately covered by the NPPF. These are noted in the table below. Some other policies of the 2004 Plan were not 'saved' following a review by the Secretary of State in 2007, as mentioned in the table below.

As a result of these issues, no policies of the 2004 Plan now form part of the development plan. This P2LP does not supersede any policies of the P1LP and all the policies of the P1LP therefore remain part of the development plan.

2004 Local Plan policy	Superseded by:
K1 Sustainable development	(Not 'saved' in 2007.)
K2 The economy	(Not 'saved' in 2007.)
K3 Housing	(Not 'saved' in 2007.)
K4 Town centres	P2LP policy 10.
K5 The environment (1)	P2LP policy 8.
K6 The environment (2)	(Not 'saved' in 2007.)
K7 Access and transport	(Not 'saved' in 2007.)
K8 The needs of the disadvantaged	(Not 'saved' in 2007.)
E1 Good design	P1LP.
E2 Energy-efficient design and layout	P1LP.
E3 Development within Conservation Areas	P1LP.
E4 Demolition within Conservation Areas	(Not 'saved' in 2007.)
E5 Listed Buildings	(Not 'saved' in 2007.)
E6 Setting of Listed Buildings	(Not 'saved' in 2007.)
E7 Advertising	(Not 'saved' in 2007.)
E8 Development in the Green Belt	P2LP policy 8.
E9 Visual impact of development on Green Belt	(Not 'saved' in 2007.)
E10 Activities in the Green Belt	(Not 'saved' in 2007.)

2004 Local Plan policy	Superseded by:
E11 Dwellings for agricultural workers	(Not 'saved' in 2007.)
E12 Protected Open Areas	P2LP policy 28.
E13 Prominent Areas for Special Protection	P2LP policy 28.
E14 Mature Landscape Areas	P2LP policy 30.
E15 Sites of Special Scientific Interest	(Not 'saved' in 2007.)
E16 Sites of Importance for Nature Conservation	P2LP policy 31.
E17 Sites supporting species protected by law	(Not 'saved' in 2007.)
E18 Local biodiversity	(Not 'saved' in 2007.)
E19 Other nature conservation resources	P1LP.
E20 Agricultural land quality	(Not 'saved' in 2007.)
E21 Ancient Monuments	(Not 'saved' in 2007.)
E22 Other sites of archaeological interest	(Not 'saved' in 2007.)
E23 Greenwood Community Forest	P1LP.
E24 Trees, hedgerows and Tree Preservation Orders	P2LP policy 31.
E25 Renewable energy development	P1LP.
E26 Pollution	P2LP policy 19.
E27 Protection of groundwater	P2LP policy 19.
E28 Protection of floodplains and flood risk	(Not 'saved' in 2007.)
E29 Contaminated land	P2LP policy 19.
E30 Derelict land	(Not 'saved' in 2007.)
E31 Gassing landfill sites	P2LP policy 19.
E32 Hazardous substances, hazardous installations and major pipelines	P2LP policy 19.
E33 Light pollution	P2LP policy 19.
E34 Control of noise nuisance	P2LP policy 19.
E35 Telecommunications	(No longer considered to be necessary.)
H1 New housing sites	P2LP policies 2-7.
H2 Phasing of housing	P1LP.
H3 Housing type and size	P1LP.
H4 Subdivision or adaptation of existing buildings	P2LP policy 17.

2004 Local Plan policy	Superseded by:
H5 Affordable housing	P2LP policy 15.
H6 Density of housing development	P2LP policy 17.
H7 Land not allocated for housing purposes	P2LP policy 17.
H8 Businesses in residential areas and properties	P2LP policy 17.
H9 Domestic extensions	P2LP policy 17.
H10 Extensions for dependent relatives	P2LP policy 17.
H11 Minor development	P2LP policy 17.
H12 Loss of residential accommodation	(No longer considered to be necessary.)
H13 Sites for Gypsies and Travelling Showpeople	P1LP.
EM1 New employment sites	(No longer considered to be necessary.)
EM2 Protection of employment land and premises	P1LP.
EM3 Expansion/redevelopment of existing employment premises	P2LP policy 9.
EM4 Exceptional developments	(Not 'saved' in 2007.)
T1 Developers' contributions to integrated transport measures	P2LP policy 32.
T2 Improvements to bus facilities	P1LP.
T3 Bus facilities in new development	P1LP.
T4 Park-and-ride facilities	(No longer considered to be necessary.)
T5 South Notts Rail Network (SNRN)	(No longer considered to be necessary.)
T6 Nottingham Express Transit (NET)	P2LP policy 3.2.
T7 Cycling routes and facilities	P1LP.
T8 Millennium Cycle Route	(Not 'saved' in 2007.)
T9 Pedestrian routes and facilities	P1LP.
T10 Proposed road schemes	(No longer considered to be necessary.)
T11 Guidance for parking provision	P2LP policy 17.
T12 Facilities for people with limited mobility	P2LP policy 17.
S1 Shopping and associated uses within town centres	P2LP policy 10.
S2 Sites for retail and associated development	P2LP policy 11.

2004 Local Plan policy	Superseded by:
S3 Retail and associated development in locations outside town centres	P2LP policy 13.
S4 Prime shopping frontages	P2LP policy 10.
S5 Local shopping development	P2LP policy 13.
S6 Protection of local shopping	(No longer considered to be necessary.)
S7 Food and drink retailing outside town centres	P2LP policy 13.
S8 Shopfront design	P2LP policy 18.
S9 Security measures	P2LP policy 18.
S10 Shopfront signage	P2LP policy 18.
RC1 Leisure facilities	(No longer considered to be necessary.)
RC2 Community and education facilities	(No longer considered to be necessary.)
RC3 Community and education facilities: safeguarded sites	(No longer considered to be necessary.)
RC4 Developers' contributions to education and community facilities	P1LP.
RC5 Protection of open spaces	P2LP policy 28.
RC6 Open space: requirements for new developments	P2LP policy 32.
RC7 New playing fields	(No longer considered to be necessary.)
RC8 New informal open space	(No longer considered to be necessary.)
RC9 Contributions for maintenance of open spaces	P1LP.
RC10 Allotments	P2LP policy 28.
RC11 Cemetery extensions	P2LP policy 29.
RC12 Caring institutions	(No longer considered to be necessary.)
RC13 Day nurseries	(No longer considered to be necessary.)
RC14 Footpaths, bridleways and cycle routes	P2LP policy 28.
RC15 Long distance trails	P2LP policy 28.
RC16 Greenways	P2LP policy 28.
RC17 Outdoor recreation pursuits	(No longer considered to be necessary.)
RC18 Tourism facilities including hotels	P2LP policy 25.

Appendix 52: 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 63: 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
ATTENBOROUGH			
1263869	Church of St Mary the Virgin, Church Lane	(I)	C12
1247991	Ireton House, Church Lane	(II)	C16
1247915	Erewash Bridge (towpath bridge) Barton Lane	(II)	C18
1263851	45 (Rose Cottage), The Strand	(II)	C17
1018117	# Fishponds 90m south east of St Mary's Church		C13
AWSWORTH			
1443591	Awsorth War Memorial	(II)	C20
1140437	Bennerley Viaduct, off Park Hill	(II*)	C19
1278010	Infant School, The Lane	(II)	C19
1248409	Wall, railings and attached covered playground at the infant school, The Lane	(II)	C19
BEESTON			
1263854	Anglo-Scotian Mills, Albion Street/Wollaton Road	(II)	C19
1263866	Lace and shawl factory, printing room, waiting room and gateway Albion Street	(II)	C19
1263867	42 Broadgate	(II)	C19
1248267	72 (Broadgate House) Broadgate	(II)	C19
1247918	The Grange (Police Station), Chilwell Road	(II)	C19
1263823	Church of St John the Baptist, Church Street	(II)	C15
1247919	Crimean War Memorial, Church of St John the Baptist	(II)	C19
1248024	18 & 20 (The Crown Inn & adjoining stable) Church Street	(II)	C19
1263870	Village Cross, Church Street	(II)	C14
1247916	Hope (Boer War) Memorial, High Road	(II)	C20
1247927	Building D10, Boots site, off Humber Road South	(I)	C20

List Entry Number	Name	Grade	Century of Origin
1278028	Building D6, Boots site, off Humber Road South	(I)	C20
1247933	Building D34 Boots site, off Humber Road South	(II)	C20
1247934	Meadow Road Bridge (over canal), Meadow Road	(II)	C18
1278035	2 & 2A (The Manor House), including wall and wash house, Middle Street	(II)	C17
1263876	War Memorial Cross, Middle Street	(II)	C20
1248198	Dagfa House School, Salthouse Lane	(II)	C19
1247961	Beeston Railway Station, Station Road	(II)	C19
1247963	Trent towpath footbridge, Beeston	(II)	C18
1248249	No.2 (The Old Cottage) West End	(II)	C17
1247965	No.3 (Old Manor House), West End	(II)	C17
1248253	Stables at 3 (Old Manor House), West End	(II)	C19
1247964	No.4 (The Elms) and adjoining water pump, West End	(II)	C19
1263853	Stables at 4 The Elms, West End	(II)	C19
1277990	No.6 (West End House), West End	(II)	C17
BRAMCOTE			
1248244	The Grove (Theological College), Chilwell Lane	(II)	C19
1247920	Church of St Michael & All Angels, Church Street	(II)	C19
1263871	1-7 (odd) (The Almshouses), Cow Lane	(II)	C19
1248089	139 & 143 Broom Hill Terrace, Derby Road	(II)	C19
1247922	289 Derby Road	(II)	C18
1263875	No.1 Manor Court (The Manor House) and adjoining terrace, off Town Street	(II*)	C17
1248133	Bramcote Manor Gateway and walls and adjoining shed, Manor Court	(II)	C17
1247960	Southfield House and the Cottage and boundary wall, off Town Street	(II)	C19
1248202	Stables and coach house at Southfield House, off Town Street	(II)	C19
1248207	Tower of church, 'Sunken Tower', Town Street	(II)	C14
1247962	49 (The White Lion), Town Street	(II)	C18
1278006	The Grange and Conservatory, 95 Town Street	(II)	C19
1263852	101 Town Street	(II)	C18
BRINSLEY			
1247949	Church of St James The Great, Church Lane	(II)	C19
1247950	No.2 (Hall Farmhouse) Hall Lane	(II)	C17

List Entry Number	Name	Grade	Century of Origin
CHILWELL			
1263868	Memorial to workers of National Shell Filling Factory No 6, Chilwell Memorial, Chetwynd Road	(II)	C20
1263872	35 Hallams Lane	(II)	C20
1248110	186 (Ferndale Cottage) and adjoining pump and stable, High Road	(II)	C19
1247924	228 (Red Lion Cottage), High Road	(II)	C18
1248126	230 (Stone Croft), High Road	(II)	C17
1277995	265 (The Meads), High Road	(II)	C18
COSSALL			
1247951	Willoughby Almshouse and adjoining boundary wall, Church Lane	(II*)	C17
1247979	Church Cottage, Church Lane	(II)	C18
1247982	Church of St Catherine, Church Lane	(II*)	C13
1443578	Cossall War Memorial	(II)	C20
1248398	Glebe Farm Cottage, Church Lane	(II)	C17
1443884	Cossall Waterloo Memorial, Churchyard of St Catherine's Church, Church Lane	(II)	C18
EASTWOOD			
1247989	The Old Wine Vaults, 11 Church Street	(II)	C18
1247952	10 Church Street	(II)	C17
1247953	The Grove and adjoining stables, 116 Church Street	(II)	C18
1263838	The Rookery, 130 Church Street	(II)	C18
1263839	140 Church Street	(II)	C18
1248001	Hall Farm Buildings, 4 Cockerhouse Road	(II)	C19
1263840	28 Garden Road	(II)	C19
1247954	Eastwood Hall, Mansfield Road	(II)	C19
1391721	War Memorial Plumtree Way	(II)	C20
1263885	36/37/38/39 Scargill Walk	(II)	C19
1263824	8A Victoria Street - D H Lawrence's birthplace	(II)	C19
GREASLEY (including MOORGREEN AND WATNALL)			
1248033	# Remains of Greasley Castle, Main Road	(II)	C14
1020943	Greasley Castle	(II)	C14
1247955	Greasley Castle Farmhouse, 120 Main Road	(II)	C19
1263831	Font, 15m south of Greasley Castle Farmhouse, Main Road	(II)	C17

