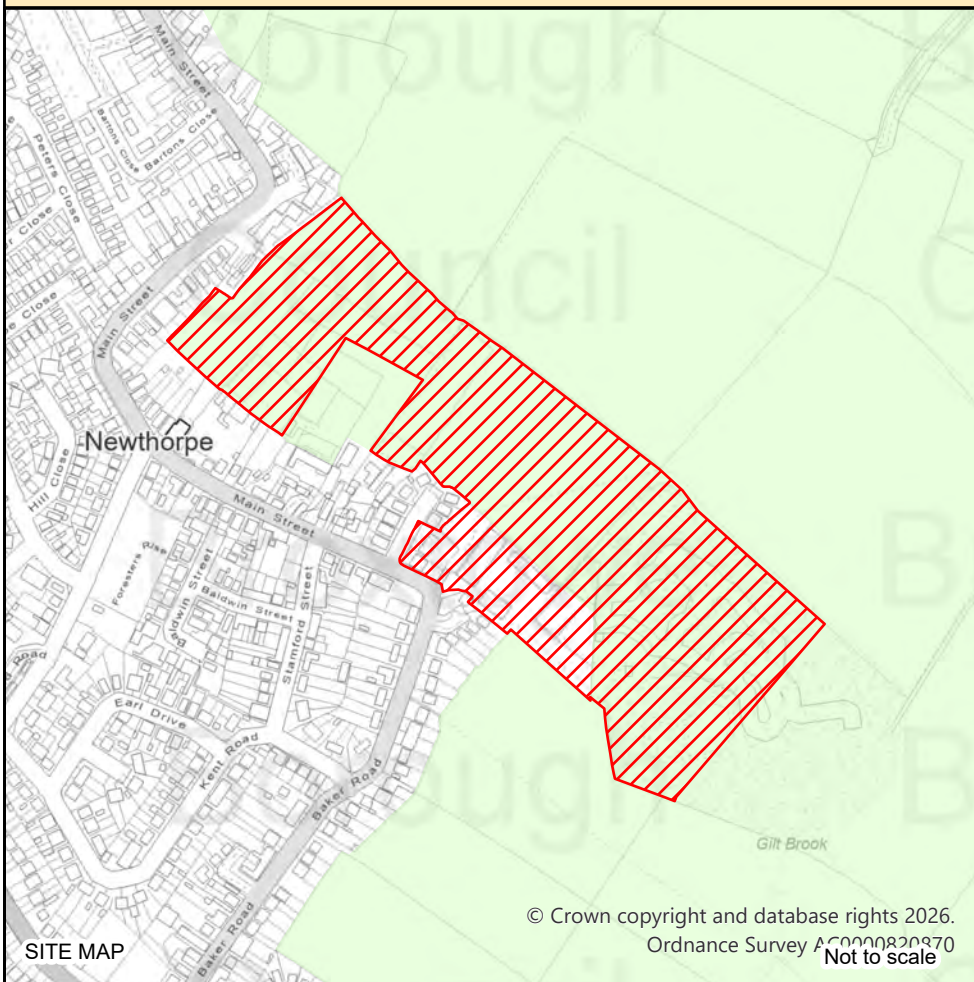
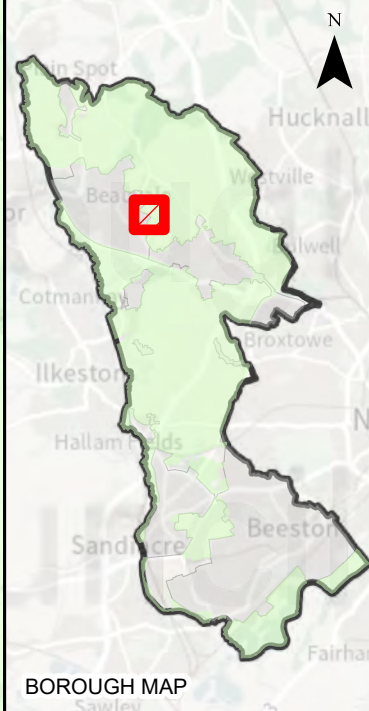




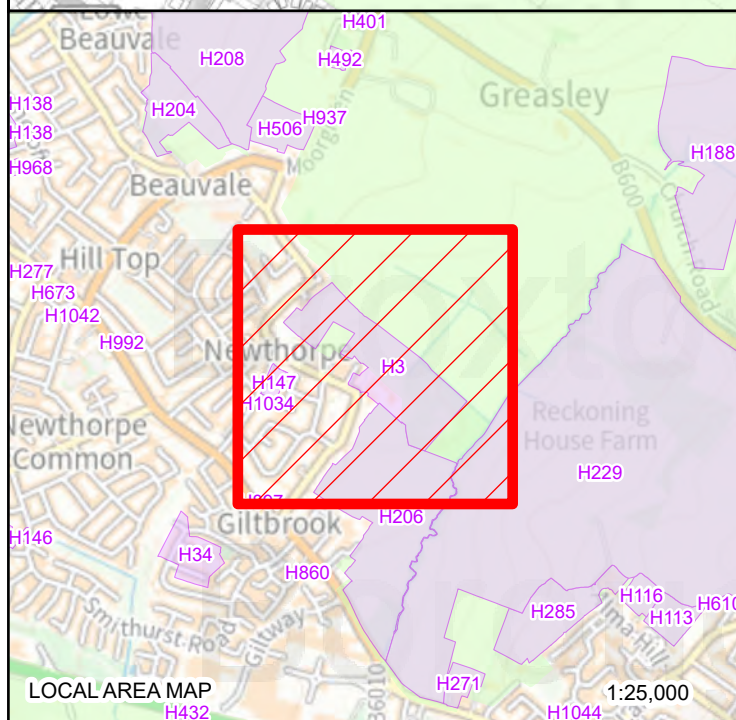
Settlement: Eastwood



SITE MAP

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Ordnance Survey AC0000820870
Not to scale

BOROUGH MAP



LOCAL AREA MAP

1:25,000

Final Reasoned Judgement:

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

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

Site area (ha): 11.07

Potential dwellings: 200

Site type:

Easting: 448519

Northing: 346309

Could be suitable if policy changes

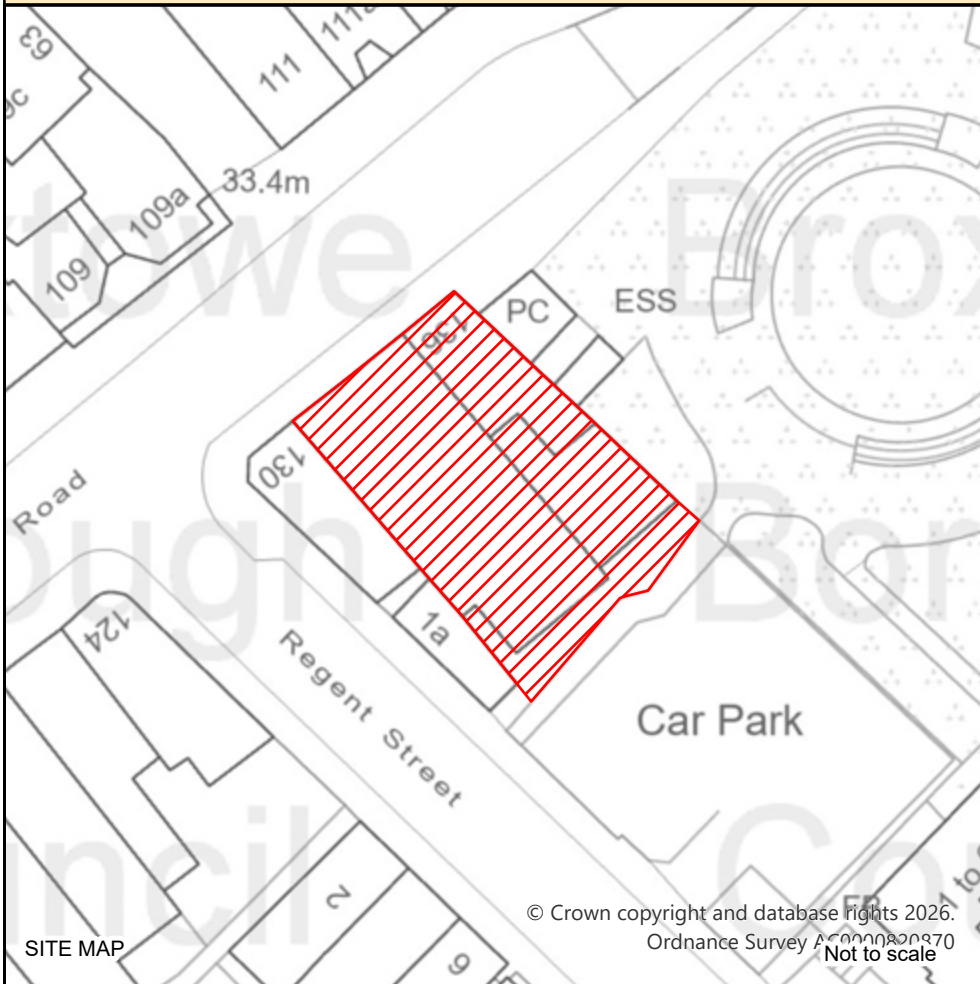
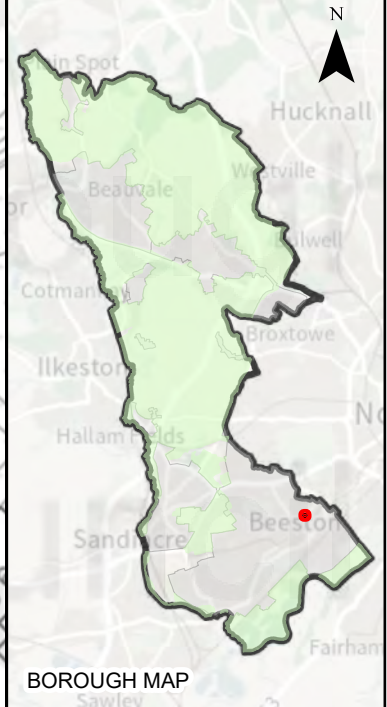
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**Broxtowe
Borough
COUNCIL**

Settlement: Main Built Up Area



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Not to scale

SITE MAP

BOROUGH MAP



Final Reasoned Judgement:

The site is located in a very sustainable location in the centre of Beeston and has planning permission for seven apartments.

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

Site area (ha): **0.03**

Potential dwellings: **6**

Site type:

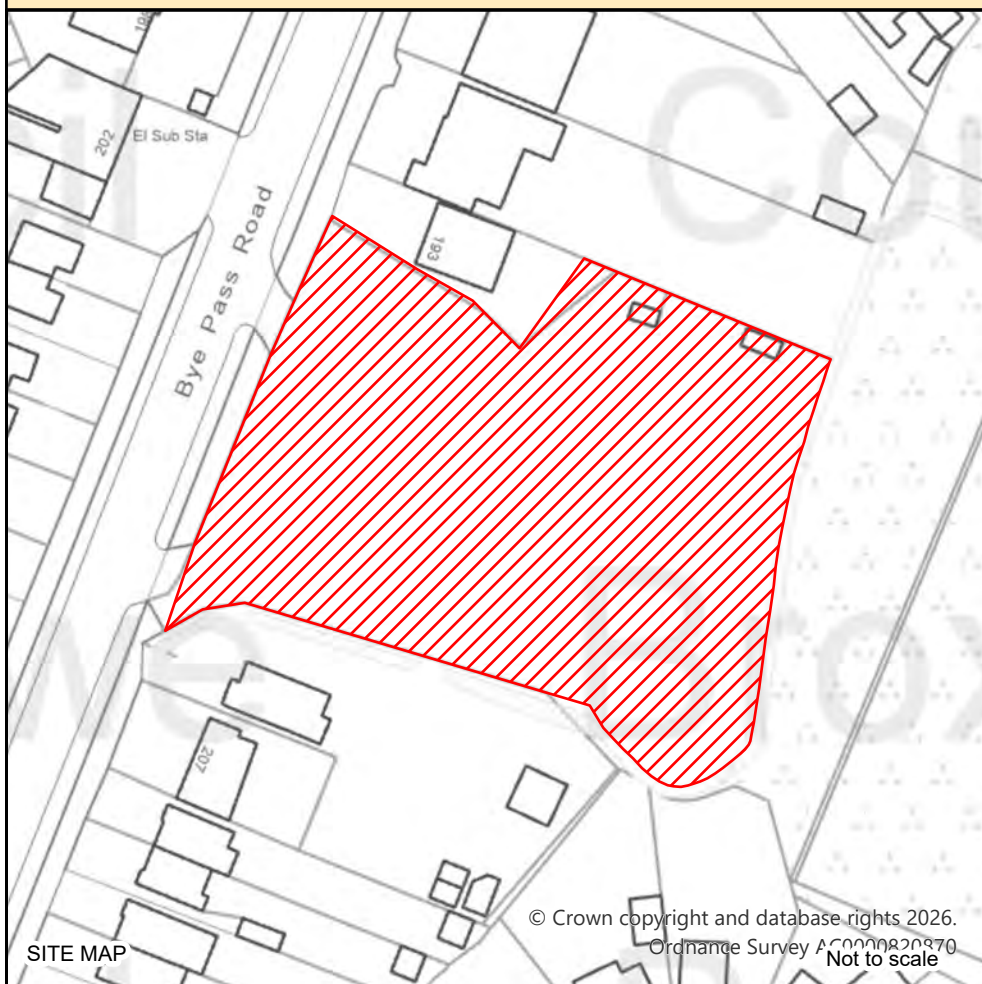
Easting: **453100**

Northing: **337125**

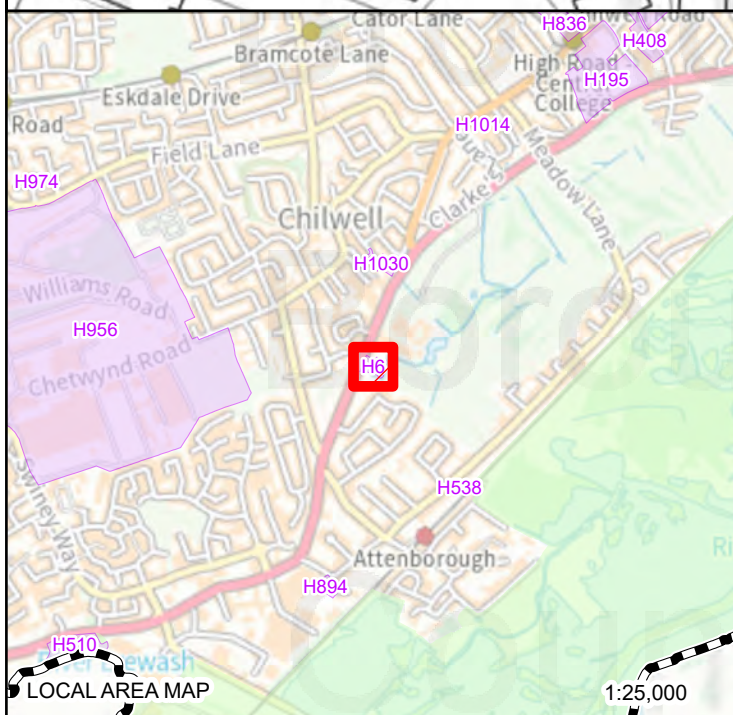
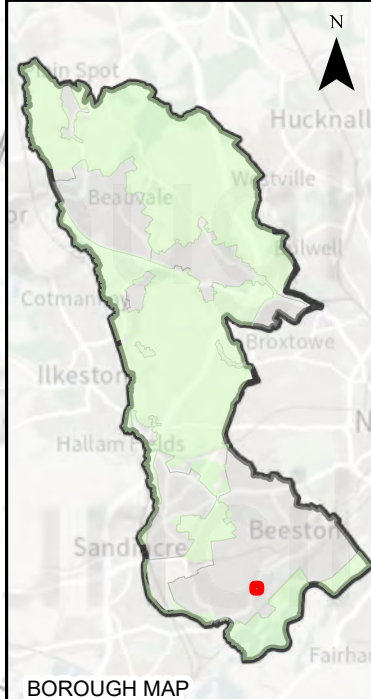
0-5 Years

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Settlement: Main Built Up Area

**Final Reasoned Judgement:**

Site within the urban area (Chilwell) in a strong housing market area. Brownfield site. Under construction.