List Entry Number	Name	Grade	Century of Origin
1392620	Greasley Beauvale D H Lawrence Infant School	(II)	C19
1263847	Church of St Mary, Main Road	(II)	C15
1248058	The Sexton's House, Main Road	(II)	C18
1248103	Beauvale Abbey Farmhouse, New Road	(II)	C16
1002920	# Remains of Beauvale Carthusian Priory, New Road		C14
1278052	Beauvale Priory Church and attached Prior's Lodgings	(II*)	C14
1248104	#Gatehouse range at Beauvale Priory, New Road	(II)	C14
1278053	Detached boundary wall 50m east of Beauvale Priory, New Road	(II)	C14
1248105	Beauvale Manor Farmhouse, gatehouse and boundary wall, New Road	(II)	C17
1278034	Old Haggs Farmhouse, off Willey Lane	(II)	C18
1248106	New Haggs Farmhouse, off Willey Lane	(II)	C19
1248147	Hunt's Hill Cottages, 259 and 261 Willey Lane	(II)	C19
1278054	Lamb Close Lodge, Willey Lane	(II)	C19
1248107	Lamb Close House, adjoining cottage and conservatory, off Willey Lane	(II)	C18
1392474	Moorgreen URC Chapel	(II)	C18
1248168	Oaks Farm Old Farmhouse, off Willey Lane	(II)	C19
1247957	Poplar Farmhouse and adjoining stables, Moorgreen	(II)	C18
1248074	31 Moorgreen	(II)	C19
1247958	52 & 54 Moorgreen	(II)	C19
1248081	Gates at 54 Moorgreen	(II)	C18
1263849	The Manse, 128 Moorgreen	(II)	C19
1247959	130 & 132 Moorgreen	(II)	C19
1248101	Beauvale Lodge, Moorgreen Lane New Road	(II)	C19
1278051	Beauvale House, service wing and stables and garden wall	(II*)	C19
1247956	The Hollies, Main Road, Watnall	(II)	C16
1263848	Barn and stable to the north west of The Hollies, Main Road	(II)	C17
1248072	Stone Cottage, 36 Main Road, Watnall	(II)	C18
1248102	Hall Farmhouses and adjoining Pigeon-cote, Narrow Lane	(II)	C19

List Entry Number	Name	Grade	Century of Origin
KIMBERLEY			
1426568	Kimberley Cemetery Chapel	(II)	C19
1278055	Manor Farmhouse, 84 High Street	(II)	C17
1392976	The Maltings of former Hardy and Hanson Brewery	(II)	C19
1278015	War Memorial, Main Street	(II)	C20
NUTHALL			
1248173	The Lake Bridge, off Kimberley Road	(II)	C18
1248177	Gothic Summerhouse at "The Yews", 9 Kimberley Road	(II*)	C18
1248108	"The Cottage", 8 Kimberley Road	(II)	C19
1248182	Church of St Patrick, Kimberley Road	(II*)	C13
1248183	2 Headstones at Church of St Patrick, Kimberley Road	(II)	C17
1248184	No.1 Nottingham Road	(II)	C18
1248185	No.3 Nottingham Road	(II)	C18
1278021	No.7 Nottingham Road	(II)	C19
1248187	Hempshill Hall, Nottingham Road	(II)	C16
1254749	Hempshill Hall Farmhouse, Low Wood Road	(II)	C17
1248188	Gate-pier from former Nuthall Temple, Nottingham Road	(II)	C18
1278022	The Old Rectory and adjoining Rectory Grange, Watnall Road	(II)	C18
1248189	Spencer House, Watnall Road	(II)	C19
1277939	Home Farm House and attached Coach House	(II)	C17
1248230	Farm buildings to rear of Home Farm House	(II)	C17
STAPLEFORD			
1247985	Cemetery Chapel and Mortuary, Cemetery Road	(II)	C19
1248029	Church of St Helen, Church Street	(II*)	C13
1247921	Gates and gate-piers at Church of St Helen, Church Street	(II)	C19
1278059	# Anglo Saxon Cross 50m east of Church of St Helen, Church Street		
1012870	Anglian High Cross as above	(I)	C11
1278019	80 & 82 (and boundary wall), Nottingham Road	(II)	C19
1247940	St John's Primary School, Nottingham Road	(II)	C19
1247941	Cloud Villa (and adjoining workshop), 102 Nottingham Road	(II)	C19

List Entry Number	Name	Grade	Century of Origin
1248186	106-112 (even) Nottingham Road	(II)	C19
1247943	114 & 116 Nottingham Road	(II)	C19
1278024	118 & 120 Nottingham Road	(II)	C19
1247947	122 Nottingham Road	(II)	C19
1278025	124 Nottingham Road	(II)	C19
1247948	Frameshop at rear of 124 Nottingham Road	(II)	C19
1248194	140 Nottingham Road	(II)	C19
1278003	Stapleford House Education Centre (Wesleyan Chapel), Nottingham Road	(II)	C18
1263850	119 & 121 Nottingham Road	(II)	C19

STRELLEY AND TROWELL

1278023	Golder Close and adjoining boundary wall, Main Street, Strelley	(II)	C19
1248223	Stables at Golder Close, Main Street, Strelley	(II)	C19
1248224	Church of All Saints, Main Street, Strelley	(I)	C13
1443539	Strelley War Memorial	(II)	C20
1248225	Strelley Hall, Main Street	(II)	C18
1277994	Stables at Strelley Hall and adjoining Dairy Cottage and Gate Lodge	(II)	C18
1248330	Ice House, 200m south east of Strelley Hall	(II)	C18
1278007	Kitchen garden walls 250m north west of Strelley Hall	(II)	C18
1017654	# Coal mining remains at Broad Oak Farm, Strelley		C16
1008525	# The moat and fishpond 240m south east of All Saints Church		C13
1248333	Swansea Bridge, Nottingham Canal	(II)	C18
1248226	Swancar Bridge, Nottingham Canal	(II)	C18
1248227	53 Nottingham Road, Trowell	(II)	C18
1278008	Church of St Helen, Nottingham Road, Trowell	(II*)	C13
1248338	4 Nottingham Road, Trowell	(II)	C18
1248228	Stables at No.4 Nottingham Road, Trowell	(II)	C18
1278009	Trowell Hall and adjoining Gamekeeper's Cottage and wall, Nottingham Road	(II)	C19
1277963	Rectory Farmhouse and adjoining boundary wall, Stapleford Road	(II)	C17
1248229	Barn, stables and pigsty at Rectory Farmhouse, Stapleford Road	(II)	C18

Appendix 4: Conservation Areas and Article 4's

Map 4442: Attenborough Village Conservation Area



Attenborough Village (1977)

23.8 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.

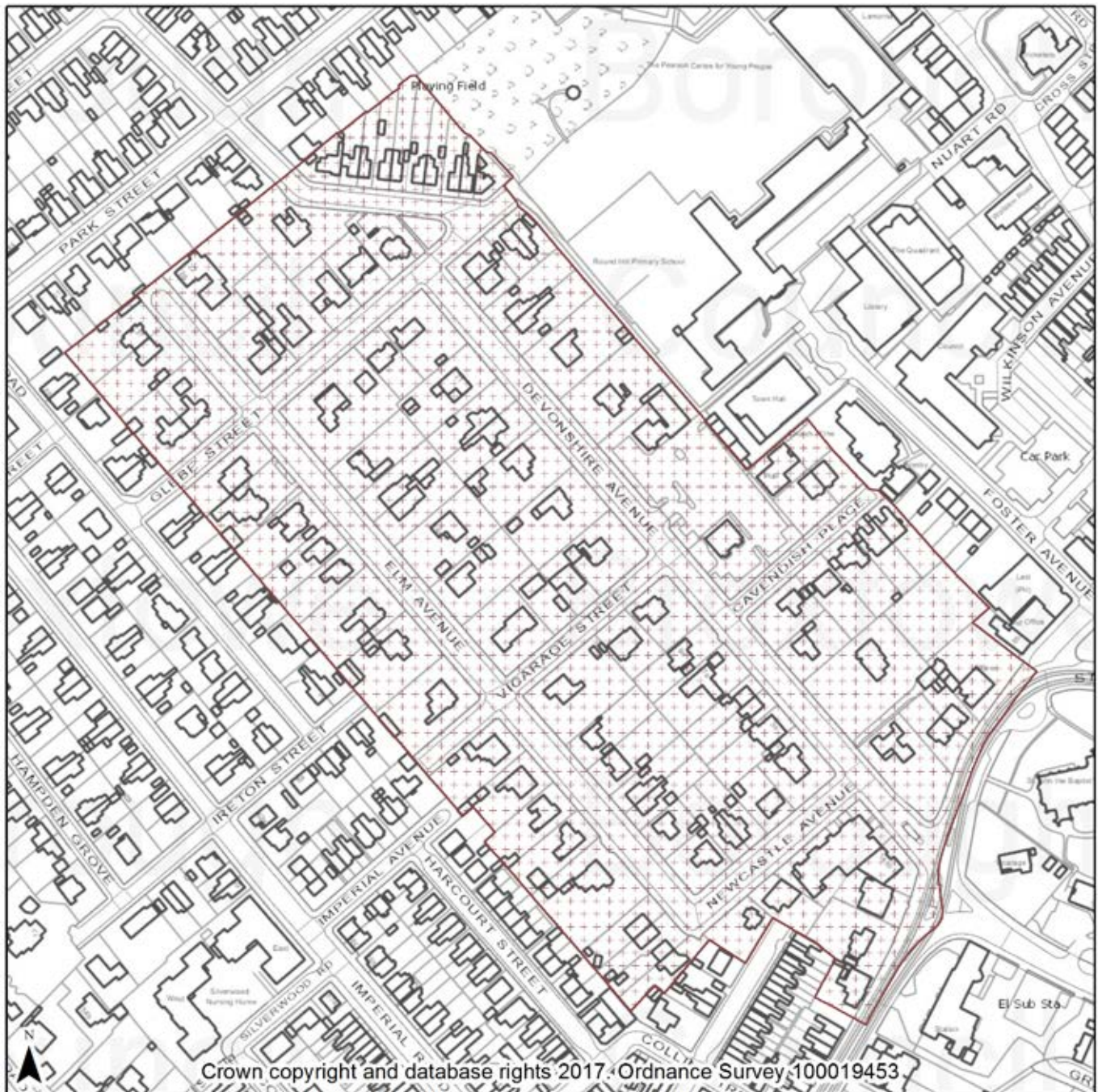
Map 4543: Barratt Lane Attenborough Conservation Area



Barratt Lane Attenborough, ~~Barratt Lane~~ (1981)

~~23.9~~ 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. The area was extended along Long Lane in 2011.

Map 4644: St John's Grove Beeston Conservation Area



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

~~23.10~~ 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.

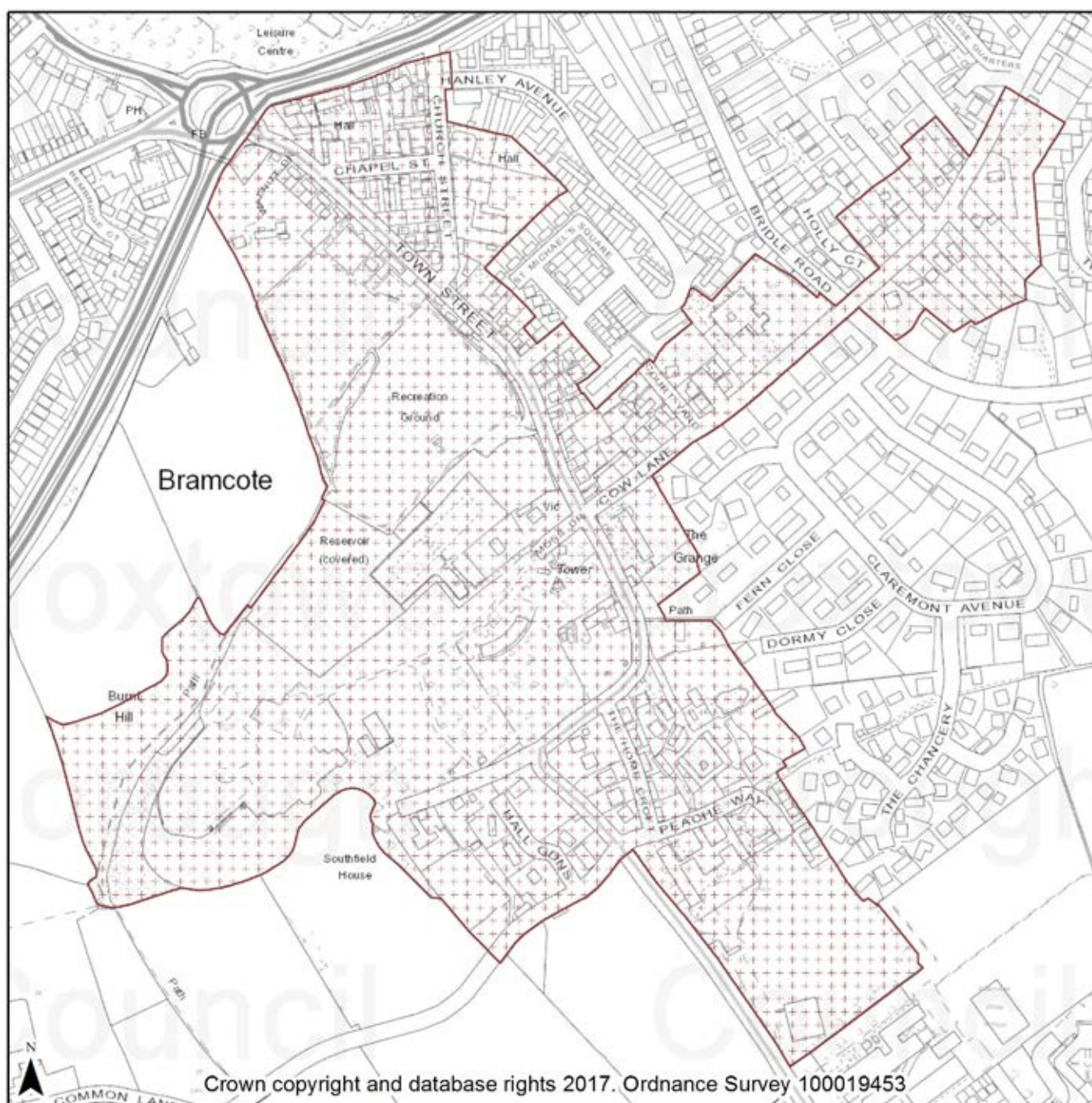
Map 4745: **Beeston** West End **Beeston** Conservation Area