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

Site area (ha): 0.39

Potential dwellings: 11

Site type:

Easting: 451659

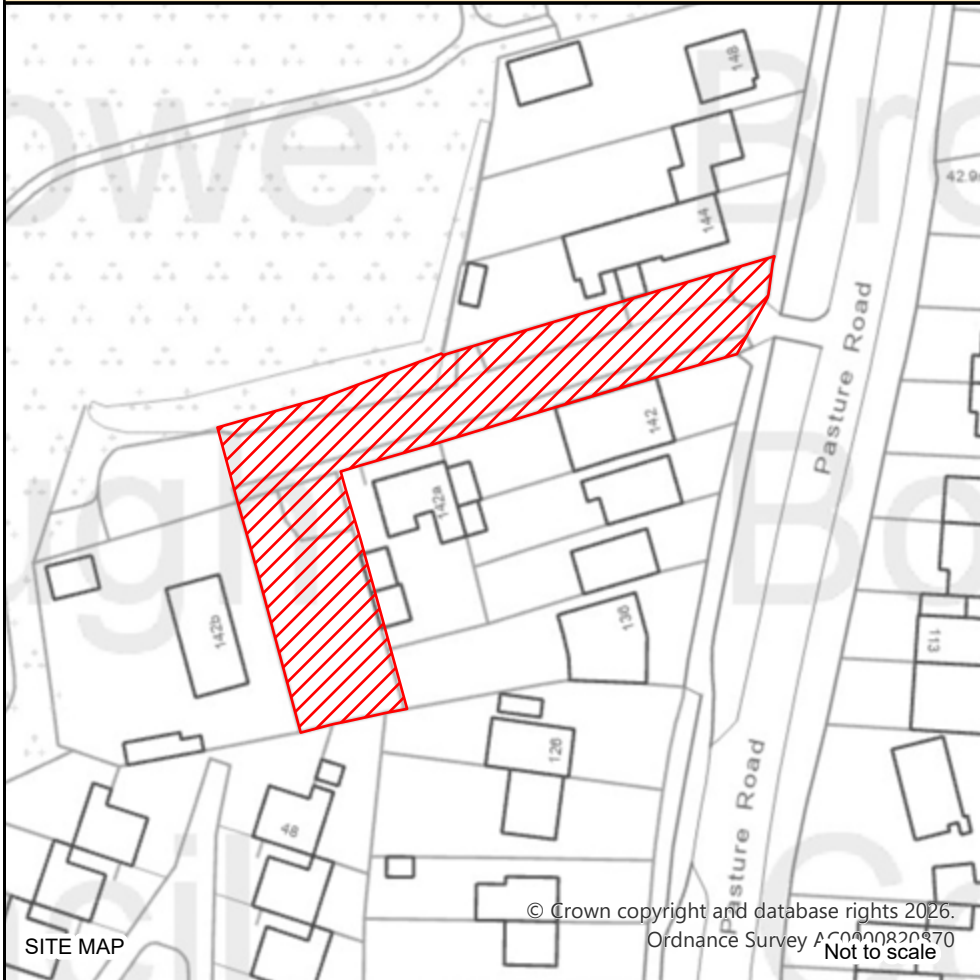
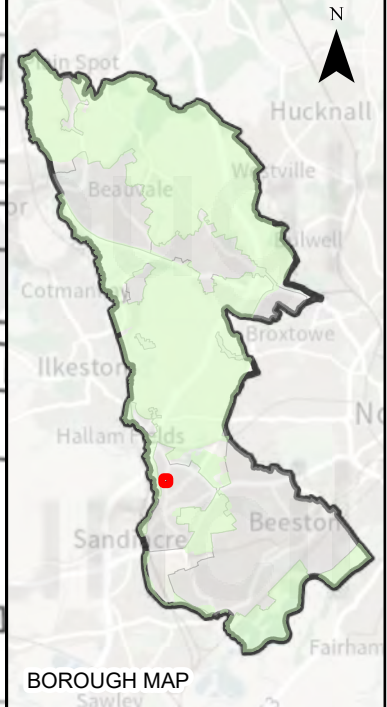
Northing: 335182

0-5 Years



**Broxtowe
Borough
COUNCIL**

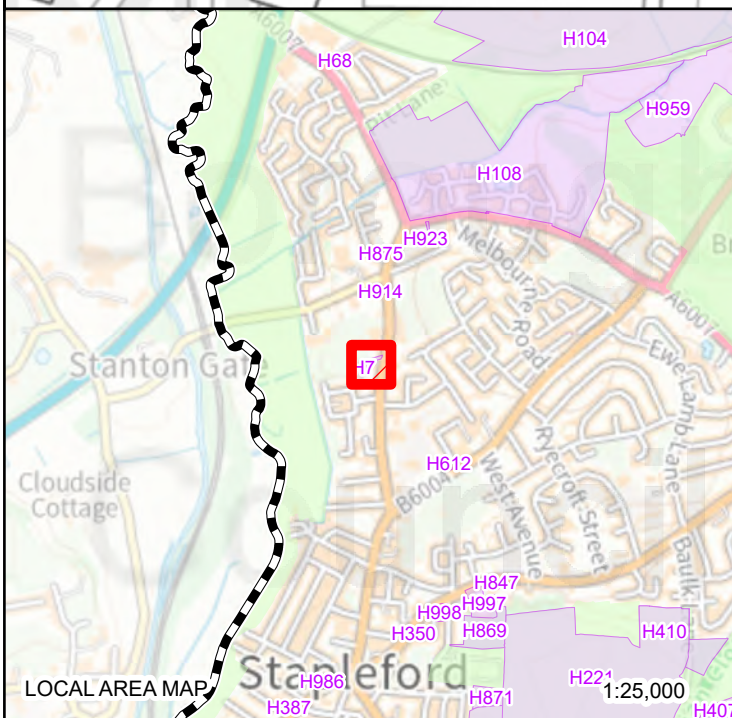
Settlement: Main Built Up Area



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Not to scale

SITE MAP

BOROUGH MAP



LOCAL AREA MAP

Final Reasoned Judgement:

Site within the urban area (Stapleford).
Planning permission. Most recent
application for variation of condition granted
permission in June 2024.

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

Site area (ha): **0.12**

Potential dwellings: **1**

Site type:

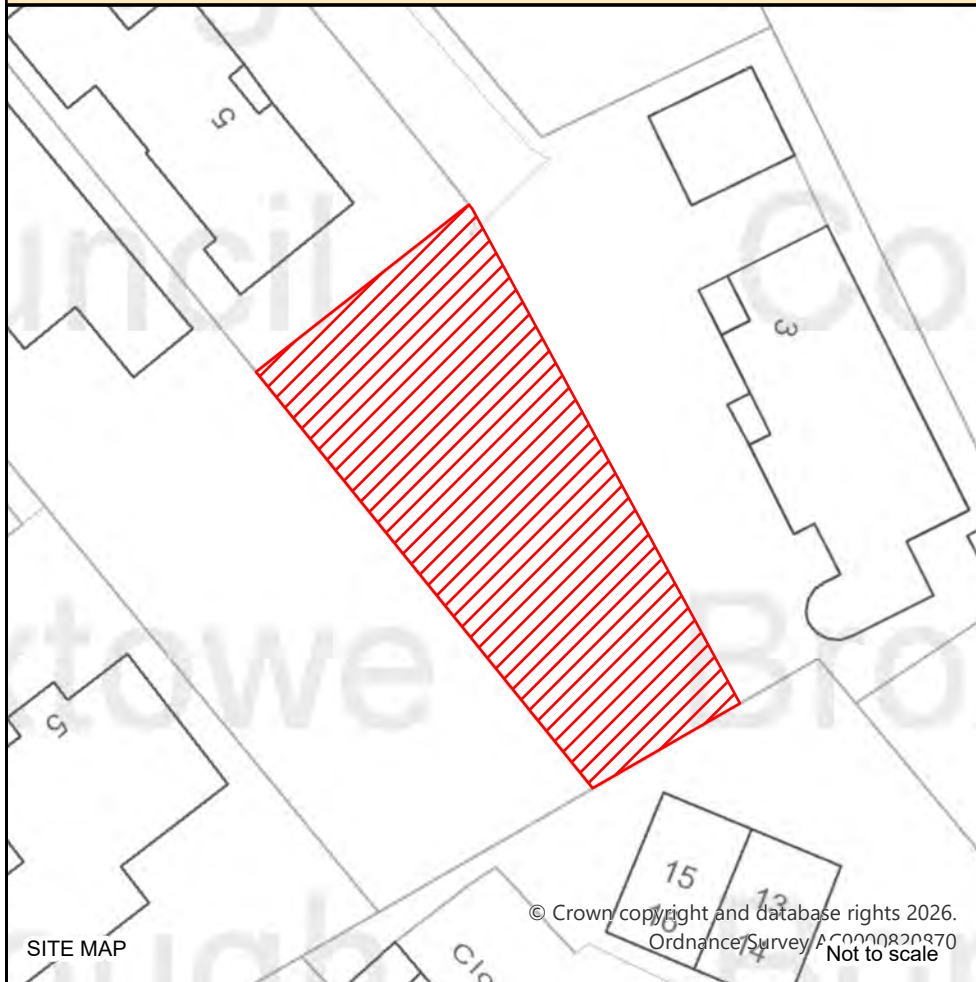
Easting: **448923**

Northing: **338166**

0-5 Years

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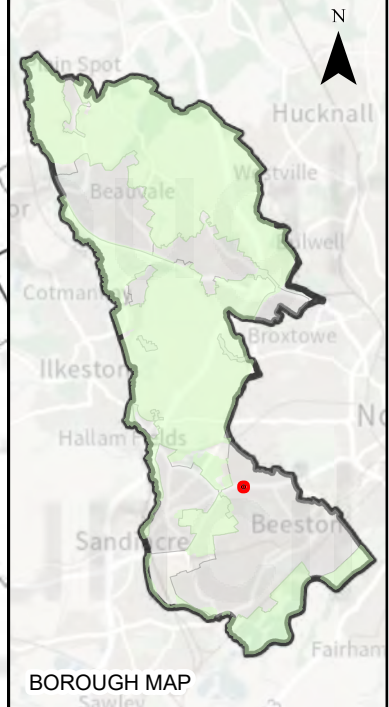
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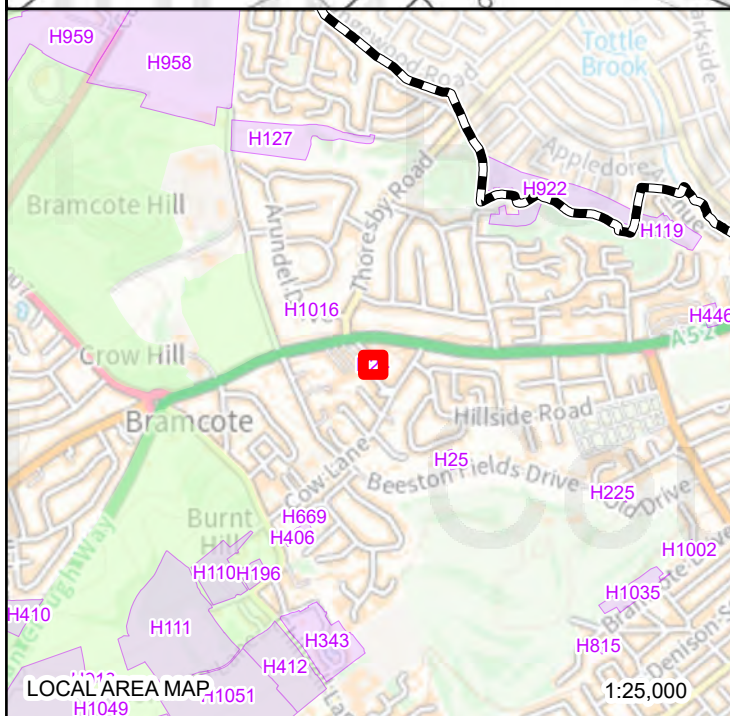
SITE MAP



Settlement: Main Built Up Area



BOROUGH MAP



LOCAL AREA MAP

Final Reasoned Judgement:

The site is within the urban area (Bramcote), off the A52. Most recent outline planning permission granted in December 2022.

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

Site area (ha): 0.05

Potential dwellings: 1

Site type:

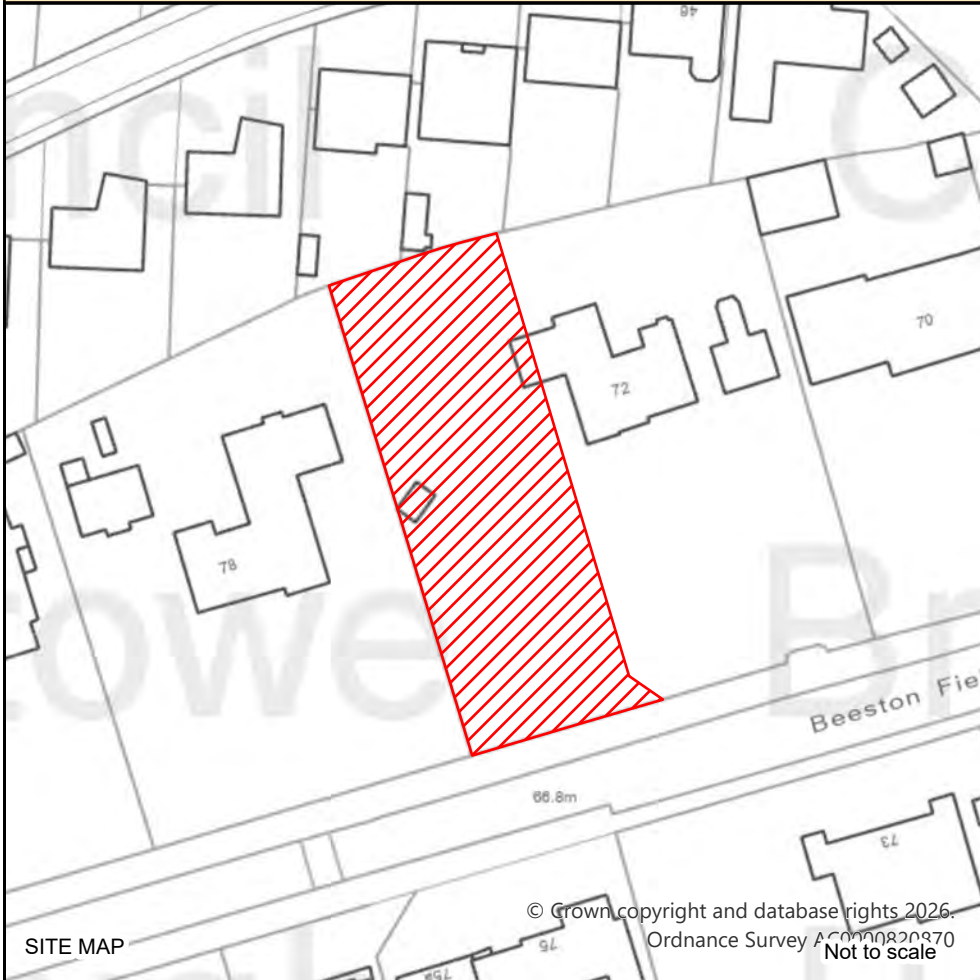
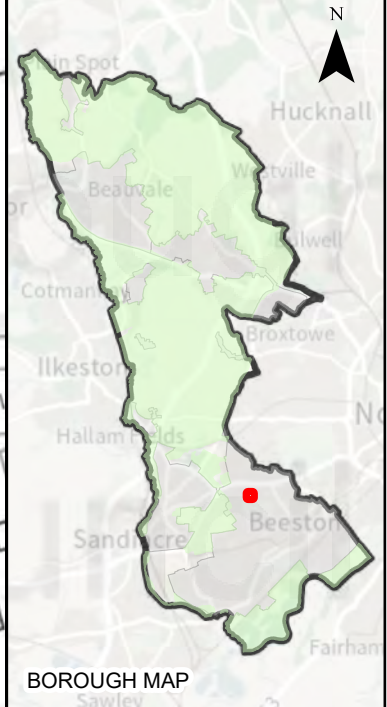
Easting: 451203

Northing: 338032

Non Deliverable or Developable



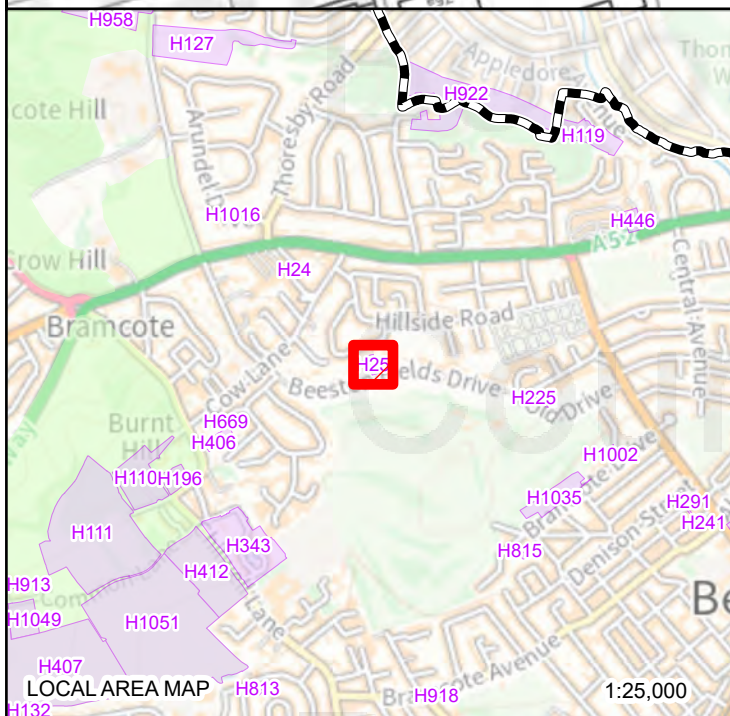
Settlement: Main Built Up Area



SITE MAP

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Not to scale

BOROUGH MAP



LOCAL AREA MAP

1:25,000

Final Reasoned Judgement:

The site is located within the urban area (Bramcote) in a sustainable location. Previous planning permission for a bungalow lapsed in 2014.

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

Site area (ha): 0.15

Potential dwellings: 1

Site type:

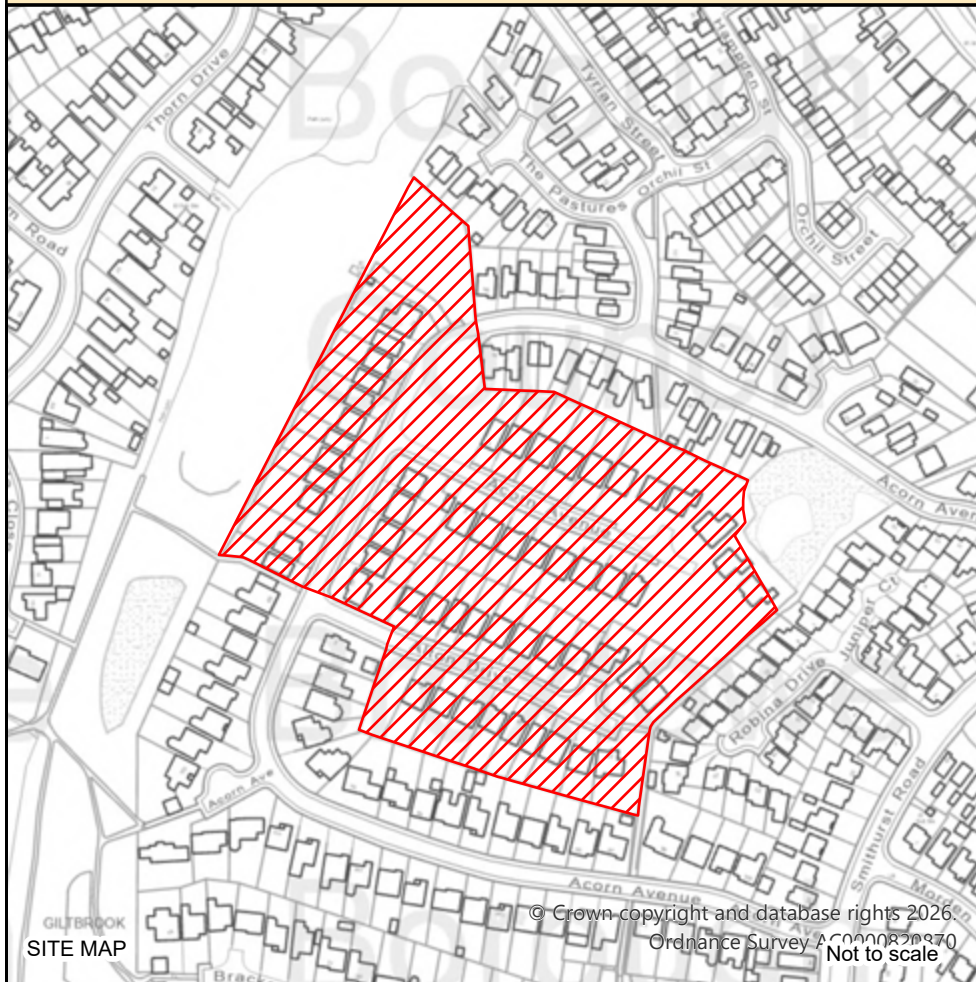
Easting: 451461

Northing: 337719

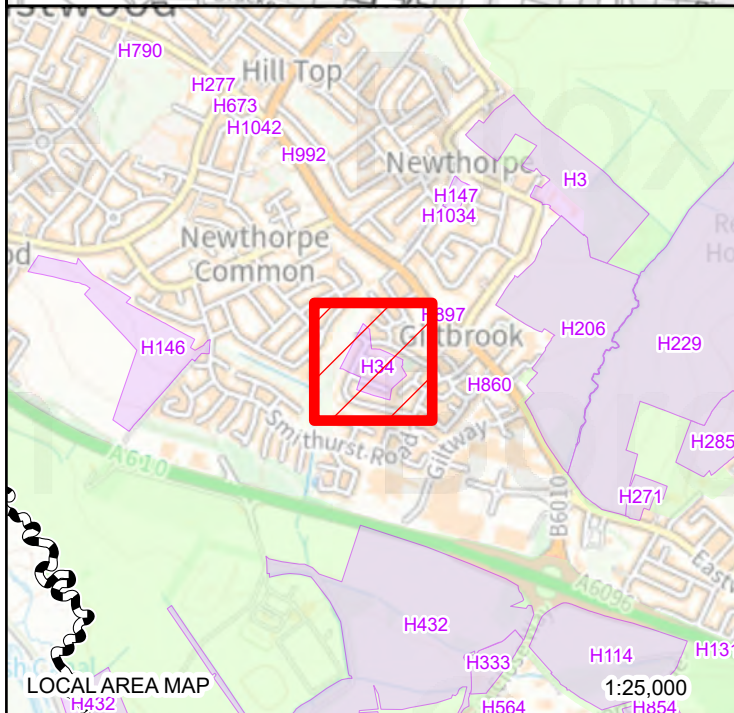
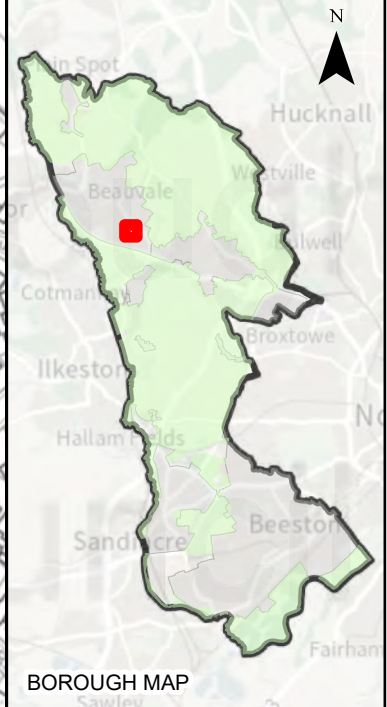
Outside Plan Period

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Settlement: Eastwood

**Final Reasoned Judgement:**

The site is located within the urban area (Giltbrook). It has planning permission and is currently under construction.

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

Site area (ha): **2.71**

Potential dwellings: **67**

Site type:

Easting: **447885**

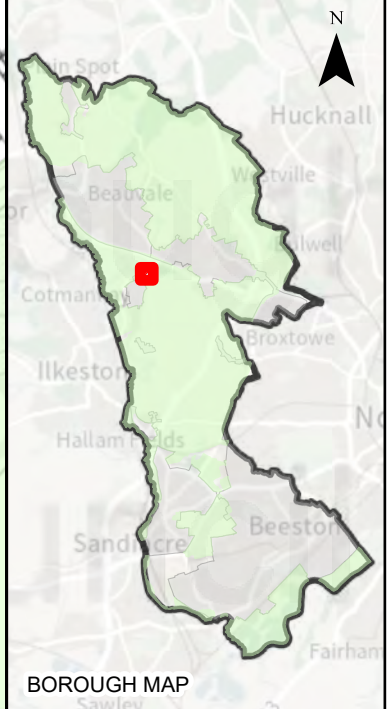
Northing: **345690**

0-5 Years

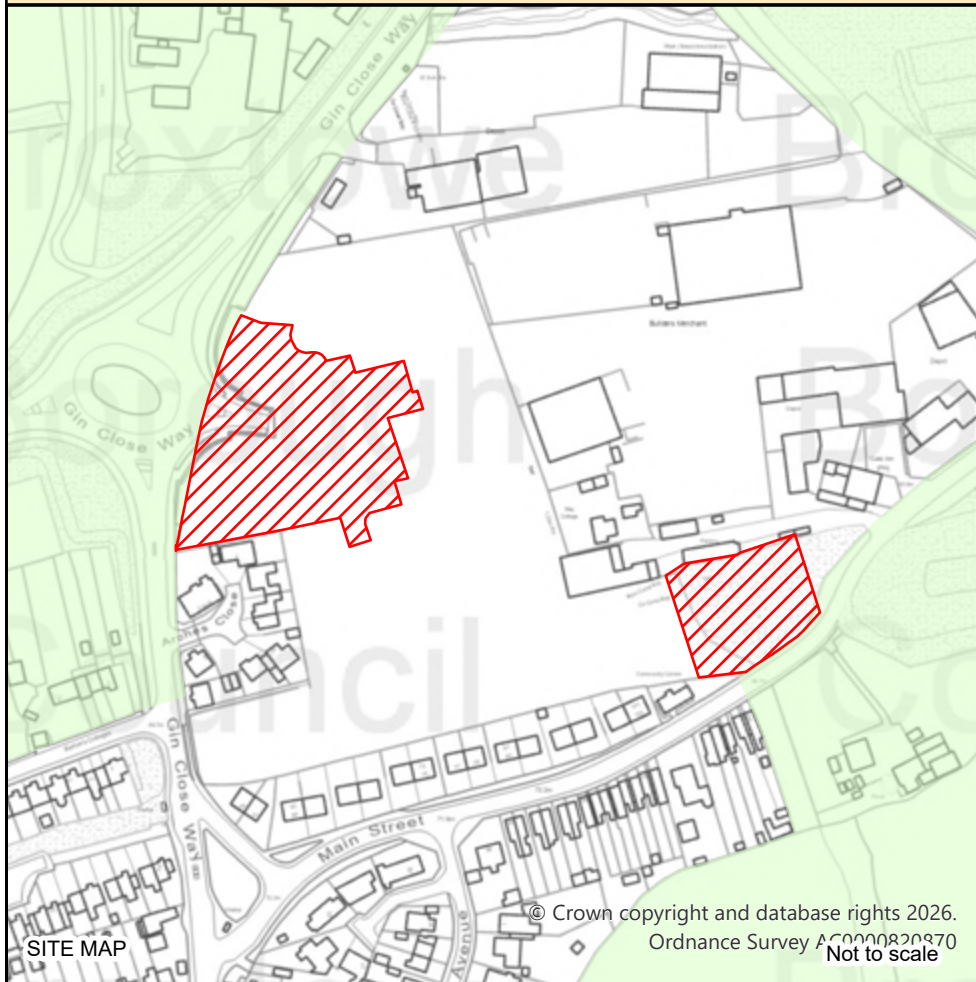


**Broxtowe
Borough
COUNCIL**

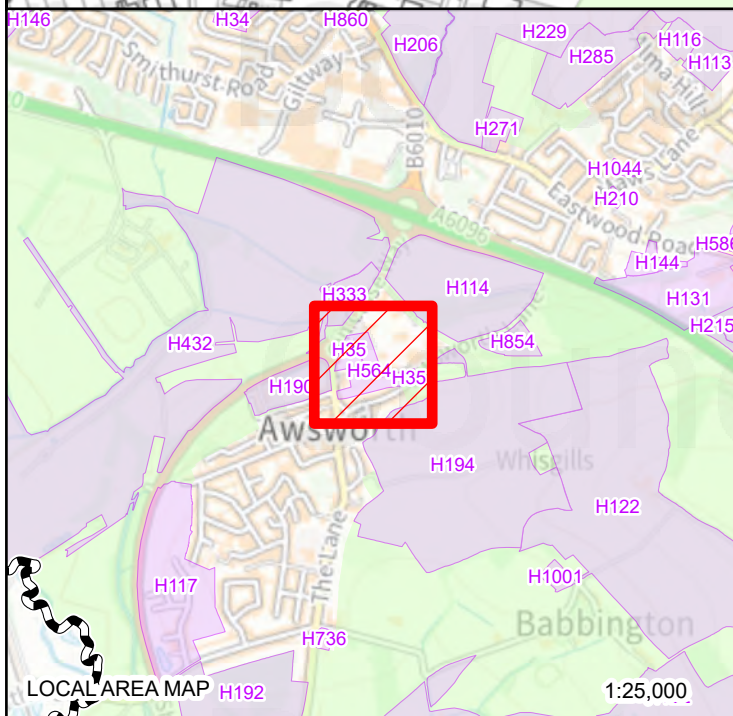
Settlement: Awsworth



BOROUGH MAP



SITE MAP



Final Reasoned Judgement:

Site on brownfield land in a sustainable location in Awsworth. Planning permission including 18/00365/MMA updated the layout and house types. A larger site can be formed by combining this SHLAA site and site 564 (which are located adjacent to each other. Please also refer to the assessment for Site 564.

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

Site area (ha): **0.81**

Potential dwellings: **16**

Site type:

Easting: **448329**

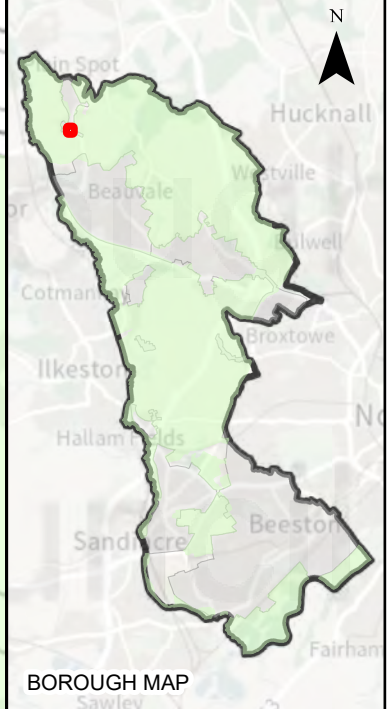
Northing: **344483**

6-10 Years

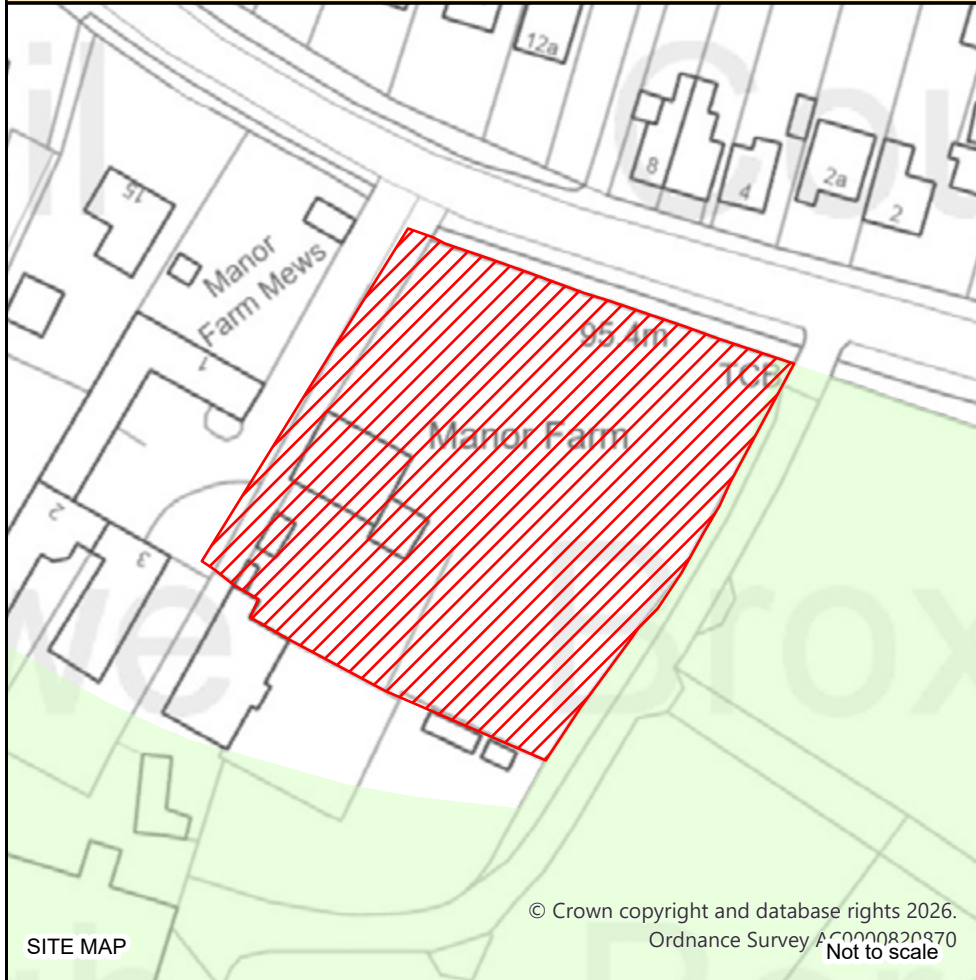


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Borough
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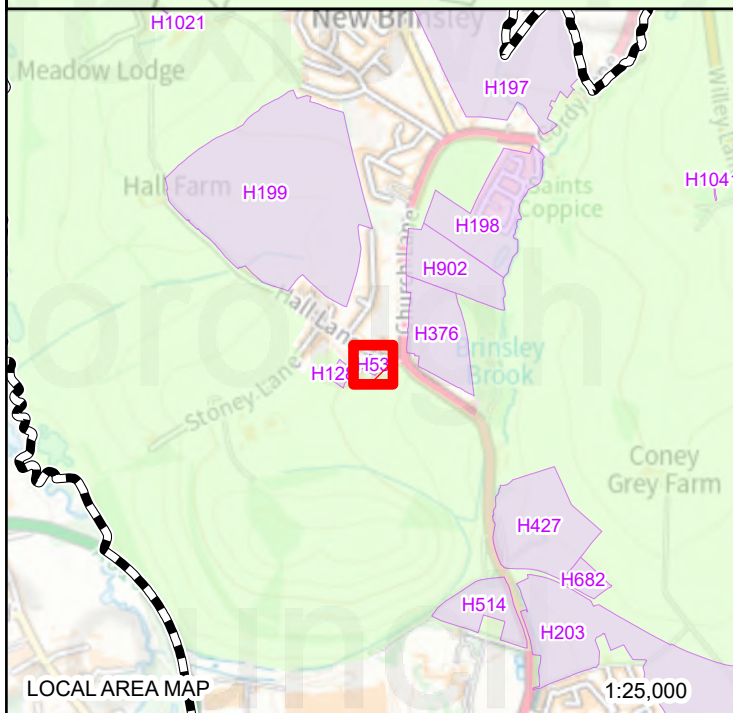
Settlement: Brinsley



BOROUGH MAP



SITE MAP



LOCAL AREA MAP

Final Reasoned Judgement:

The site is located in Brinsley. Planning permission granted for 2 dwellings.

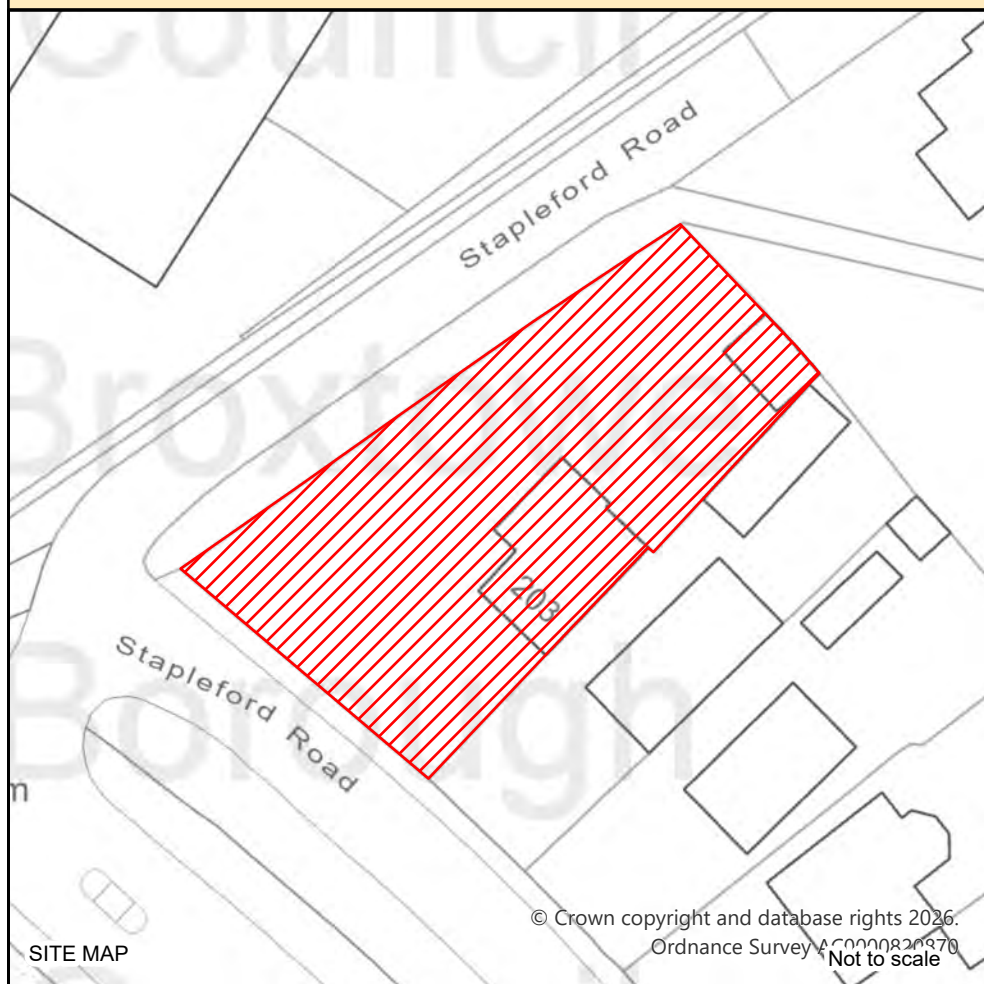
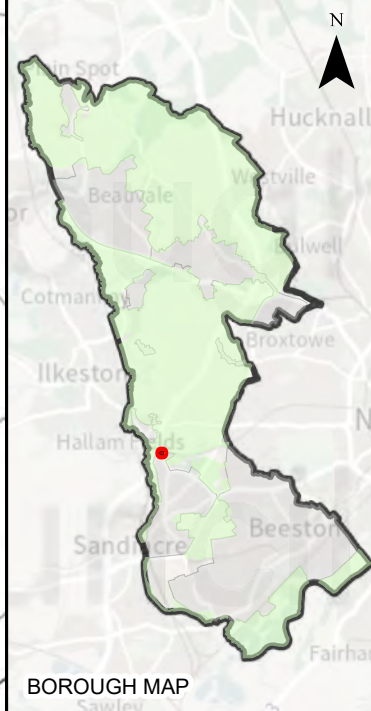
- SHLAA Site
- Other SHLAA sites
- Green Belt Extent
- Broxtowe Boundary

Site area (ha): 0.31
 Potential dwellings: 2
 Site type:
 Easting: 446072
 Northing: 348726

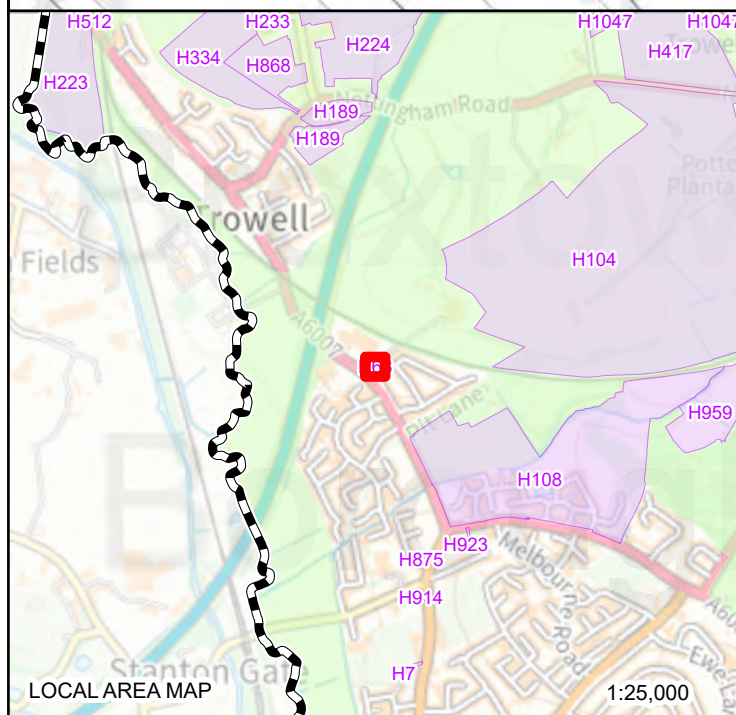
0-5 Years



Settlement: Main Built Up Area



The site is located in Trowell and has planning permission granted in 2024 for one dwelling.