West End Beeston, ~~West End~~ (1976)

23.11 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. **Two minor reductions to the area were made in 2011.**

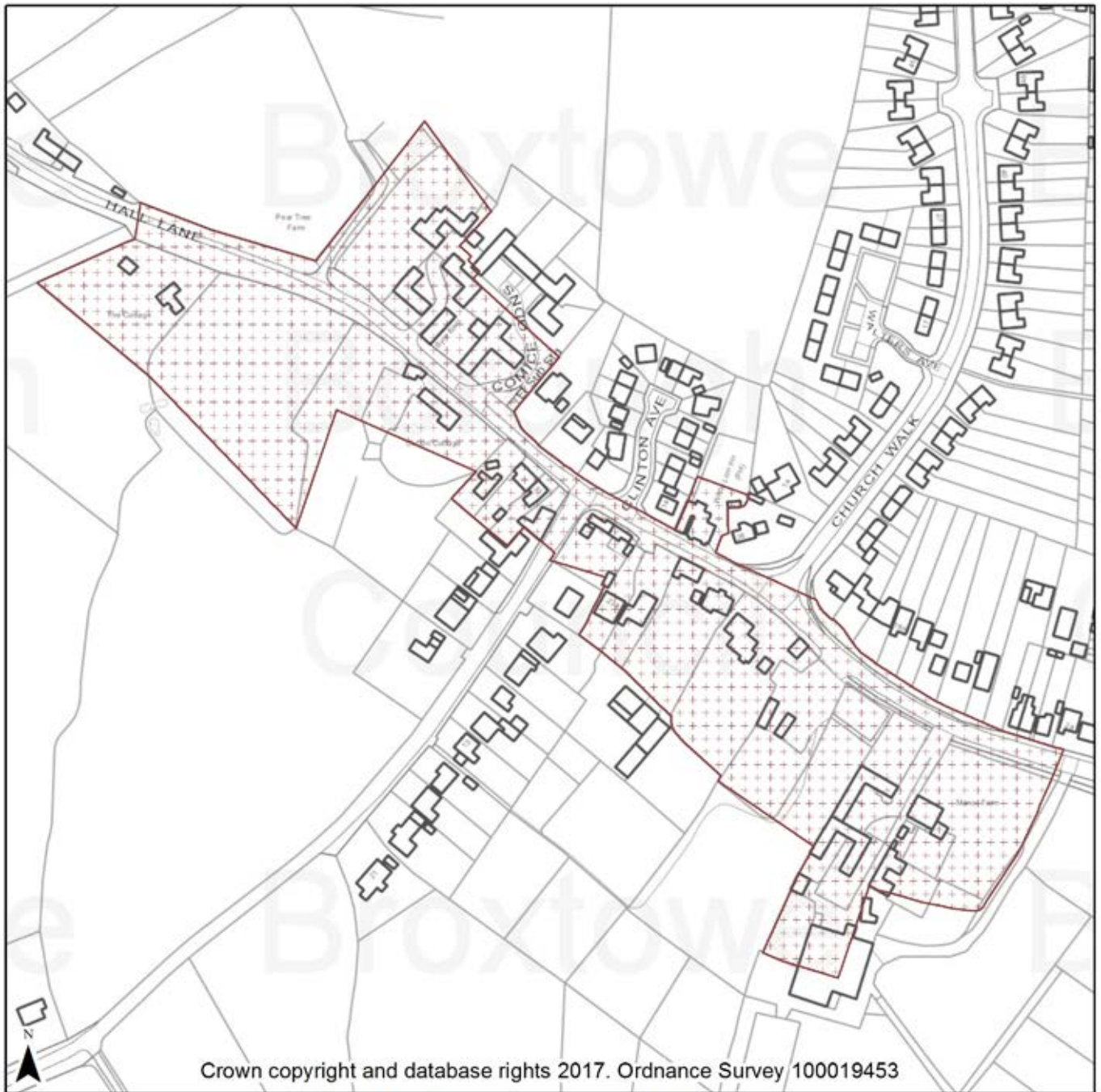
Map 4846: Bramcote Conservation Area



Bramcote (1970)

23-12 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. [Properties on Hensons Square were removed from the Area in 1994.](#) [The boundaries were amended again in 2008 to include properties on Cow Lane and land to the west of Town Street.](#)

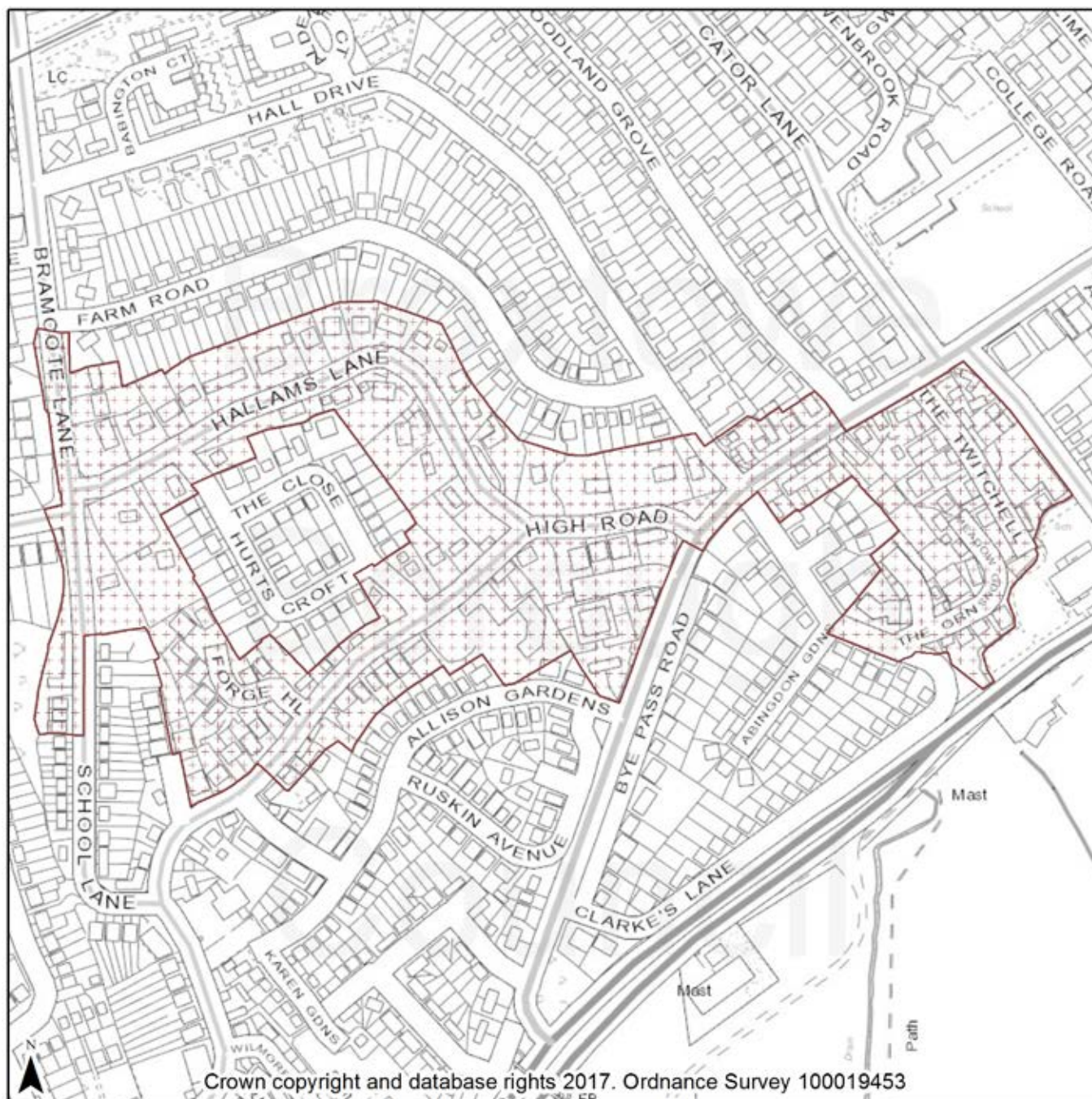
Map 4947: Brinsley Conservation Area



Brinsley (1978)

23.13 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)** Manor Farm and the former Pear Tree Farm. The rural appearance here contrasts with the newer residential development, which makes up the rest of the village to the north. Properties on Stoney Lane were excluded from the Area in 1994.

Map 5048: Chilwell Conservation Area



Chilwell (1978)

23.14 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.

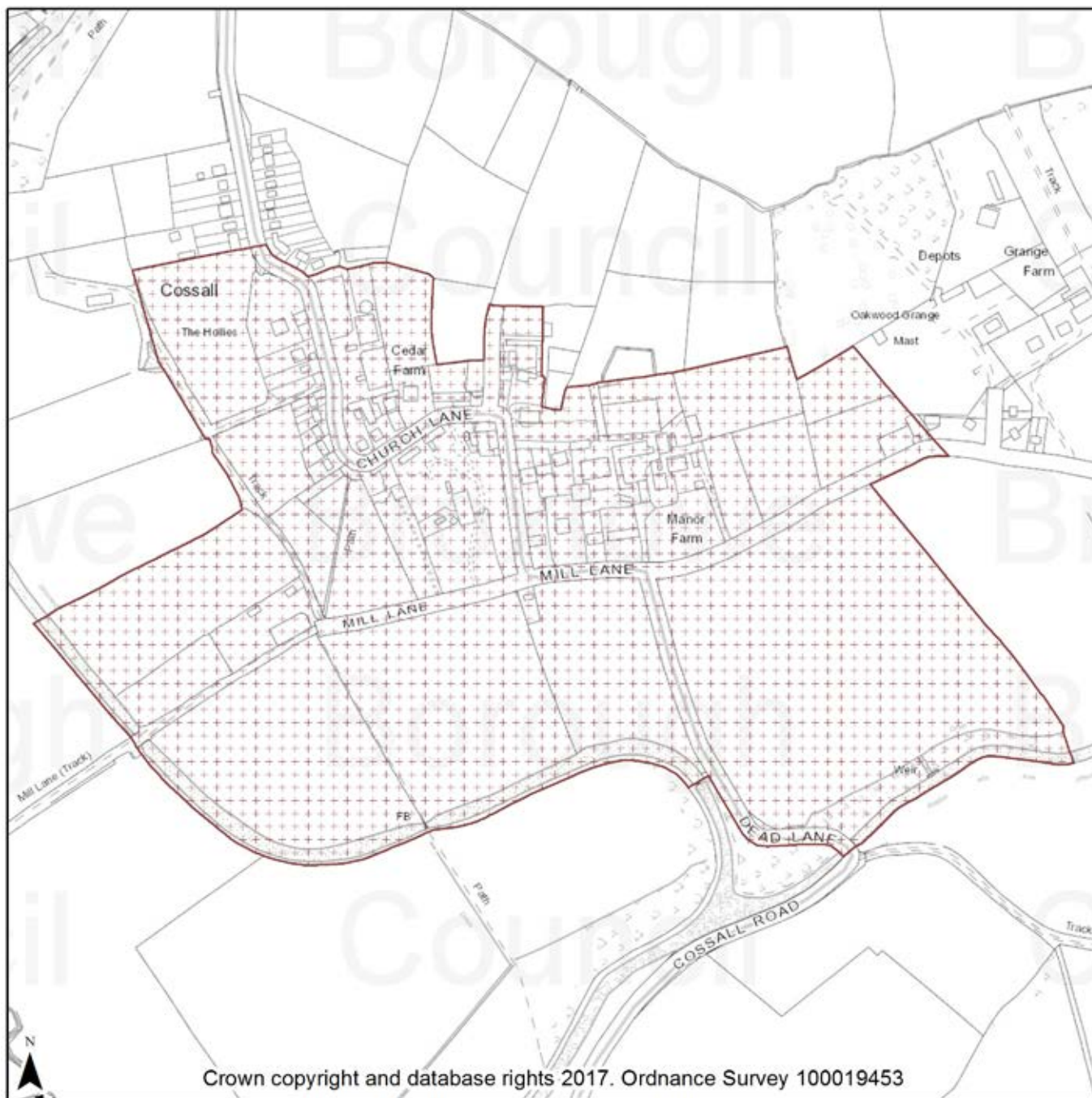
Map 5149: **Chilwell** Cottage Grove **Chilwell** Conservation Area



Chilwell, Cottage Grove **Chilwell** (2008)

23.15 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.