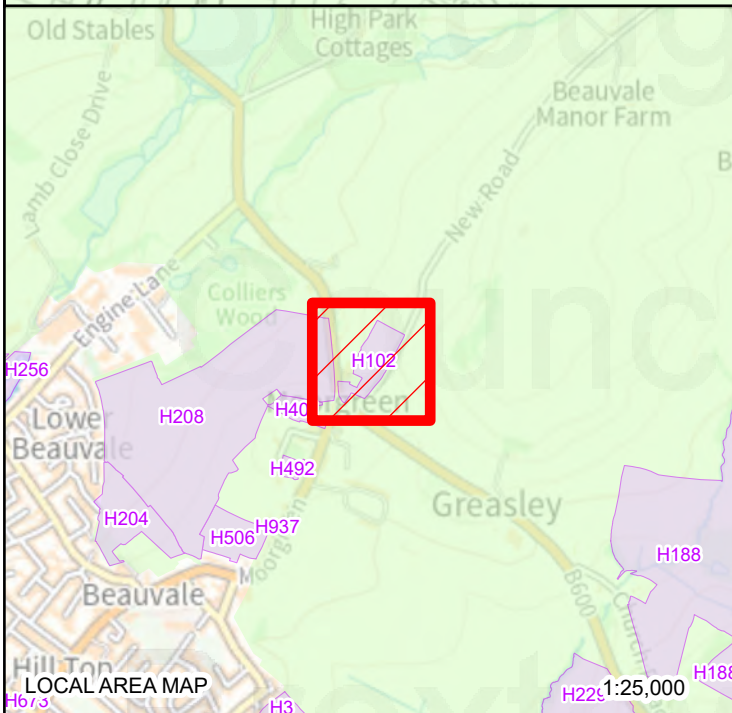
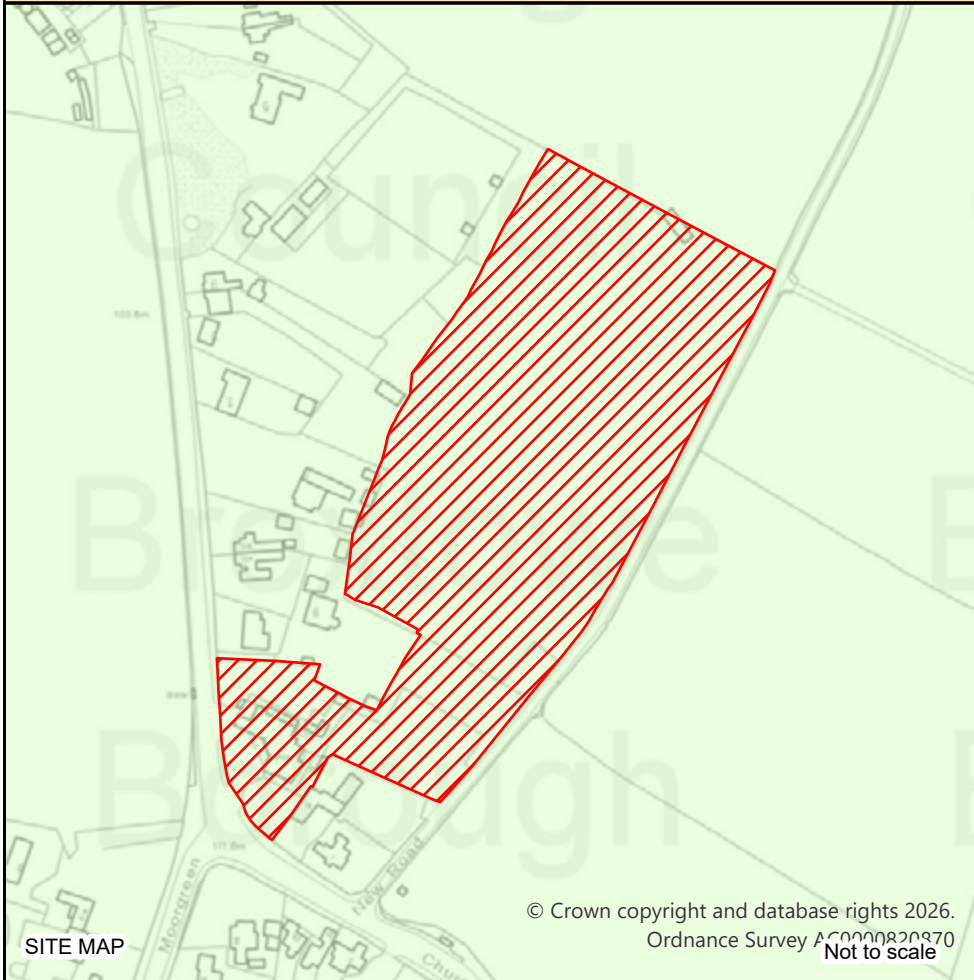
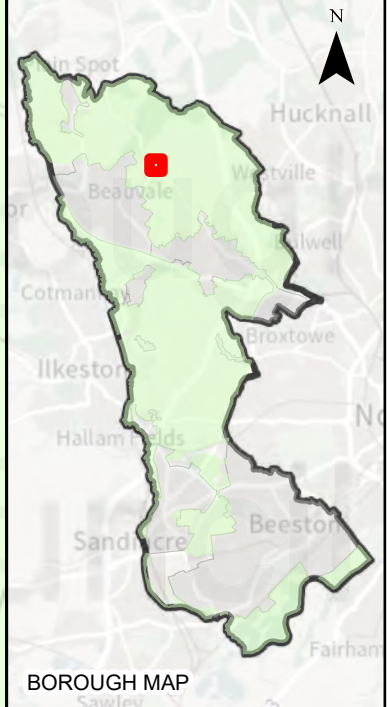


 SHLAA Site	Site area (ha):	0.07
 Other SHLAA sites	Potential dwellings:	1
 Green Belt Extent	Site type:	
•-•- Broxtowe Boundary	Easting:	448812
	Northing:	339167

0-5 Years



Settlement: Eastwood

**Final Reasoned Judgement:**

The site is located in the Green Belt and so is considered to be unsuitable for development. The site is designated as a Local Wildlife Site (LWS) and is not well related to the main built-up area of Eastwood. It would represent an inappropriate expansion in this predominantly rural location.

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

Site area (ha): **2.5**

Potential dwellings: **50**

Site type:

Easting: **448642**

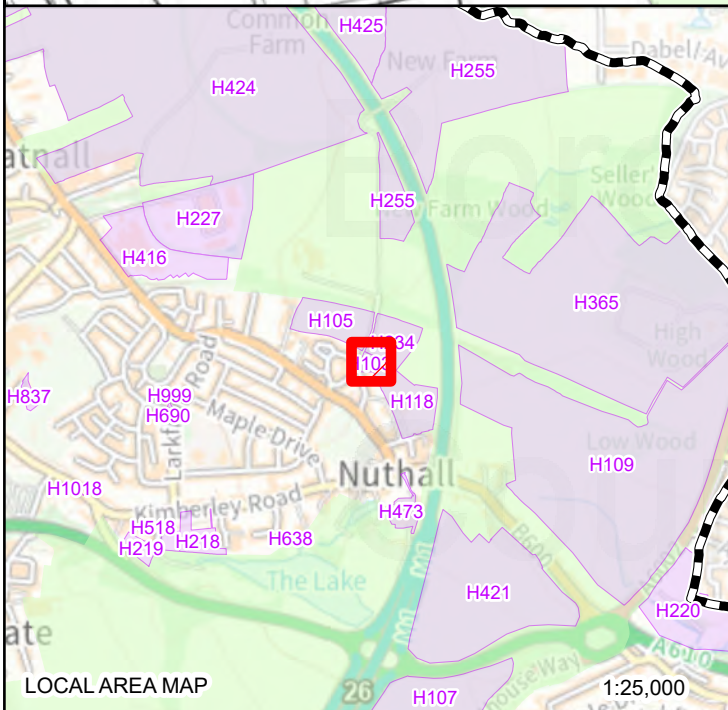
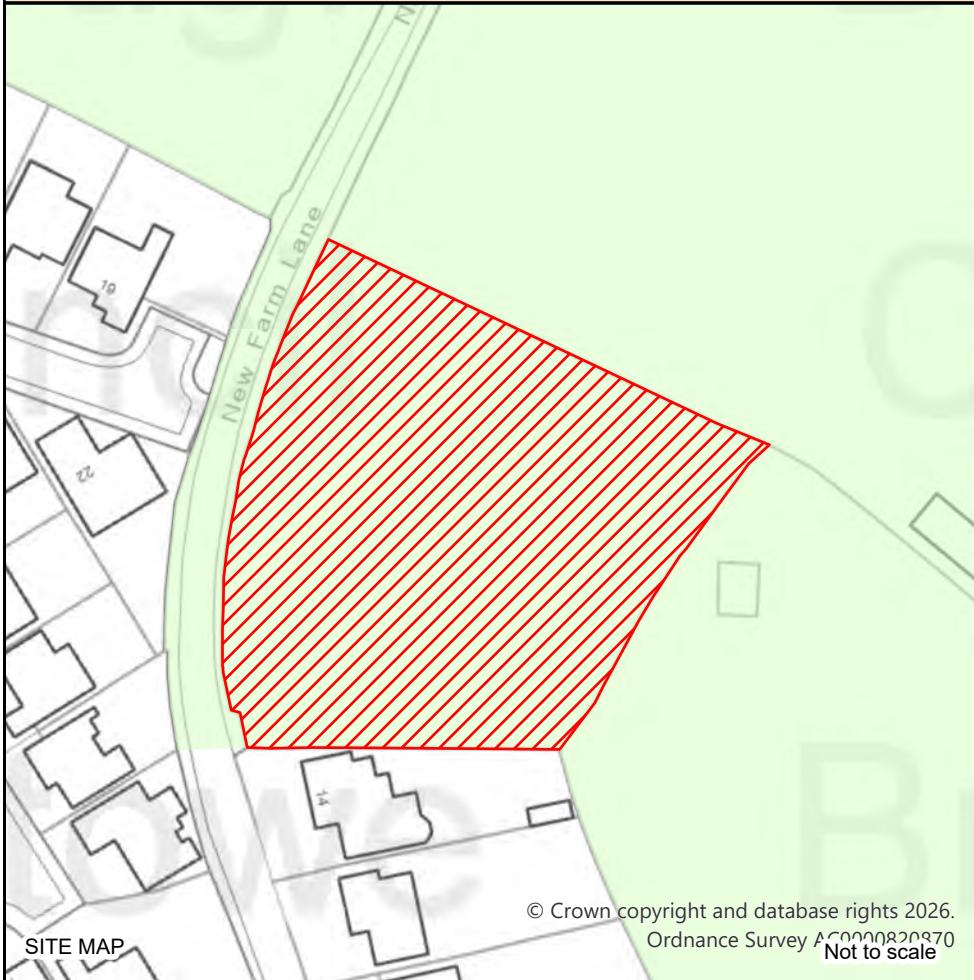
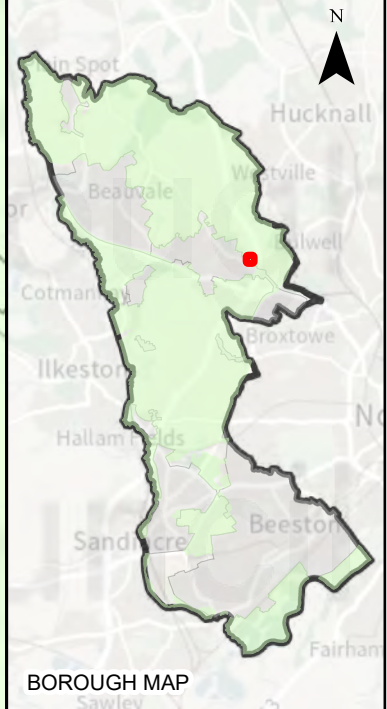
Northing: **347683**

Non Deliverable or Developable



**Broxtowe
Borough
COUNCIL**

Settlement: Kimberley



Final Reasoned Judgement:

The site is located in the Green Belt and so is considered to be unsuitable for development. The site could be suitable if Green Belt policy changes. Access, impact on adjacent Local Wildlife Site (LWS) and other issues would need to be considered.