Map 5250: Cossall Conservation Area

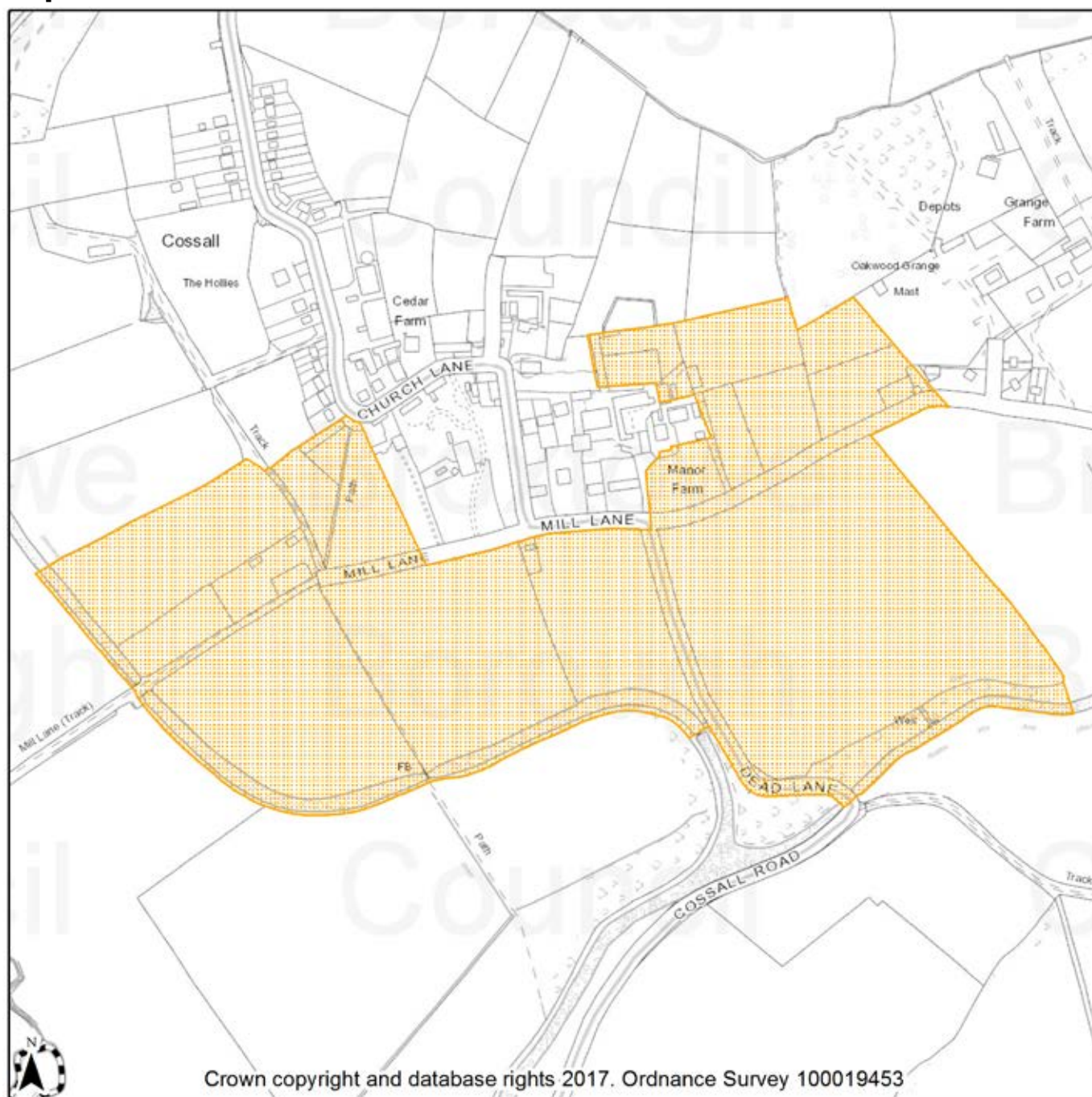


Cossall (1972)

23.16 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. [The boundaries of the area were amended in 1994 and 1995 to include land to the west and south.](#)

23.17 ~~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.~~

Map 5351: Cossall Article 4 Direction



Cossall Article 4

23-18 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.

23-19 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.

Map 5452: Eastwood Conservation Area



Eastwood (1977)

23-20 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. [The Area was extended in 2008 to include properties on Church Street and Ratcliffe Street.](#)

Map 5553: Kimberley Conservation Area



Kimberley (1989)

23.21 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. [Several properties on Main Street were added to the Area in 1995. Several further additions to the Area were made in 2008, including properties at Brewery Street, James Street and Eastwood Road.](#)

Map 5654: Kimberley Article 4 Direction

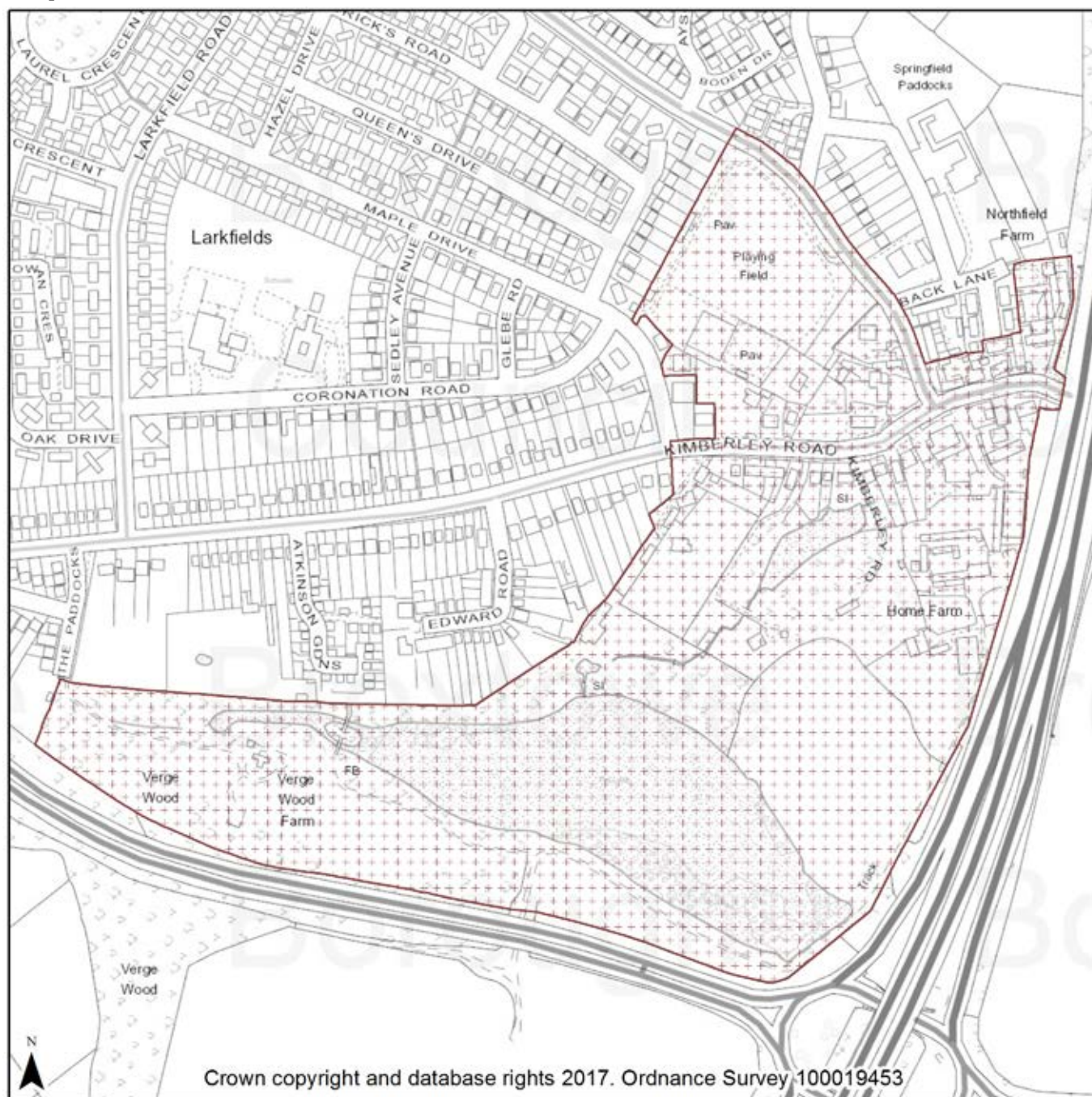


Kimberley Article 4

23-22 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.

23-23 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.

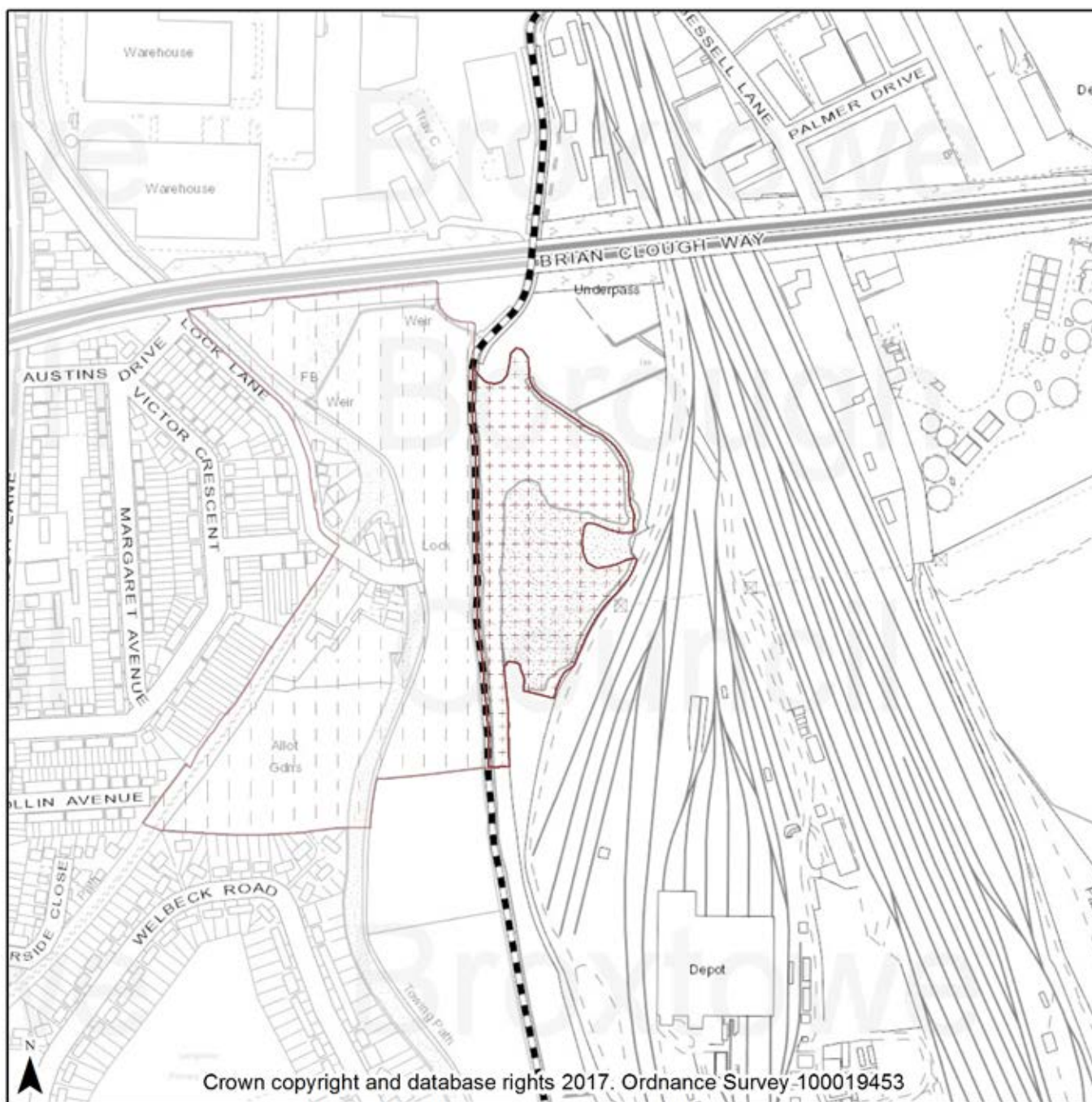
Map 5755: Nuthall Conservation Area



Nuthall (1977)

23-24 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.

Map 5856: Sandiacre Lock Conservation Area



Sandiacre Lock (1984)

23-25 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).

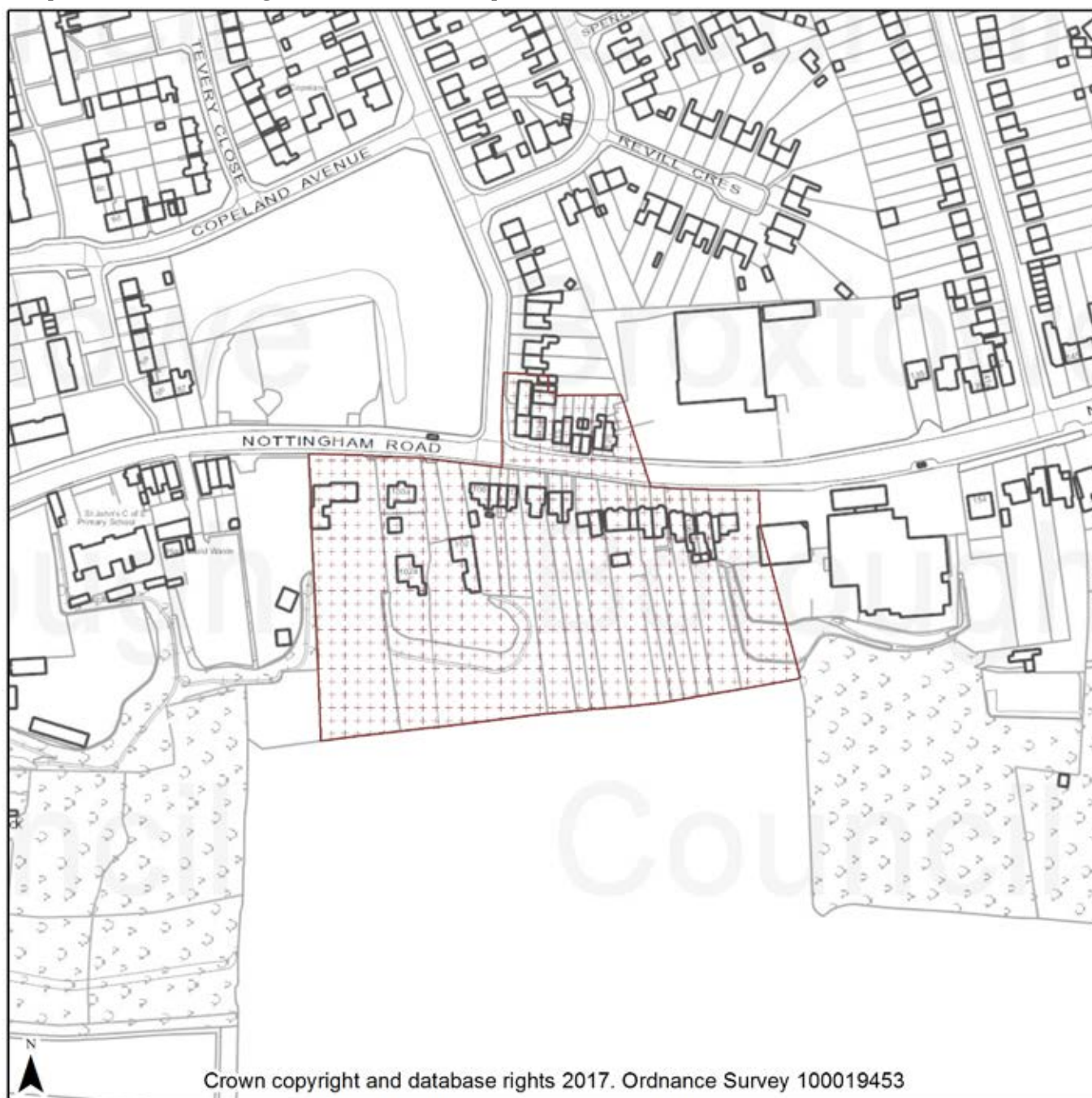
Map 5957: Church Street Stapleford Conservation Area



Church Street Stapleford, ~~Church Street~~ (1978)

23.26 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. **The area was extended along Albert Street in 2011.**

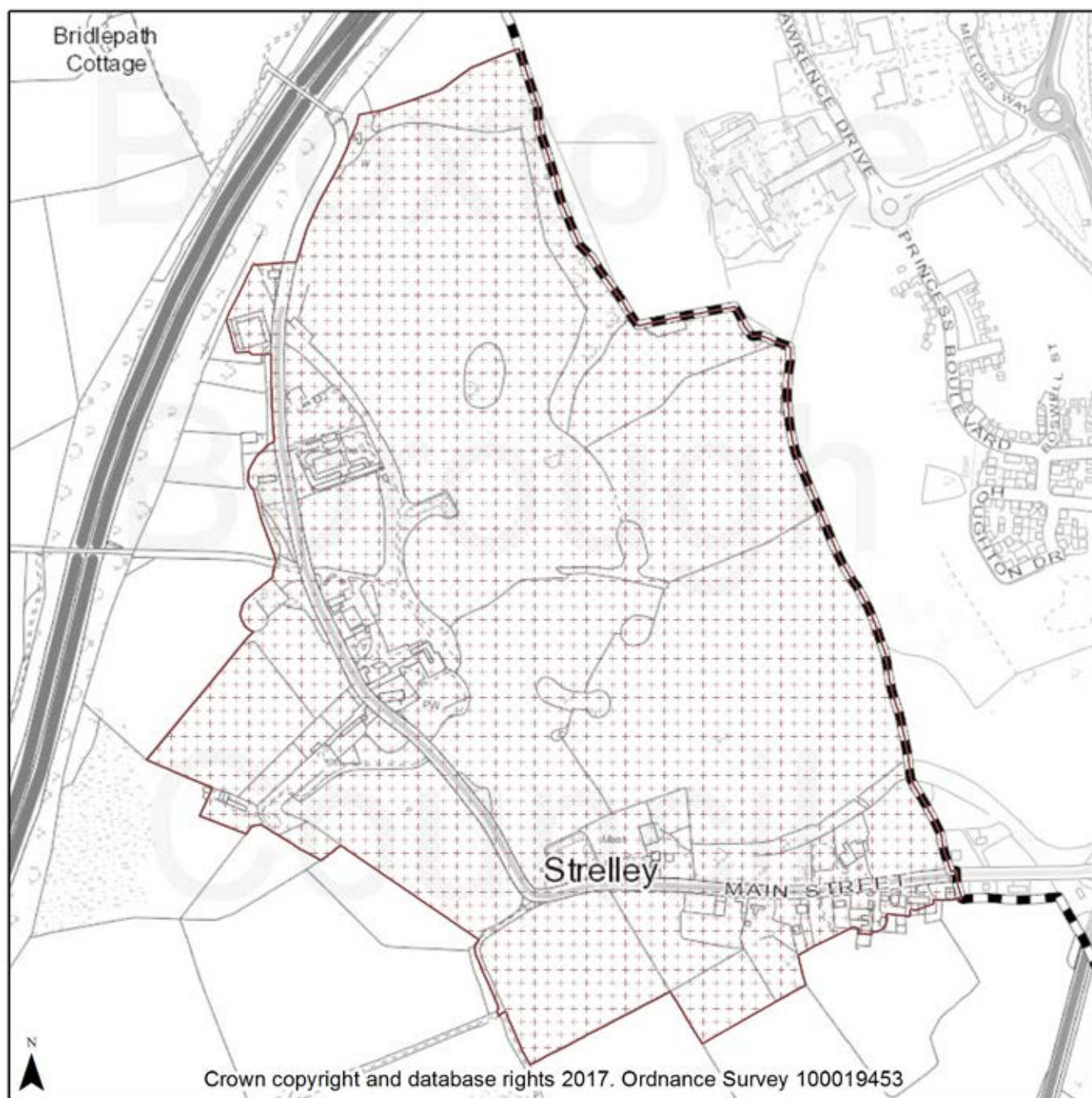
Map 6058: Nottingham Road Stapleford Conservation Area



Nottingham Road Stapleford, ~~Nottingham Road~~ (1986)

23.27 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.

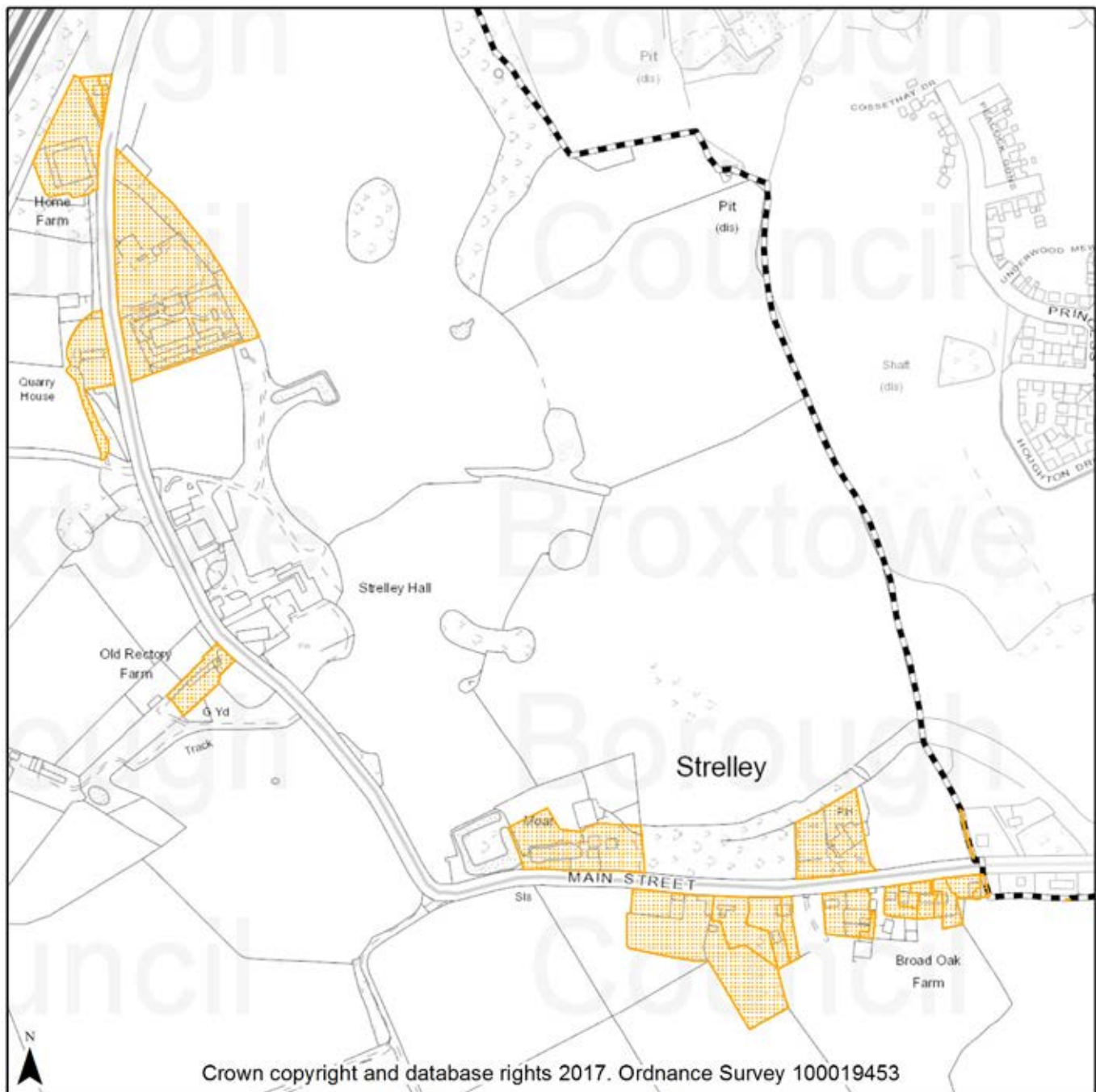
Map 6159: Strelley Conservation Area



Strelley (1973)

23-28 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.