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

Site area (ha): **0.32**

Potential dwellings: **12**

Site type:

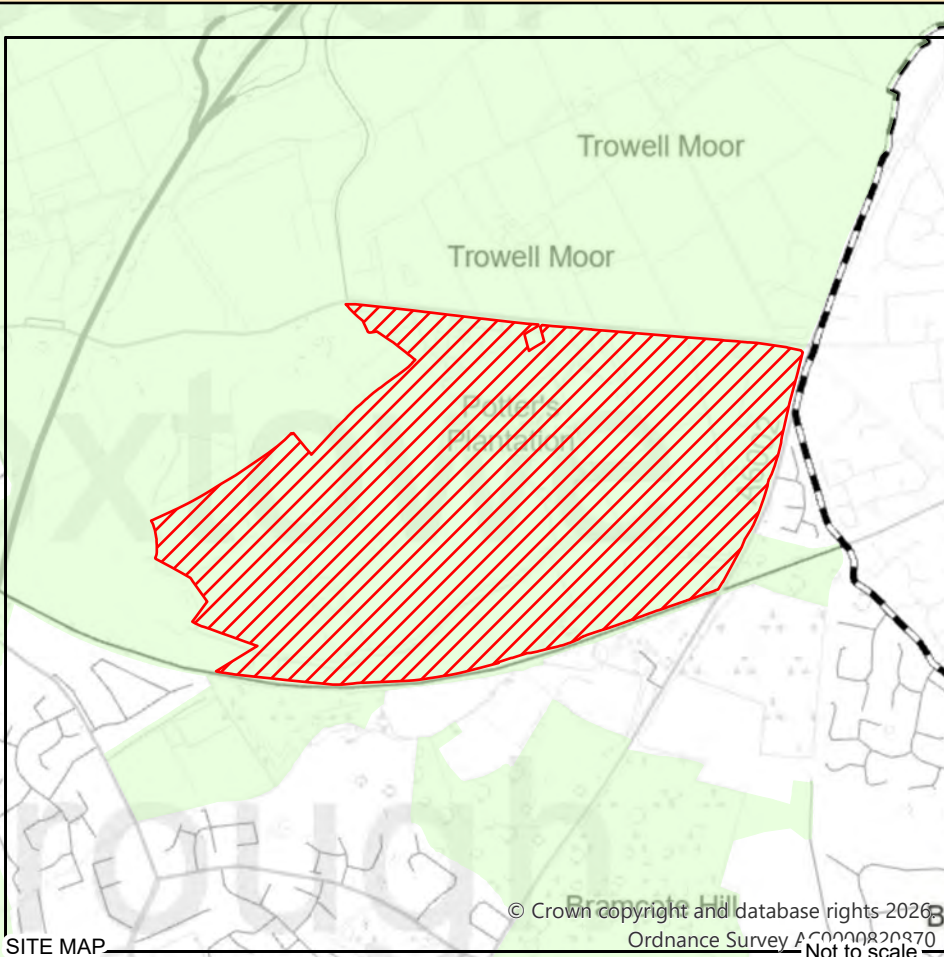
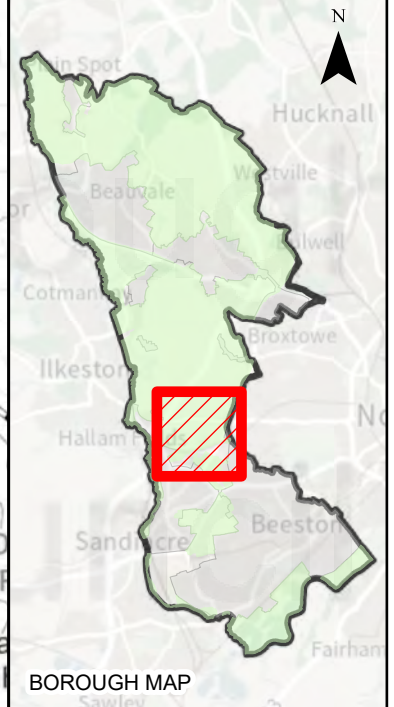
Easting: **451452**

Northing: **344853**

Could be suitable if policy changes



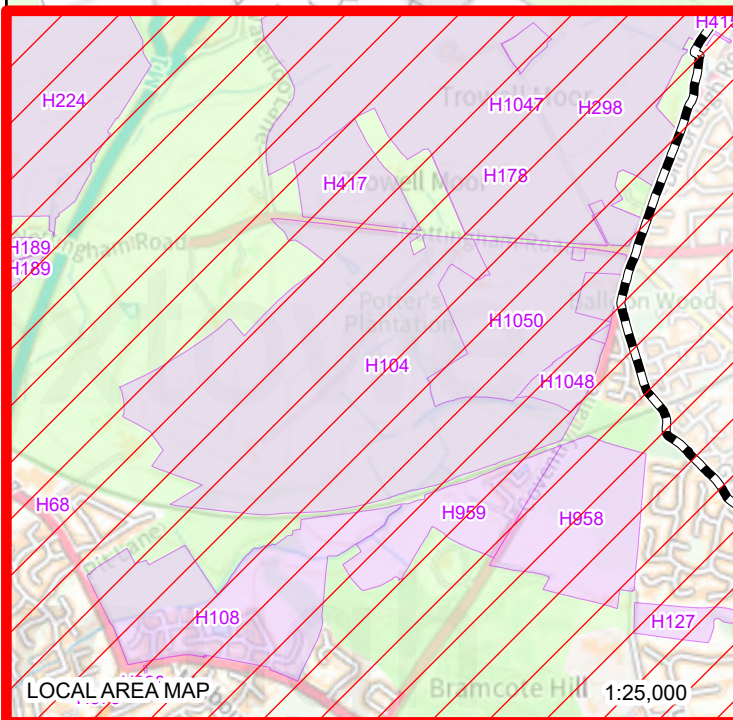
Settlement: Main Built Up Area



SITE MAP

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Not to scale

BOROUGH MAP



LOCAL AREA MAP

1:25,000

Final Reasoned Judgement:

The site is located in the Green Belt and so is considered to be unsuitable for development. The site could be suitable if Green Belt policy changes. Issues include a Local Wildlife Site and the relationship with the Main Built Up Area. Flooding may also potentially be an issue.

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

Site area (ha): **108**

Potential dwellings: **2069**

Site type:

Easting: **449902**

Northing: **339605**

Could be suitable if policy changes

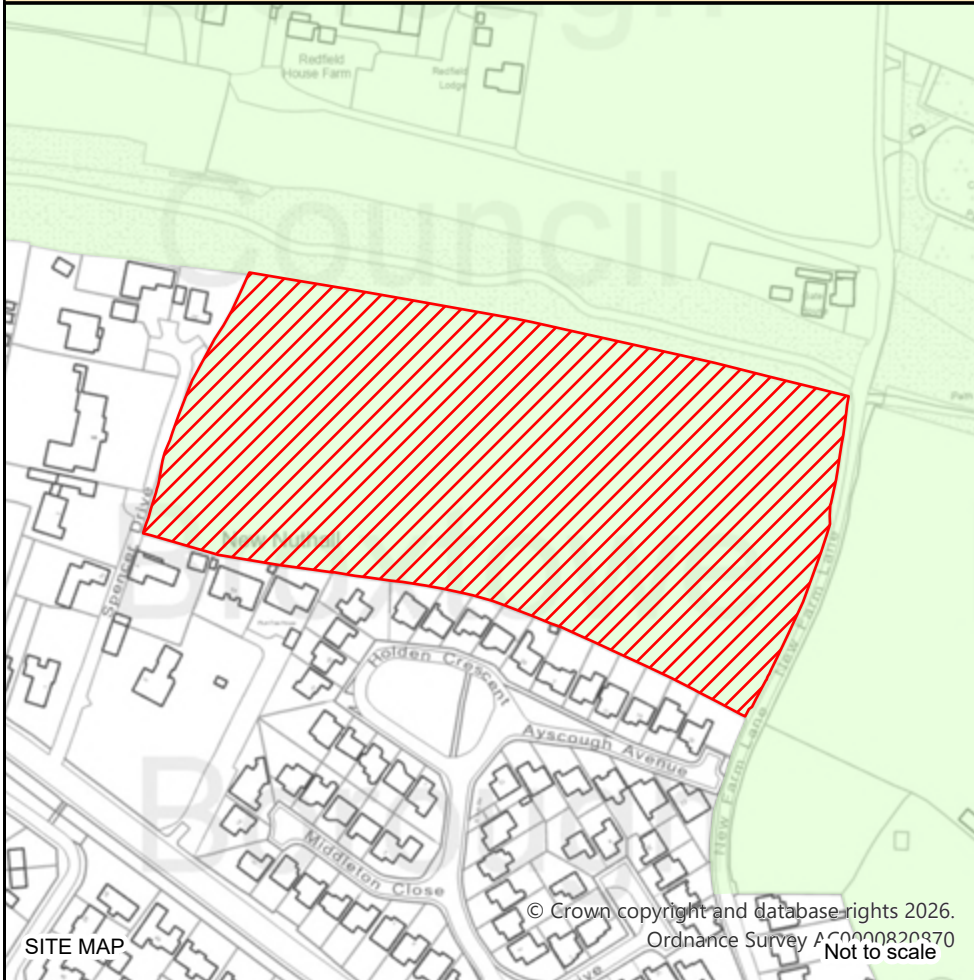
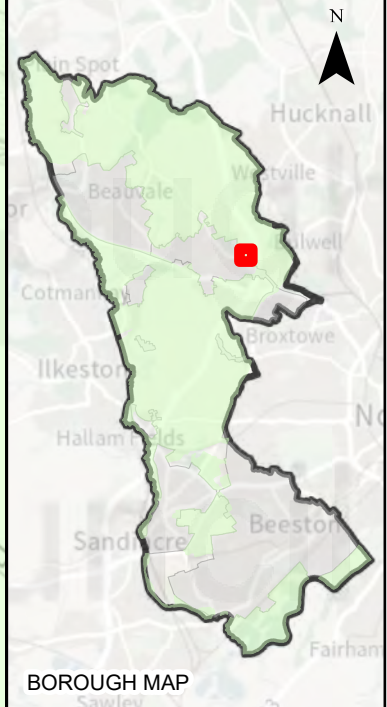
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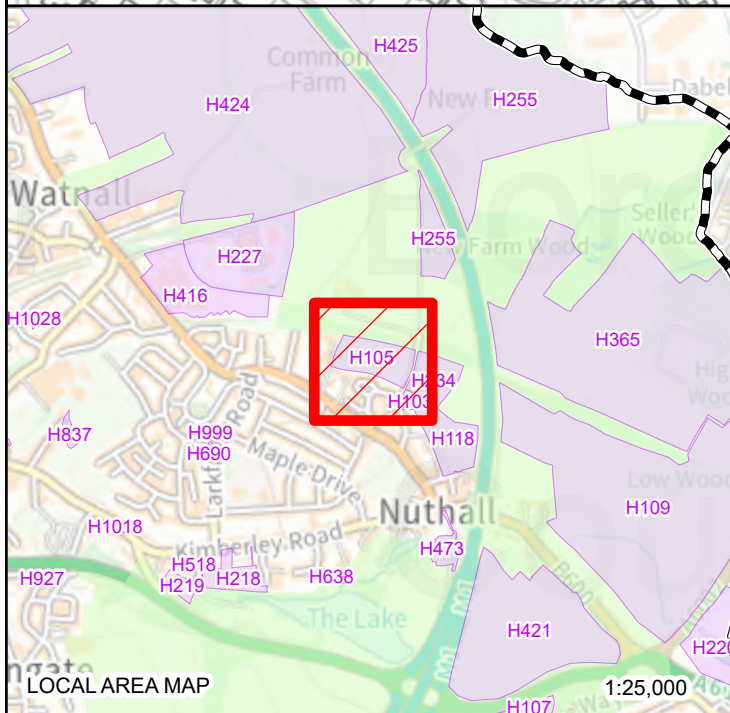
Settlement: Kimberley



SITE MAP

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Not to scale

BOROUGH MAP



LOCAL AREA MAP

1:25,000

Final Reasoned Judgement:

The site is located in the Green Belt and so is considered to be unsuitable for development. The site could be suitable if Green Belt policy changes. Issues would include access.

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

Site area (ha): **2.95**

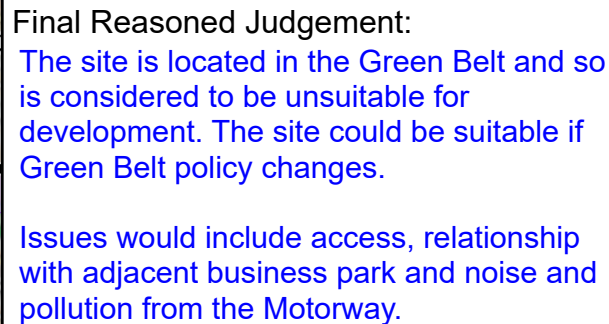
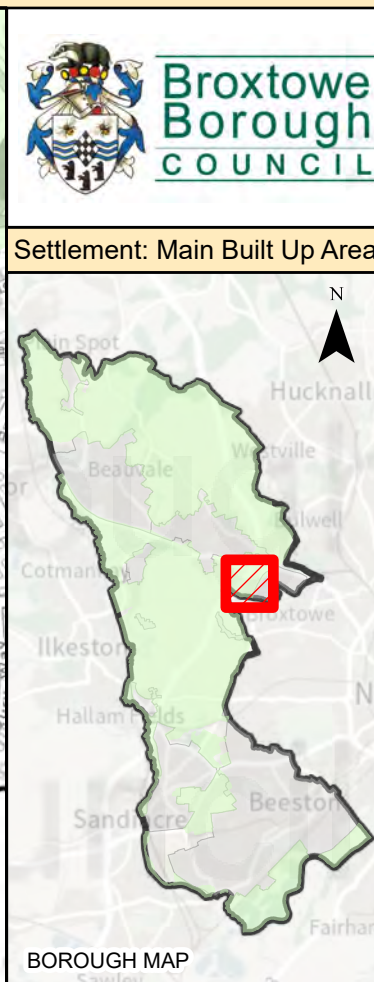
Potential dwellings: **75**

Site type:

Easting: **451336**

Northing: **344990**

Could be suitable if policy changes



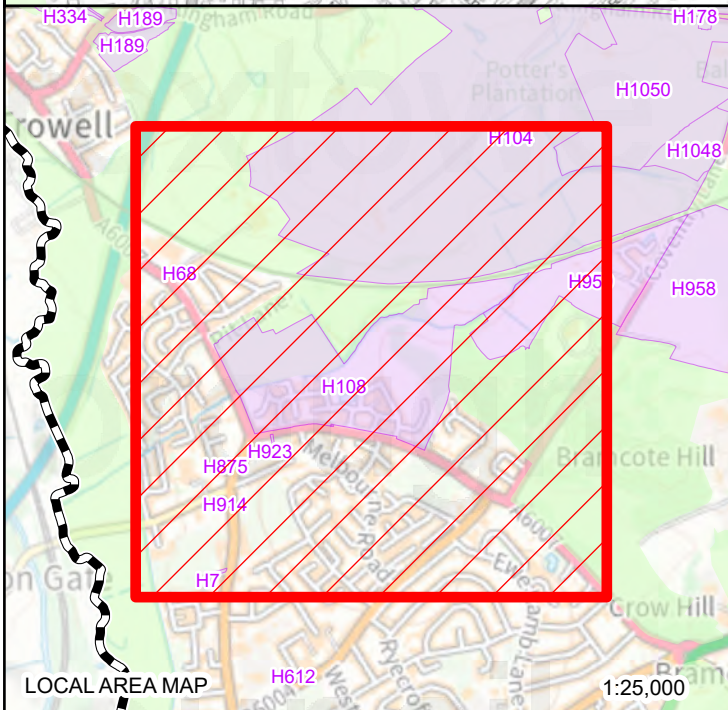
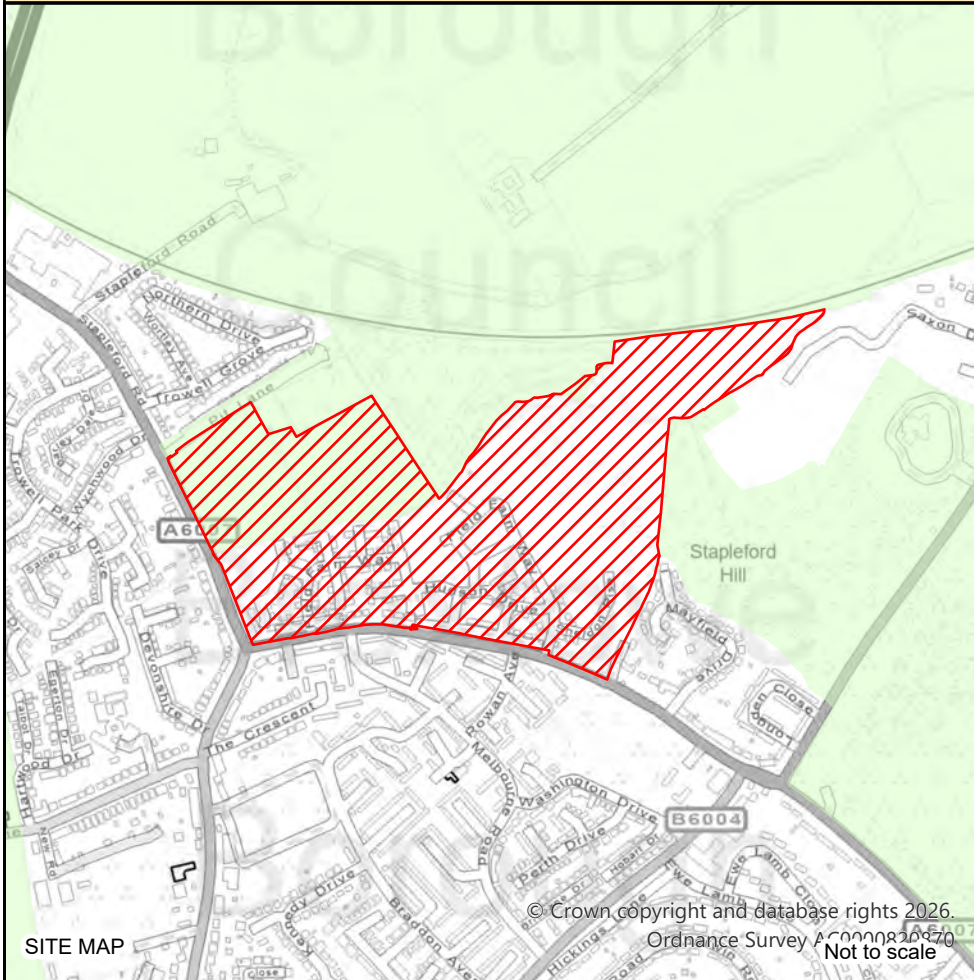
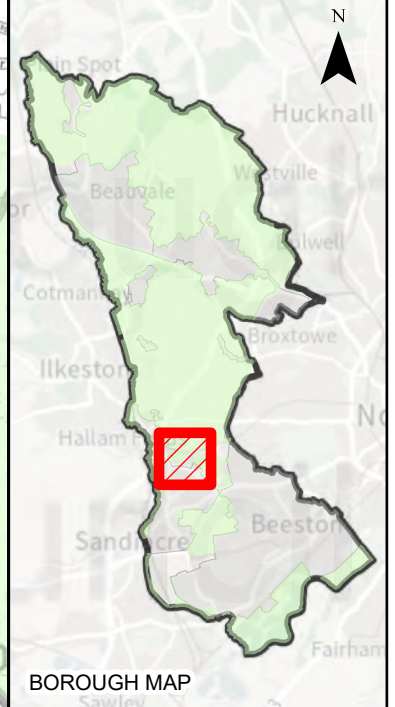
 SHLAA Site	Site area (ha):	32.35
 Other SHLAA sites	Potential dwellings:	300
 Green Belt Extent	Site type:	
 Broxtowe Boundary	Easting:	451451
	Northing:	343428

Could be suitable if policy changes



**Broxtowe
Borough
COUNCIL**

Settlement: Main Built Up Area



Final Reasoned Judgement:

The site is allocated in the Aligned Core Strategy and is proposed again for allocation in the emerging Greater Nottingham Strategic Plan.

The site has planning permission (reserved matters for the first phase was granted upon appeal) and work on site is progressing. The first phase of the site is largely complete. Planning permission has been granted for the second phase.

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

Site area (ha): **27.94**

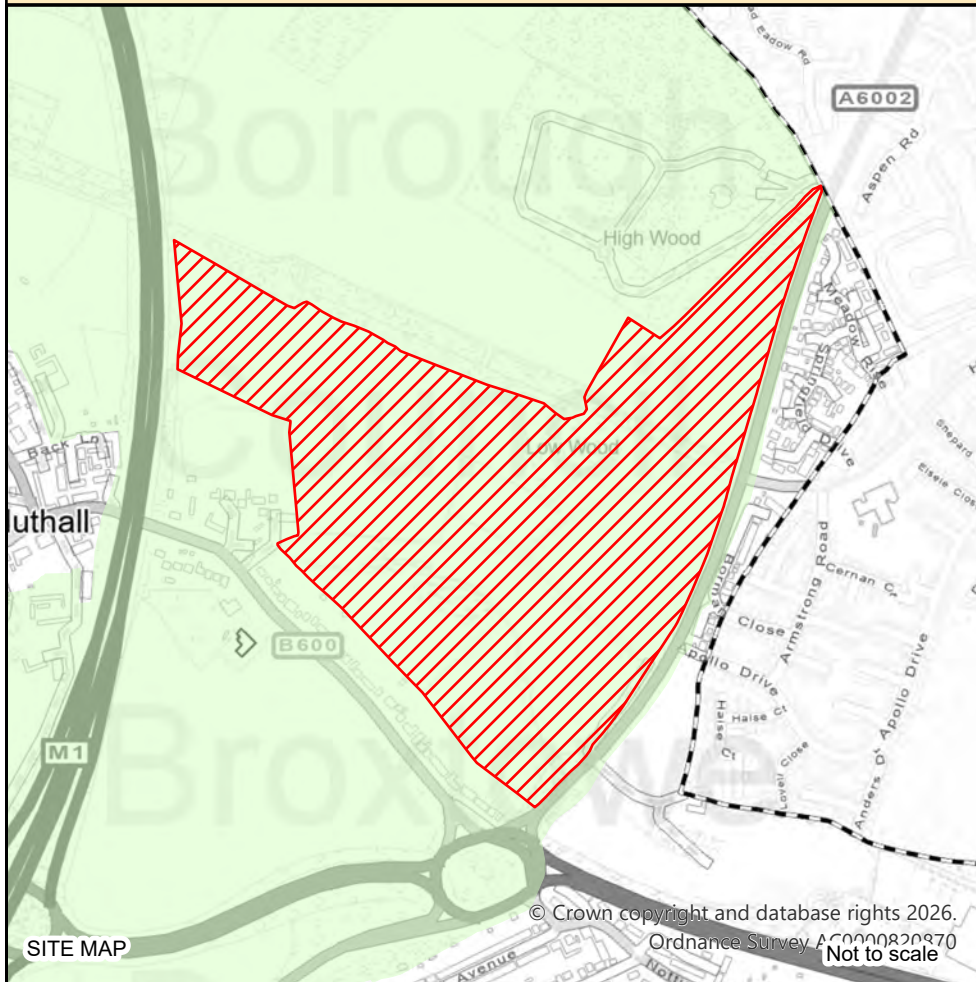
Potential dwellings: **449**

Site type:

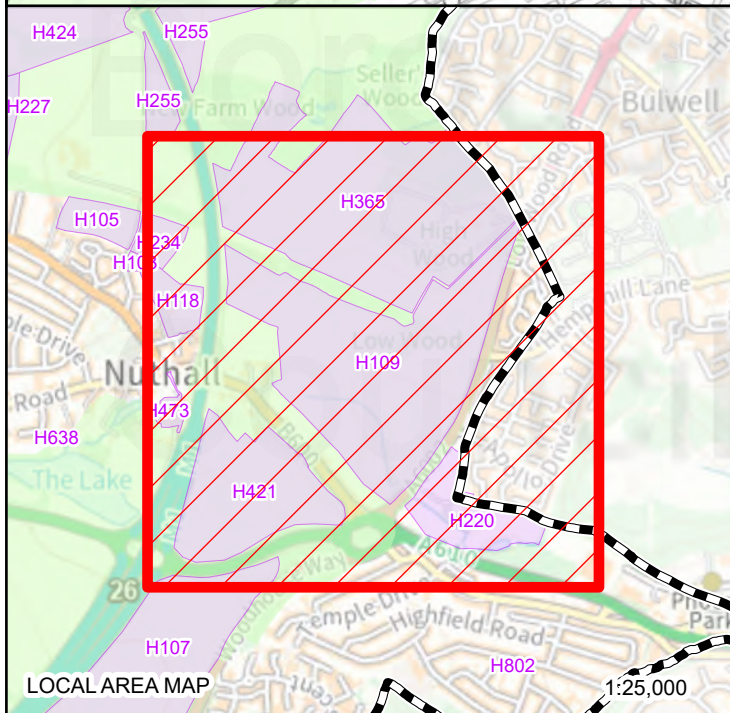
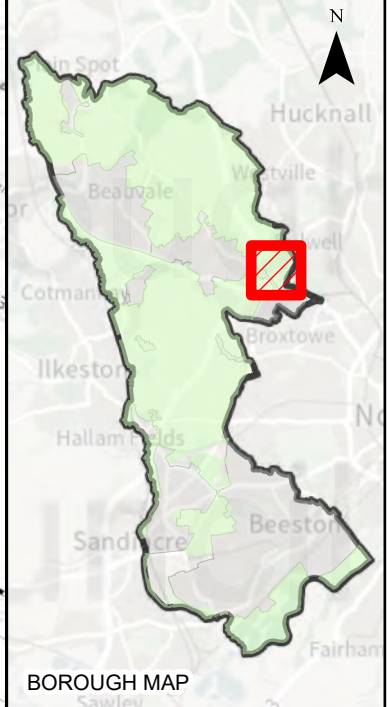
Easting: **449404**

Northing: **338856**

0-5 Years



Settlement: Main Built Up Area

**Final Reasoned Judgement:**

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

The site forms part of an important narrow Green Belt gap between Nottingham and Nuthall. Issues to be considered would include access, impact on a LWS and the risk of flooding to a small part of the site

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

Site area (ha): **38.98**

Potential dwellings: **1180**

Site type:

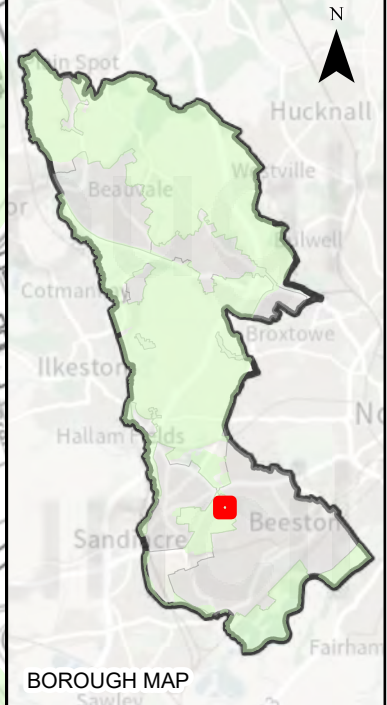
Easting: **452247**

Northing: **344522**

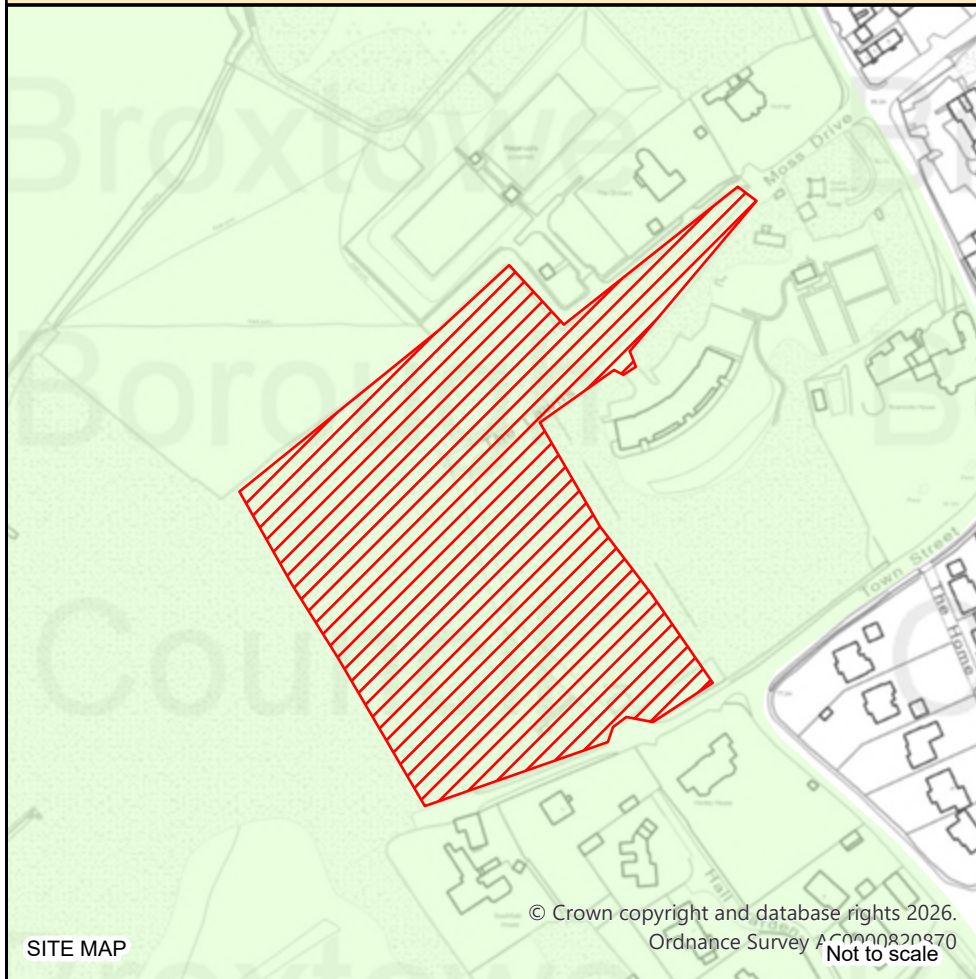
Non Deliverable or Developable



Settlement: Main Built Up Area

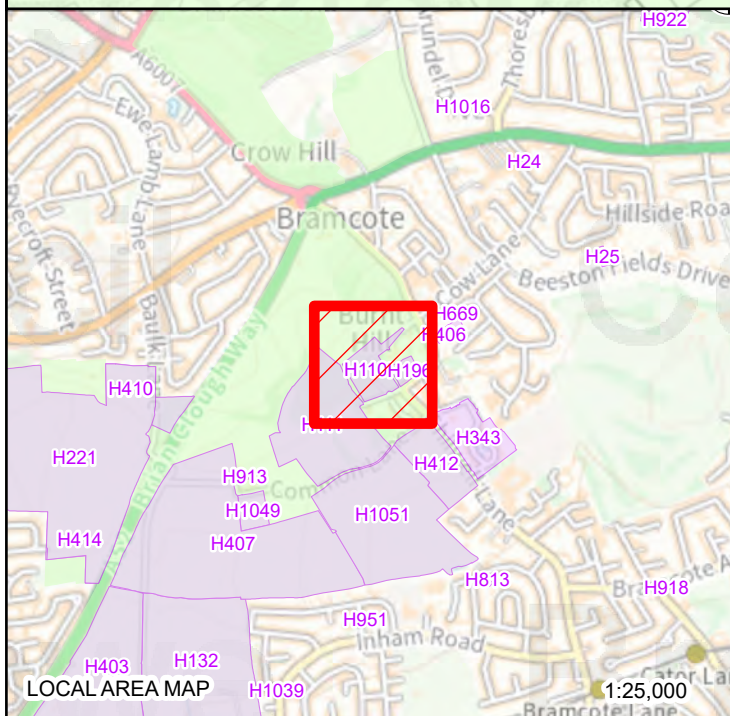


BOROUGH MAP



SITE MAP

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Not to scale



LOCAL AREA MAP

Final Reasoned Judgement:

The site is located in the Green Belt and so is considered to be unsuitable for development.