Map 6260: Strelley Article 4 Direction



Strelley Article 4

23-29 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.

23-30 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.

Appendix 4: Health Impact Assessment Checklist

Table 5: Health Impact Assessment Checklist

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				
20. Does the proposal seek to provide new employment opportunities and encourage local employment and training?	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
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.

Appendix 46: Playing Pitches, Open Spaces, Allotments and Local Nature Reserves

Table 8: Sites by area

Name	Type	Place
Meadow Road Open Space	Informal Open Space	Awsworth
Awsworth The Lane Recreation Ground	Informal Open Space	Awsworth
Awsworth Recreation Ground	Playing Pitch	Awsworth
Shilo Recreation Ground	Playing Pitch	Awsworth
Brinsley Recreation Ground	Informal Open Space	Brinsley
Brinsley Recreation Ground	Playing Pitch	Brinsley
Land to the South of Brinsley Recreation Ground	A mix of informal open space and flood mitigation measures	Brinsley
Brinsley Headstocks	Informal Open Space	Brinsley / Greasley
Brinsley Headstocks	Local Nature Reserve	Brinsley / Greasley
Coronation Road Allotments	Allotment	Cossall
Comet Drive Allotments	Allotment	Eastwood
Derby Road Eastwood Allotments	Allotment	Eastwood
Coronation Park	Informal Open Space	Eastwood
Hall Park	Informal Open Space	Eastwood
Jubilee Park	Informal Open Space	Eastwood
Mansfield Road Recreation Ground	Informal Open Space	Eastwood
The Canyons	Informal Open Space	Eastwood
Hall Park	Local Nature Reserve	Eastwood
Coronation Park	Playing Pitch	Eastwood
Eastwood Town Football Club	Playing Pitch	Eastwood
Hall Park	Playing Pitch	Eastwood
The Breach Cricket Ground	Playing Pitch	Eastwood / Greasley
Nottingham Canal	Local Nature Reserve	Eastwood / Greasley / Awsworth / Cossall / Trowell / MBA: Bramcote

Name	Type	Place
Nottingham Canal	Informal Open Space	Eastwood / Greasley / Awsorth / Cossall / Trowell / MBA: Bramcote
Bartons Close Allotments	Allotment	Greasley
Charles Avenue Allotments	Allotment	Greasley
Main Road Allotments Watnall	Allotment	Greasley
Acorn Avenue Open Space	Informal Open Space	Greasley
Beauvale Recreation Ground	Informal Open Space	Greasley
Colliers Wood	Informal Open Space	Greasley
Corbiere Avenue Open Space	Informal Open Space	Greasley
Greenhills Road Recreation Ground	Informal Open Space	Greasley
Smithurst Road Open Space Part 1	Informal Open Space	Greasley
Smithurst Road Open Space Part 2	Informal Open Space	Greasley
The Spinney Open Space	Informal Open Space	Greasley
Thorn Drive Open Space	A mix of informal open space and flood mitigation measures	Greasley
Watnall Green	Informal Open Space	Greasley
Trough Road Woodland , Watnall Spinney	Informal Open Space	Greasley
Colliers Wood	Local Nature Reserve	Greasley
Smithurst Meadows	Local Nature Reserve	Greasley
Watnall Green	Local Nature Reserve	Greasley
Watnall Spinney	Local Nature Reserve	Greasley
Beauvale Recreation Ground	Playing Pitch	Greasley
Birnam Park	Playing Pitch	Greasley
Buckingham Way Open Space	Informal Open Space	Greasley / Nuthall
Babbington Allotments	Allotment	Kimberley
Broomhill Road Allotments	Allotment	Kimberley
Knowle Hill Allotments	Allotment	Kimberley
Millfield Road Allotments	Allotment	Kimberley
Spring Hill Nursery	Allotment	Kimberley

Name	Type	Place
Swingate Allotments	Allotment	Kimberley
Hall Om Wong Open Space	Informal Open Space	Kimberley
Knowle Park Open Space	Informal Open Space	Kimberley
Millfield Road Open Space	Informal Open Space	Kimberley
Station Road Dismantled Railway	Informal Open Space	Kimberley
Hall Om Wong, Kimberley	Local Nature Reserve	Kimberley
Digby Street	Playing Pitch	Kimberley
Kimberley Institute Cricket Ground	Playing Pitch	Kimberley
The Stag Recreation Ground	Playing Pitch	Kimberley
Chilton Drive Open Space	Informal Open Space	Kimberley / Greasley
Flixton Road Open Space	Informal Open Space	Kimberley / Greasley
Kimberley Cutting	Informal Open Space	Kimberley / Greasley
Attenborough Lane Allotments	Allotment	MBA: Attenborough and Chilwell East
Borehole Allotments	Allotment	MBA: Attenborough and Chilwell East
Attenborough Nature Reserve	Informal Open Space	MBA: Attenborough and Chilwell East
Bramcote Lane Open Space	Informal Open Space	MBA: Attenborough and Chilwell East
Cator Lane Recreation Ground	Informal Open Space	MBA: Attenborough and Chilwell East
Long Lane Recreation Ground/ Play Area	Informal Open Space	MBA: Attenborough and Chilwell East
The Strand Sports Ground	Playing Pitch	MBA: Attenborough and Chilwell East
Broadgate Park	Informal Open Space	MBA: Beeston Central
Dovecote Lane Recreation Ground	Informal Open Space	MBA: Beeston Central
The Willows Open Space	Informal Open Space	MBA: Beeston Central
Broadgate Park	Playing Pitch	MBA: Beeston Central
Carisbrooke Avenue Allotments	Allotment	MBA: Beeston North
Dennis Avenue Allotments	Allotment	MBA: Beeston North
Wollaton Road Allotments	Allotment	MBA: Beeston North
Beeston Fields Recreation Ground	Informal Open Space	MBA: Beeston North

Name	Type	Place
Carwood Road Open Space	Informal Open Space	MBA: Beeston North
Coopers Green Open Space	Informal Open Space	MBA: Beeston North
Sandy Lane Public Open Space	Informal Open Space	MBA: Beeston North
Sandy Lane Public Open Space	Local Nature Reserve	MBA: Beeston North
Beeston Fields Recreation Ground	Playing Pitch	MBA: Beeston North
Leyton Crescent Allotments	Allotment	MBA: Beeston Rylands
Riverside Road Trent Vale Allotments	Allotment	MBA: Beeston Rylands
Leyton Crescent Recreation Ground	Informal Open Space	MBA: Beeston Rylands
Weirfields Recreation Ground	Informal Open Space	MBA: Beeston Rylands
Hetley Pearson Recreation Ground	Playing Pitch	MBA: Beeston Rylands
Leyton Crescent Recreation Ground	Playing Pitch	MBA: Beeston Rylands
Trent Vale Sports Ground	Playing Pitch	MBA: Beeston Rylands
Weirfields Recreation Ground	Playing Pitch	MBA: Beeston Rylands
Grove Avenue Allotments	Allotment	MBA: Beeston West
Pearson Centre	Playing Pitch	MBA: Beeston West
Church Street Allotments Bramcote	Allotment	MBA: Bramcote
Henson's Square Allotments	Allotment	MBA: Bramcote
Alexandrina Plantation Local Nature Reserve	Informal Open Space	MBA: Bramcote
Bramcote Hills Park	Informal Open Space	MBA: Bramcote
Bramcote Moor Estate Open Space Part 1	Informal Open Space	MBA: Bramcote
Bramcote Moor Estate Open Space Part 2	Informal Open Space	MBA: Bramcote
Westray Close, Bramcote Moor Estate Open Space Part 3	Informal Open Space	MBA: Bramcote
Cooky's Pond	Informal Open Space	MBA: Bramcote
Eastcote Avenue Open Space	Informal Open Space	MBA: Bramcote
King George's Park	Informal Open Space	MBA: Bramcote
Alexandrina Plantation Bramcote	Local Nature Reserve	MBA: Bramcote
Bramcote Hills Park Woodland	Local Nature Reserve	MBA: Bramcote

Name	Type	Place
King George's Park	Local Nature Reserve	MBA: Bramcote
Bramcote Hills Park	Playing Pitch	MBA: Bramcote
Slade Road Inham Nook Allotments	Allotment	MBA: Chilwell West
Eskdale Drive Open Space	Informal Open Space	MBA: Chilwell West
Field Lane Estate Open Space	Informal Open Space	MBA: Chilwell West
Inham Nook Recreation Ground	Informal Open Space	MBA: Chilwell West
Inham Wood	Informal Open Space	MBA: Chilwell West
Sanby Court	Informal Open Space	MBA: Chilwell West
Inham Nook Recreation Ground	Playing Pitch	MBA: Chilwell West
Chetwynd Road Recreation Ground	Informal Open Space	MBA: Chilwell West / MBA: Attenborough and Chilwell East
College Way 1 Open Space	Informal Open Space	MBA: Nuthall East and Strelley
College Way 2 Open Space	Informal Open Space	MBA: Nuthall East and Strelley
Banks Road Open Space	Informal Open Space	MBA: Toton and Chilwell Meadows
Manor Farm Recreation Ground	Informal Open Space	MBA: Toton and Chilwell Meadows
Sherman Drive Open Space	Informal Open Space	MBA: Toton and Chilwell Meadows
Swiney Way Open Space	Informal Open Space	MBA: Toton and Chilwell Meadows
Toton Fields	Local Nature Reserve	MBA: Toton and Chilwell Meadows
Chetwynd Barracks	Playing Pitch	MBA: Toton and Chilwell Meadows
Manor Farm Recreation Ground	Playing Pitch	MBA: Toton and Chilwell Meadows
Assarts Farm Open Space	Informal Open Space	Nuthall
Basil Russell Playing Fields	Informal Open Space	Nuthall
Castleton Court Open Space	Informal Open Space	Nuthall
Horsendale Recreation Ground	Informal Open Space	Nuthall
Redbridge Drive Play Area	Informal Open Space	Nuthall
Basil Russell Playing Fields	Playing Pitch	Nuthall
Temple Centre	Playing Pitch	Nuthall

Name	Type	Place
Albany Allotments	Allotment	Stapleford
Bessell Lane Allotments	Allotment	Stapleford
Ewe Lamb Lane Allotments	Allotment	Stapleford
Nottingham Road Allotments Stapleford	Allotment	Stapleford
Peatfield Allotments	Allotment	Stapleford
Archers Field Recreation Ground	Informal Open Space	Stapleford
Central Avenue Recreation Ground	Informal Open Space	Stapleford
Hemlockstone	Informal Open Space	Stapleford
Hickings Lane Recreation Ground	Informal Open Space	Stapleford
Judson Avenue Open Space	Informal Open Space	Stapleford
Melbourne Road Open Space	Informal Open Space	Stapleford
Pasture Road Recreation Ground	Informal Open Space	Stapleford
Queen Elizabeth Park	Informal Open Space	Stapleford
Stapleford Hill Woodland	Local Nature Reserve	Stapleford
Archers Field Recreation Ground	Playing Pitch	Stapleford
Hickings Lane Recreation Ground	Playing Pitch	Stapleford
Ilkeston Road Recreation Ground	Playing Pitch	Stapleford
Pasture Road Recreation Ground	Playing Pitch	Stapleford
Queen Elizabeth Park	Playing Pitch	Stapleford
Pit Lane Allotments	Allotment	Trowell
Pit Lane North Allotments	Allotment	Trowell
Stoney Lane Allotments Trowell	Allotment	Trowell
Pit Lane Open Space	Informal Open Space	Trowell
Trowell Parish Hall	Informal Open Space	Trowell
Trowell Park Open Space	Informal Open Space	Trowell
Pit Lane Recreation Ground	Local Nature Reserve	Trowell
Pit Lane Recreation Ground	Playing Pitch	Trowell

Appendix 77: 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	MODERATE Enhance	MODERATE - GOOD Conserve and Enhance	GOOD Conserve
	Moderate	POOR - MODERATE Enhance and Restore	MODERATE Enhance	MODERATE - GOOD Conserve and Enhance
	Poor	POOR Restore/Create	POOR - MODERATE Enhance and Restore	MODERATE 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 redbrick
- 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

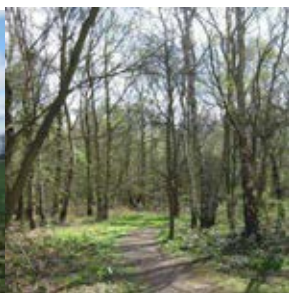
Regional Character Area: Magnesian Limestone Ridge

LDU reference: 234 DPZ Reference: ML016



CHARACTERISTIC FEATURES

- Low-lying, gently undulating landform
- The under lying 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 lead 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 have 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.

Landscape Condition	Good	MODERATE Enhance	MODERATE - GOOD Conserve and Enhance	GOOD Conserve
	Moderate	POOR - MODERATE Enhance and Restore	MODERATE Enhance	MODERATE - GOOD Conserve and Enhance
	Poor	POOR Restore/Create	POOR - MODERATE Enhance and Restore	MODERATE Enhance
		Weak	Moderate	Strong
		Landscape strength		

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

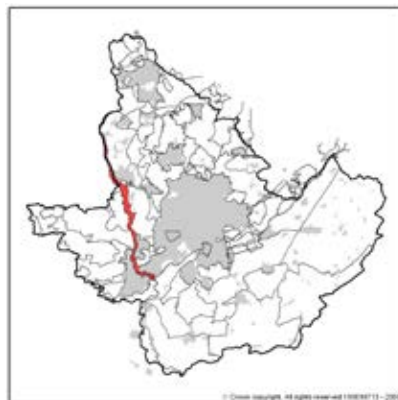
- Conserve the Watnall Brick Works chimneys as features in the landscape
- Enhance the planting around industrial areas and business parks on the urban edges to filter view to these urban elements

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 broad valley
- The underlying geology comprises shales and layers of sandstone alternating with seams of coal. The river is set 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 Awsworth 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	MODERATE Enhance	MODERATE - GOOD Conserve and Enhance	GOOD Conserve
	Moderate	POOR - MODERATE Enhance and Restore	MODERATE Enhance	MODERATE - GOOD Conserve and Enhance
	Poor	POOR Restore/Create	POOR - MODERATE Enhance and Restore	MODERATE Enhance
		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 river valley
- Conserve and enhance the enclosed feel of the river corridor along the valley sides
- Conserve the predominantly pasture grazing on the valley floor
- Conserve and enhance the long views along the valley by managing the distribution of woodland to ensure views are not obscured
- Conserve and enhance the diversity of wetland habitats which add visual interest to the area
- Conserve and enhance the areas of linear woodland and riparian vegetation along the river corridor

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 screen it
- Other development/ structures in the landscape
- Conserve historic features associated with the former use of the area such as the viaduct railway bridge near Awsworth.

NC02 Babbington Rolling Farmlands

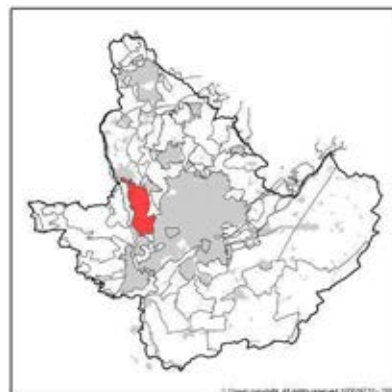


CONTEXT

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	MODERATE Enhance	MODERATE - GOOD Conserve and Enhance	GOOD Conserve
	Moderate	POOR - MODERATE Enhance and Restore	MODERATE Enhance	MODERATE - GOOD Conserve and Enhance
	Poor	POOR Restore/Create	POOR - MODERATE Enhance and Restore	MODERATE Enhance
		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 streams 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 are 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 longer views towards the west as the land form falls towards 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 D H 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.

Landscape Condition	Good	MODERATE Enhance	MODERATE - GOOD Conserve and Enhance	GOOD Conserve
	Moderate	POOR - MODERATE Enhance and Restore	MODERATE Enhance	MODERATE - GOOD Conserve and Enhance
	Poor	POOR Restore/Create	POOR - MODERATE Enhance and Restore	MODERATE Enhance
		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	MODERATE Enhance	MODERATE - GOOD Conserve and Enhance	GOOD Conserve
	Moderate	POOR - MODERATE Enhance and Restore	MODERATE Enhance	MODERATE - GOOD Conserve and Enhance
	Poor	POOR Restore/Create	POOR - MODERATE Enhance and Restore	MODERATE Enhance
		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 outbuildings 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 set aside
- 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 lead 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 well maintained, 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	MODERATE <i>Enhance</i>	MODERATE - GOOD <i>Conserve and Enhance</i>	GOOD <i>Conserve</i>
	Moderate	POOR - MODERATE <i>Enhance and Restore</i>	MODERATE <i>Enhance</i>	MODERATE GOOD <i>Conserve and Enhance</i>
	Poor	POOR <i>Restore/Create</i>	POOR - MODERATE <i>Enhance and Restore</i>	MODERATE <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 man made 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	MODERATE Enhance	MODERATE - GOOD Conserve and Enhance	GOOD Conserve
	Moderate	POOR - MODERATE Enhance and Restore	MODERATE Enhance	MODERATE - GOOD Conserve and Enhance
	Poor	POOR Restore/Create	POOR - MODERATE Enhance and Restore	MODERATE Enhance
		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 sites 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 a 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	MODERATE <i>Enhance</i>	MODERATE - GOOD <i>Conserve and Enhance</i>	GOOD <i>Conserve</i>
	Moderate	POOR - MODERATE <i>Enhance and Restore</i>	MODERATE <i>Enhance</i>	MODERATE - GOOD <i>Conserve and Enhance</i>
	Poor	POOR <i>Restore/Create</i>	POOR - MODERATE <i>Enhance and Restore</i>	MODERATE <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 hedgerows 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

Appendix 28: Sites of Special Scientific Interest

~~Table 9: Sites by area~~

Name	Description	Place
Robbinetts	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. (6.2Ha)	Cossall
Bulwell Wood	The site is of R regional importance and contains good examples of ancient semi-natural woodland and unpolluted open water. It is developed on superficial deposits overlying strata of the Permian Lower Magnesian Limestone. Although modified by the establishment of sycamore the wood is characterised by oak, ash, hazel and rowan. Much of the wood carries a ground-flora characteristic of ancient woods. A valuable complement to the wood is the adjacent Bulwell Wood Hall Pond, a clean-water pool having a well-developed aquatic plant and animal community. (17.1 Ha)	Greasley
Sledder Wood Meadows	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. (7.9Ha)	Greasley
Kimberley Railway Cutting	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. (5.0Ha)	Greasley / Kimberley

Name	Description	Place
Attenborough Gravel Pits	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. (221.2Ha)	MBA: Attenborough and Chilwell East
Seller's Wood	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. (14.6Ha)	Nuthall

Appendix 39: Local Wildlife Sites

Table 10: Sites by area

Name	Ref.	Description	Place
Glasshouse Yard Grassland, Aws aw sw	2/256	'A notable herb-rich community'	Aws
Bennerley Wet Grassland	5/3344	A wet grassland pasture of note by the River Erewash	Aws / Coss
Nottingham Canal (Aws and Coss)	1/1	'Species-rich disused canal of botanical and zoological importance'	Aws / Coss / Trow
Bennerley Coal Processing Plant and Grassland	5/2141	A former mine site supporting a wide range of habitats of botanical and zoological importance	Aws / Eastwood
Kimberley Dismantled Railway	2/140	Dismantled railway supporting notable habitats and plant species	Aws / Kimberley
Brinsley Brook	5/3404	Brook with ancient woodland flora	Brinsley
Brinsley Flashes	1/2	Subsidence pools, extensive swamp and damp grasslands along an unaltered length of the River Erewash	Brinsley
Brinsley Grassland (i)	2/12	'A valuable grassland and swamp'	Brinsley
Brinsley Grassland (Hii)	2/13	'A notable meadow community'	Brinsley
Brinsley Grassland (Hiii)	2/14	A notable coal-measures grassland	Brinsley
Brinsley Grassland IV (iv)	5/2267	A strip of characteristic coal-measures grassland	Brinsley
Brinsley Grassland (v)	5/3346	A notable coal-measures grassland	Brinsley
Brinsley Grassland (vi)	5/3345	A notable coal-measures grassland	Brinsley
Brinsley Headstocks	5/3405	Former colliery site with notable flora	Brinsley
Cordy Lane Paddock	2/263	'A grassland with a characteristic Coal Measures community'	Brinsley
Hobsic Meadow	1/106	'An excellent Coal Measures type grassland - one of the very best examples in the county of this rare habitat type'	Brinsley
Jacksdale Disused Railway	2/20	'A wooded and scrubby disused railway with good grassy patches'	Brinsley

Name	Ref.	Description	Place
Jacksdale Meadows West	2/151	'A notable group of damp meadows along a meandering stretch of the River Erewash'	Brinsley
New Brinsley Grassland	2/241	'A grassland with a notable herb collection'	Brinsley
New Brinsley Pasture	2/240	'A grassland with a good density of herbs'	Brinsley
Langley Mill Flashes	2/11	'Pools with fringing emergent vegetation and adjacent species-rich grassland'	Brinsley / Eastwood
Canal Bank Marsh, Cossall	2/268	'An interesting marshy grassland with scattered scrub'	Cossall
Cossall Marsh Bank	2/269	'A remnant of species-rich Coal Measures type grassland'	Cossall
Cossall Marsh Grassland	2/272	'A field containing a noteworthy grassland flora and a pond'	Cossall
Nottingham Canal Grassland, Cossall	2/396	'A rank grassland with species-rich areas'	Cossall
Nottingham Canal Rough Grassland, Cossall	5/14	A diverse grassland with notable species adjacent to the canal	Cossall
Robbinetts	1/128	A site with a mosaic of grassland types including a particularly valuable acidic Coal Measures association	Cossall
Short Wood	5/3341	Remnant ancient woodland flora along trackside	Cossall
River Erewash, Cossall	2/349	'A natural section of the River Erewash with associated noteworthy habitats'	Cossall / Trowell
A610 Verge	5/16	A length of species-rich roadside verge with notable plant species	Eastwood
Bailey Grove, Eastwood	2/247	'A notable collection of recolonised species'	Eastwood
Eastwood Mine Spoil	5/17	A spoil heap colonised by a rich diverse flora	Eastwood
Erewash Canal	2/249	'Canal with an interesting aquatic and bankside flora'	Eastwood
Erewash Canal Grasslands, New Eastwood	2/250	'A valuable series of grasslands with a characteristic flora'	Eastwood
Erewash Canal Marsh	5/3466	Canalside marsh and swamp supporting a notable assemblage of characteristic species in pasture	Eastwood
New Eastwood Roadside Verge	2/245	'A verge with a notable association of grassland species'	Eastwood

Name	Ref.	Description	Place
Nottingham Canal Grasslands, New Eastwood	2/246	'Grasslands with a good range of species, including some Coal Measures associations'	Eastwood
Nottingham Canal, (Eastwood)	2/5	'An interesting length of disused canal'	Eastwood
Nether Green Brook	5/1108	A notable wetland community developed along a brook of zoological importance	Eastwood / Greasley
Beauvale Brook Marsh, Eastwood	2/259	'A wetland with a valuable species assemblage'	Greasley
Beauvale Priory Pasture	2/283	A calcareous grassland and pond	Greasley
Beauvale Priory Stream	2/142	'A tree-lined stream and its associated wetlands with an impressive flora, and some zoological interest'	Greasley
Beauvale Streamside Meadows	2/282	'Species-rich damp meadows along a wooded stream'	Greasley
Brinsley Brook Grasslands	5/2302	Notable neutral grasslands	Greasley
Church Road Meadow, Bogend	2/309	'A notable and diverse grassland community developed on a poorly drained and recently disturbed site'	Greasley
Church Road Pasture, Greasley	2/307	'A field with a locally characteristic grassland flora and species-rich banks'	Greasley
Crowhill Farm Grasslands	1/105	'An excellent sequence of species-rich pastures incorporating dry and damp grassland communities and riparian woodland habitats along Gilt Brook'	Greasley
Eastwood By-pass Dismantled Railway	2/257	'A complex of habitats along the line of a long-dismantled railway'	Greasley
Eelhole Wood	5/19	A valuable, deciduous woodland with areas of open acidic and grassland in an urban setting	Greasley
Erewash Meadows, New Eastwood	2/255	'A site comprising a series of grasslands with a notable meadow community on a meandering stretch of the River Erewash'	Greasley
Felley Brook Wood	2/208	'A semi-natural riparian woodland with a notable ground flora'	Greasley
Gilt Brook (Central)	2/253	'A clean, wooded stream with its associated species-rich marshy areas and dry banks'	Greasley
Giltbrook Gilt Brook (North)	2/4	'A stream with wooded, species-rich banks'	Greasley
Giltbrook Fields	2/274	'Marshy fields with a noteworthy flora'	Greasley

Name	Ref.	Description	Place
Giltbrook Grassland, Greasley	5/3442	Hay meadow	Greasley
Giltbrook Spring Fed Pond	5/20	A spring-fed pond with noteworthy emergent, ruderal and scrub communities	Greasley
Greasley Cemetery	2/301	'A valuable association of meadow species and mature trees on consecrated ground'	Greasley
High Park Colliery	5/2269	A Long established plant communities of note developed over shale	Greasley
High Park Wood	2/7	'A predominantly coniferous plantation with deciduous portions and numerous species-rich pockets'	Greasley
Holly Road Grassland South	5/3351	'A valuable area of grassland with local species'	Greasley
Hucknall Airfield	5/918	A significant area of species-rich calcareous and base-rich neutral grassland	Greasley
Lamb Close Grassland	5/2301	A neutral grassland	Greasley
Moorgreen Meadow	2/281	'A hay meadow with an exemplary association of species'	Greasley
Moorgreen Reservoir	2/279	'A water-body of relatively natural appearance, with a notable fauna and flora'	Greasley
Moorgreen Reservoir Wood	2/280	'A damp deciduous woodland offering a valuable habitat'	Greasley
New Road, Greasley	2/302	'Old hedgerows with a diverse shrub content'	Greasley
Newthorpe Relict Grassland / Marsh	5/273	An old mine spoil tip with a noteworthy mosaic of relict meadow flora, pioneer communities and scrub	Greasley
Saint's Coppice	5/2313	A woodland with an ancient woodland flora	Greasley
Sledder Wood	1/3	'Excellent woodland communities of botanical and zoological significance'	Greasley
Sledder Wood Meadows	1/4	A fine series of species-rich coal measure grasslands with adjacent ponds with well developed marsh and open water plant communities	Greasley
Starth Wood	2/319	'Species-rich deciduous coppice with standards'	Greasley
The Dumbles	2/278	'A notable wildlife area incorporating pools, swamp and woodland'	Greasley

Name	Ref.	Description	Place
Watnall Bank	1/103	'An excellent base-rich plant community'	Greasley
Watnall Brickyard	5/18	A mosaic of grassland, woodland, scrub and ruderal communities with a diversity of native and alien species	Greasley
Watnall Coppice (West)	2/73	'A deciduous woodland with a noteworthy flora and fauna'	Greasley
Watnall Coppice (East)	2/72	'A deciduous woodland with an impressive flora'	Greasley
Watnall Wood	2/2	'Deciduous woodland with a notable ground flora'	Greasley
Watnall Wood Pasture	2/297	'A pasture with a good range of characteristic species'	Greasley
Watson's Wood	5/3339	Notable woodland	Greasley
Willey Spring	2/21	'A mature deciduous woodland'	Greasley
Kimberley Cutting	2/71	'A disused railway with valuable wood and grassland vegetation'	Greasley / Kimberley
Bulwell Wood and Pond	1/30	'An ancient deciduous woodland with a characteristic ground flora'	Greasley / Nuthall
A610 Cutting, Kimberley	5/271	An unusual assemblage of naturalised and native species on the walls of a steep road cutting	Kimberley
Awsorth Grassland	5/2106	A large hay meadow with a notable species	Kimberley
Babbington Wood	2/273	'An interesting strip of deciduous woodland and scrub'	Kimberley
Kimberley Cemetery	5/270	Species-rich calcareous grassland in a cemetery	Kimberley
Kimberley Grassland	5/3424	Noteworthy coal-measures grassland	Kimberley
Kimberley Pastures	2/292	'A system of unmanaged pastures with particularly species-rich banks'	Kimberley
Kimberley Rough Grassland	5/21	Herb rich grassland and scrub	Kimberley
Spring Hill Copse, Kimberley	2/293	'A deciduous woodland with a notable ground flora'	Kimberley
Attenborough Gravel Pits	1/24	Gravel pits of varying ages with a mosaic of terrestrial, marsh and aquatic habitats, which are particularly of ornithological value	MBA: Attenborough and Chilwell East
Chilwell Manor Golf Club Grassland II	5/2300	Species rich neutral grassland	MBA: Attenborough and Chilwell East

Name	Ref.	Description	Place
Chilwell Manor Golf Course	2/54	'Herb-rich sections of the golf course with complementary habitats, including two valuable ponds'	MBA: Attenborough and Chilwell East
Chilwell Meadow	1/25	'An excellent marshy grassland'	MBA: Attenborough and Chilwell East
River Trent - Attenborough	5/2251	Vegetated shallows of the River Trent of interest for Water Beetles	MBA: Attenborough and Chilwell East
Alexandrina Plantation	2/314	'A mixture of habitats with characteristic sandstone plant associations'	MBA: Beeston North / MBA: Bramcote
Beeston Canal	2/57	'A valuable aquatic habitat in an urban setting with local species on walls'	MBA: Beeston Rylands
River Trent North Bank	5/6	'A section of the Trent river bank with notable grassland , wetland and shingle plant communities'	MBA: Beeston Rylands
Beeston Cemetery	5/2304	A notable acidic grassland in a cemetery	MBA: Bramcote
Beeston Fields	5/2303	A golf course supporting a notable acid grassland	MBA: Bramcote
Bluebell Wood, Bramcote	2/304	'A deciduous sandstone scarp woodland with a noteworthy ground flora'	MBA: Bramcote
Bramcote Hills	5/3451	A site supporting a butterfly species of principal importance	MBA: Bramcote
Bramcote Moor Grassland	5/2185	A neutral grassland	MBA: Bramcote
Chilwell Ordnance Depot Paddock	2/303	'A herb-rich sward in a small horse-grazed paddock'	MBA: Chilwell West
Babbington Disused Mine	2/295	'Secondary woodland with scrub over a noteworthy ground flora'	MBA: Nuthall East and Strelley
Brickyard Plantation, Cossall	2/290	'A disperse woodland over a variously wet and dry substrate'	MBA: Nuthall East and Strelley
Holly Copse, Strelley	2/395	'A disperse woodland canopy over a noteworthy ground flora'	MBA: Nuthall East and Strelley

Name	Ref.	Description	Place
Oldmoor Wood	2/9	'Broad-leaved woodland with a notable ground flora and zoological interest'	MBA: Nuthall East and Strelley
Spring Wood	2/291	Woodland with a notable ground flora	MBA: Nuthall East and Strelley
Strelley Hall Park	2/305	'Mature parkland incorporating extensive grassland, deciduous woodland and valuable ponds'	MBA: Nuthall East and Strelley
Erewash Grassland, Stapleford	2/285	'A notable riverside pasture'	MBA: Toton and Chilwell Meadows
Toton Erewash Channel	5/2294	A river channel with a notable aquatic flora	MBA: Toton and Chilwell Meadows
Toton Erewash Grassland	5/3456	A site supporting a butterfly species of principle principal importance	MBA: Toton and Chilwell Meadows
Toton Sidings	5/2210	An area of former railway sidings and embankment supporting a rich assemblage of notable plants	MBA: Toton and Chilwell Meadows
Toton Sidings Fishing Pond	5/9	A borrow pit with a well established and diverse marginal flora	MBA: Toton and Chilwell Meadows
Toton Sidings Grassland and Scrub	5/10	A neutral floodplain grassland with a characteristic flora	MBA: Toton and Chilwell Meadows
Toton Sidings Riverside	2/284	'A valuable riverside habitat mosaic'	MBA: Toton and Chilwell Meadows
Blenheim Disused Railway	2/324	'An interesting wooded disused railway supporting a valuable and rather calcareous ground flora'	Nuthall
Broxtowe District Boundary Hedge	2/315	An ancient parish boundary hedge and species-rich calcareous grassland.	Nuthall
Broxtowe Wood	2/982	'An old deciduous woodland site with relict coppice, an interesting ground flora and zoological value'	Nuthall
Cinderhill Verge	2/322	'An interesting roadside verge'	Nuthall
Hempshill Hall	5/27	Woodland supporting a noteworthy ground flora	Nuthall
Hempshill Roundabout	2/316	'An interesting grassland with several notable species'	Nuthall
High Wood, Nuthall	5/2119	A characteristic coal measures type woodland	Nuthall

Name	Ref.	Description	Place
Low Wood	5/2118	A coal-measures type woodland with a characteristic flora	Nuthall
M1 Woodland	5/755	A notable coal-measures woodland	Nuthall
New Farm Wood	2/323	'An interesting deciduous woodland with a notable flora reflecting the varied underlying geology'	Nuthall
New Lane New Lane Pastures	5/753	Notable calcareous grasslands	Nuthall
Nuthall Cutting	2/70	A disused railway with valuable wood and grassland communities	Nuthall
Seller's Wood	1/32	'A fine example of broad-leaved semi-natural woodland, with ponds, grassland and considerable zoological interest'	Nuthall
Temple Lake	1/31	'A valuable water body with an excellent flora and fauna'	Nuthall
Temple Lake Woods	2/306	'An area of mature woodland with a valuable ground flora'	Nuthall
Verge Wood	2/317	'Deciduous woodland with a characteristic and notable ground flora'	Nuthall
Moorbridge Lane Grasslands South, Stapleford	2/1	'Valuable flood pastures with pools and drains'	Stapleford
Moorbridge Lane Wet Grassland North	5/862	Species rich lowland wet grassland	Stapleford
Stapleford Cemetery	5/2184	A notable neutral grassland	Stapleford
Stapleford Hill	5/1086	A mosaic of dry acid grassland and oak and birch woodland	Stapleford
Erewash Grassland, Trowell	5/13	A small relict hay meadow with characteristic flora	Trowell
Grange Wood, Trowell	2/265	'A deciduous woodland with a well-developed structure and a noteworthy ground flora'	Trowell
Motorway Grassland, Trowell	2/267	'A species-rich stepped grassland with scrub'	Trowell
Trowell Junction Grassland	2/266	'A grassland with a flood meadow character and scrubby herb-rich areas'	Trowell
Nottingham Canal (Trowell to Balloon Wood)	2/6	'A valuable length of disused canal, and associated woodland, of botanical and zoological interest'	Trowell / MBA: Bramcote
Moorbridge Lane Wetland North	5/861	Species rich lowland wet grassland subject to winter flooding of the Erewash	Trowell / Stapleford

Appendix 410: Local Geological Sites

Table 11: Sites by area

Name	Ref.	Description	Place
Beauvale Brook	2/1019	An exposure of Middle Coal Measures mudstones, siltstones and shales with fossils	Greasley
Church Lane Quarry, Bog End	2/1008	An exposure of Lower Magnesian Limestone showing clear sedimentary structures	Greasley
Kimberley Railway Cutting (East)	1/136	Good Lower Magnesian Limestone exposures	Greasley
Quarry near Beauvale Priory	2/1011	A disused quarry exposing sandy Lower Magnesian Limestone containing thin breccia beds	Greasley
Watnall Wood	2/1009	A good exposure of Lower Magnesian Limestone with sedimentary features	Greasley
Wildman's Wood Quarry	1/135	An important site showing the Permo-Carboniferous unconformity, Lower Permian Marl and plant fossils	Greasley / Kimberley
Moor Lane Road Cutting	2/1049	An exposure of the Nottingham Castle Formation (Bunter Pebble Beds) showing many sedimentary features	MBA: Bramcote
Old Brickworks, Chilwell	2/1004	An exposure of red and green marls of the Mercia Mudstone Group (Keuper Marl) showing sedimentary features	MBA: Chilwell West
Old Quarry, Strelley	2/1010	A good exposure of Lower Magnesian Limestone with sedimentary features	MBA: Nuthall East and Strelley
Babbington Colliery Roadside Exposure	1/137	An excellent exposure of Lower Magnesian Limestone showing good sedimentary features	Nuthall
Hemlock Stone, Stapleford	1/138	An isolated outcrop of the Nottingham Castle Formation (Bunter Pebble Beds) showing good sedimentary features	Stapleford
Sandcliffe Garage, Stapleford	2/1007	A sequence of exposures revealing the Colwick Formation (Waterstones) lying unconformably upon the Nottingham Castle Formation (Bunter Pebble Beds)	Stapleford
Stapleford Hill	2/1005	An exposure of the Lenton Sandstone Formation (Lower Mottled Sandstone) showing good cross-bedding	Stapleford
Swancar Farm Quarry	1/157	An exposure of Coal Measures sandstone with evidence of faulting	Trowell

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 Part 1 Local Plan, 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 Development** 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 **e**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.~~ A network of living multi-functional natural features, green spaces, rivers, canals and lakes that link and connect villages, towns and cities.

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 [Aligned Core Strategy](#)ies and [Part 2 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 [legally compliant](#). A plan is considered [legally compliant](#) 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, parts of Trowell and parts of Nuthall east of the M1 ~~(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.

Ministry of Housing, Communities and Local Government (MHCLG): The Government department responsible for planning and local government.

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 ~~Town or~~ 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 (also known as 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 Natural England 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 legally compliant 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.~~

Policies Map

The Policies Map is a geographical expression of the policies and proposals set out in this 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 **adopted in 2019** ~~published in 2017~~.

Please visit the Broxtowe Borough Council website 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.

The data on the Policies Map has been interpreted at 1:10,000. These can be viewed at 1:1,250 on the interactive map.

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Bennerley Viaduct, Grade II* Listed Building.



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Borough
COUNCIL**

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