The site forms part of an important Green Belt gap between Bramcote, Beeston, Chilwell, and Stapleford and so the site is not considered to be acceptable for development. Other policy constraints also apply, including Prominent Area for Special Protection and Conservation Area. Other issues to be considered would include the access arrangements.

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

Site area (ha): 2.25

Potential dwellings: 44

Site type:

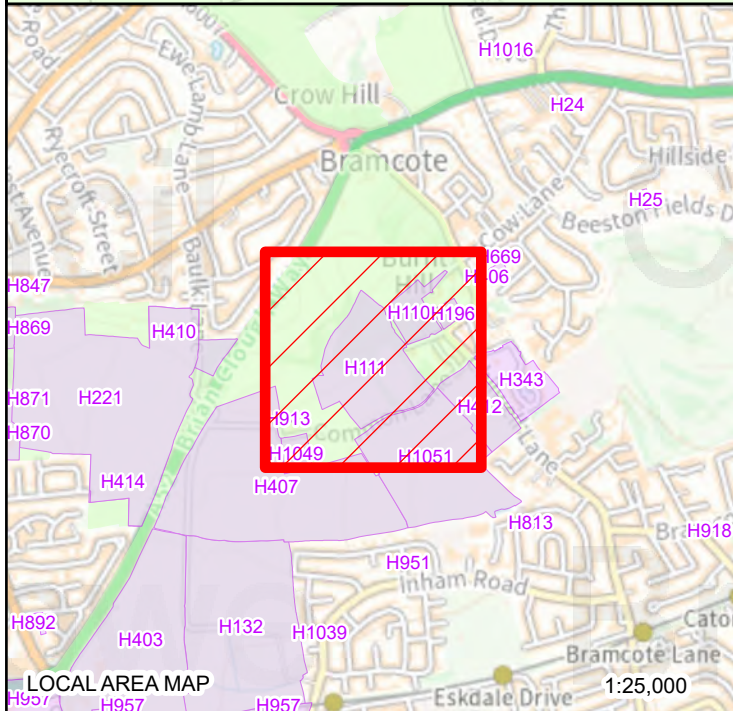
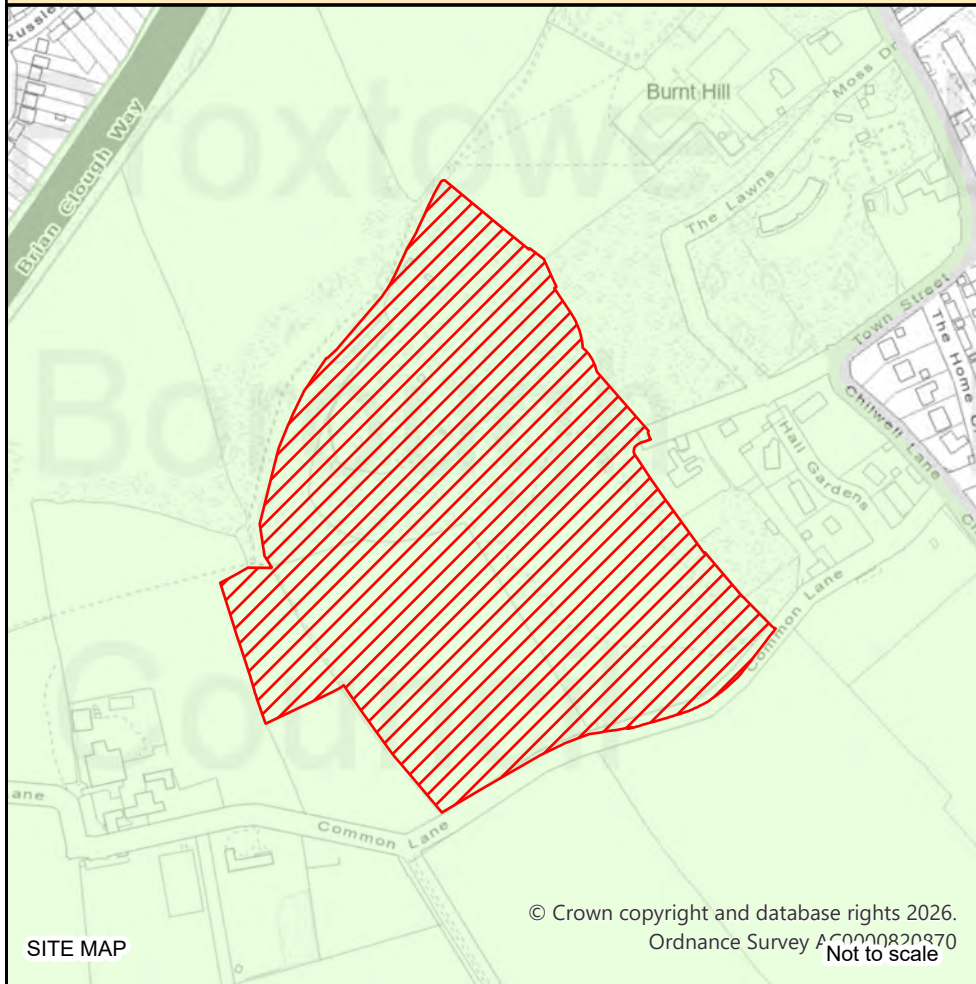
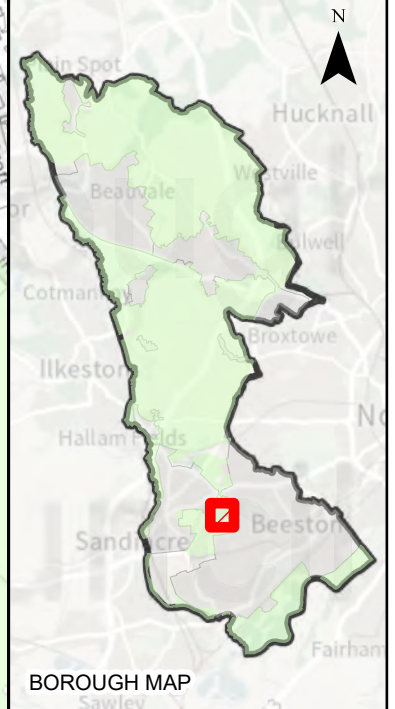
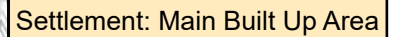
Easting: 450697

Northing: 337344

Non Deliverable or Developable

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This is the northern part of a wider site. The southern part of the site is assessed as Site 1051.

The site is located in the Green Belt and so is considered to be unsuitable for development.

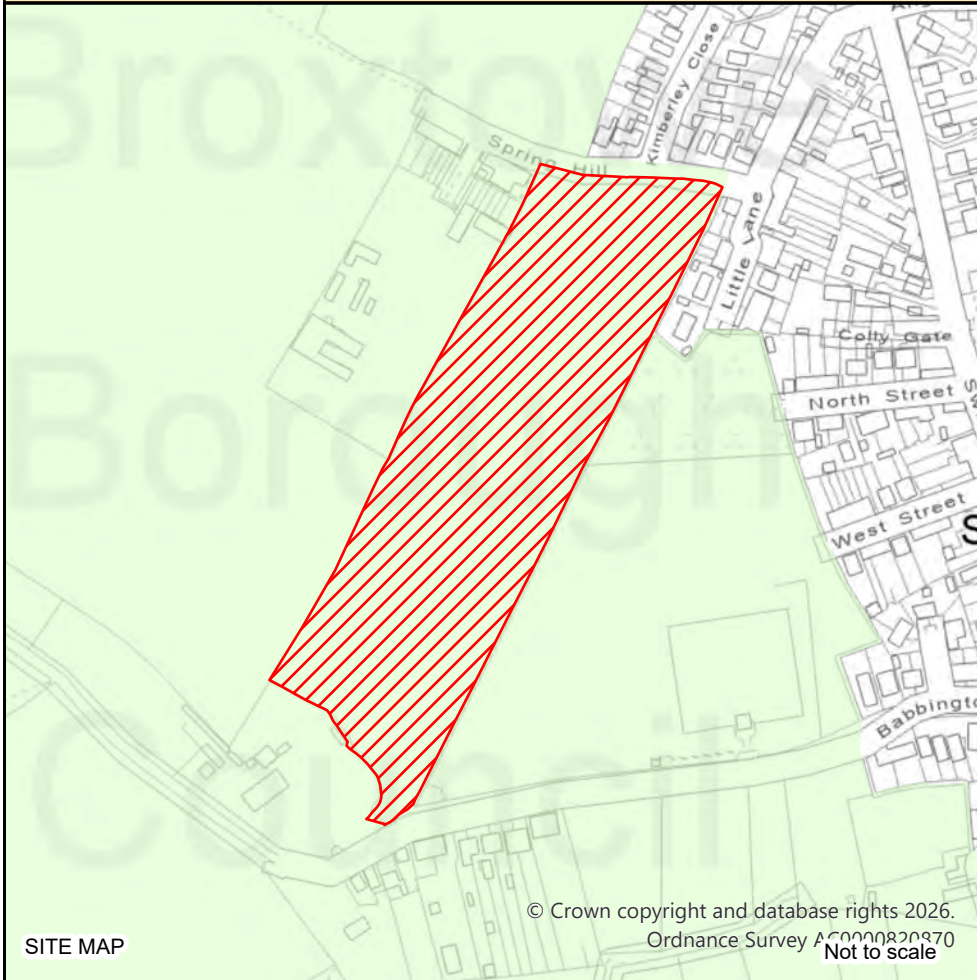
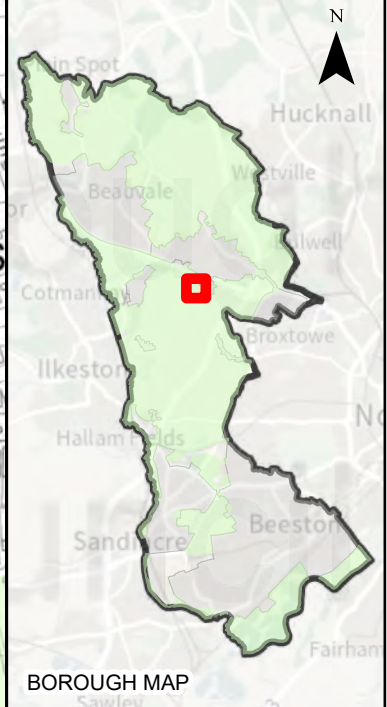
The site forms part of a very important Green Belt gap between Bramcote, Beeston, Chilwell and Stapleford and so is considered to be inappropriate for development. Other policy constraints include Prominent Area for Special Protection and Conservation Area. There are also access issues.

 SHLAA Site	Site area (ha):	23.66
 Other SHLAA sites	Potential dwellings:	0
 Green Belt Extent	Site type:	
 Broxtowe Boundary	Easting:	450670
	Northing:	336976

Non Deliverable or Developable

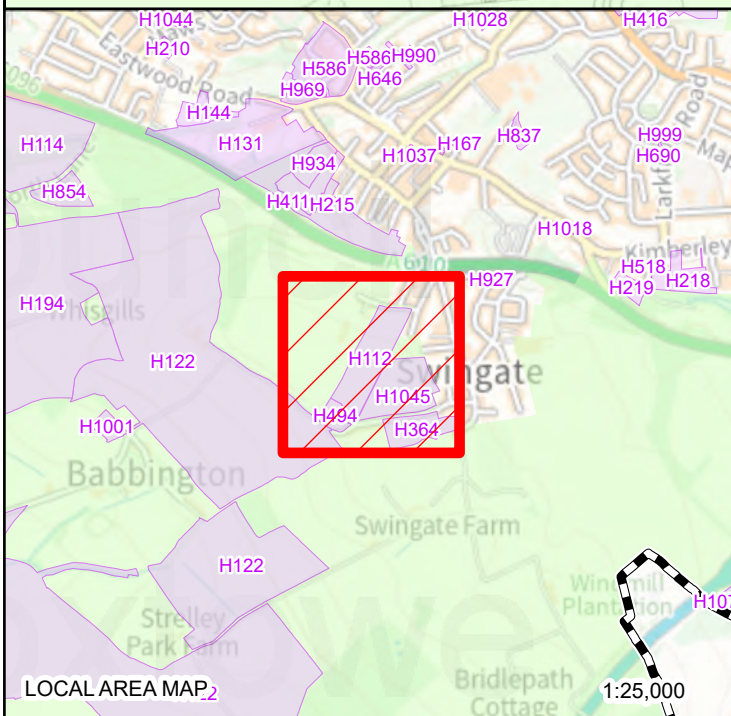


Settlement: Kimberley



SITE MAP

BOROUGH MAP

LOCAL AREA MAP₂**Final Reasoned Judgement:**

The development of the site would represent a substantial expansion into open countryside and Green Belt and so would be inappropriate for development. It is also considered that it is unrelated to the main settlement of Kimberley.

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

Site area (ha): **3.99**

Potential dwellings: **74**

Site type:

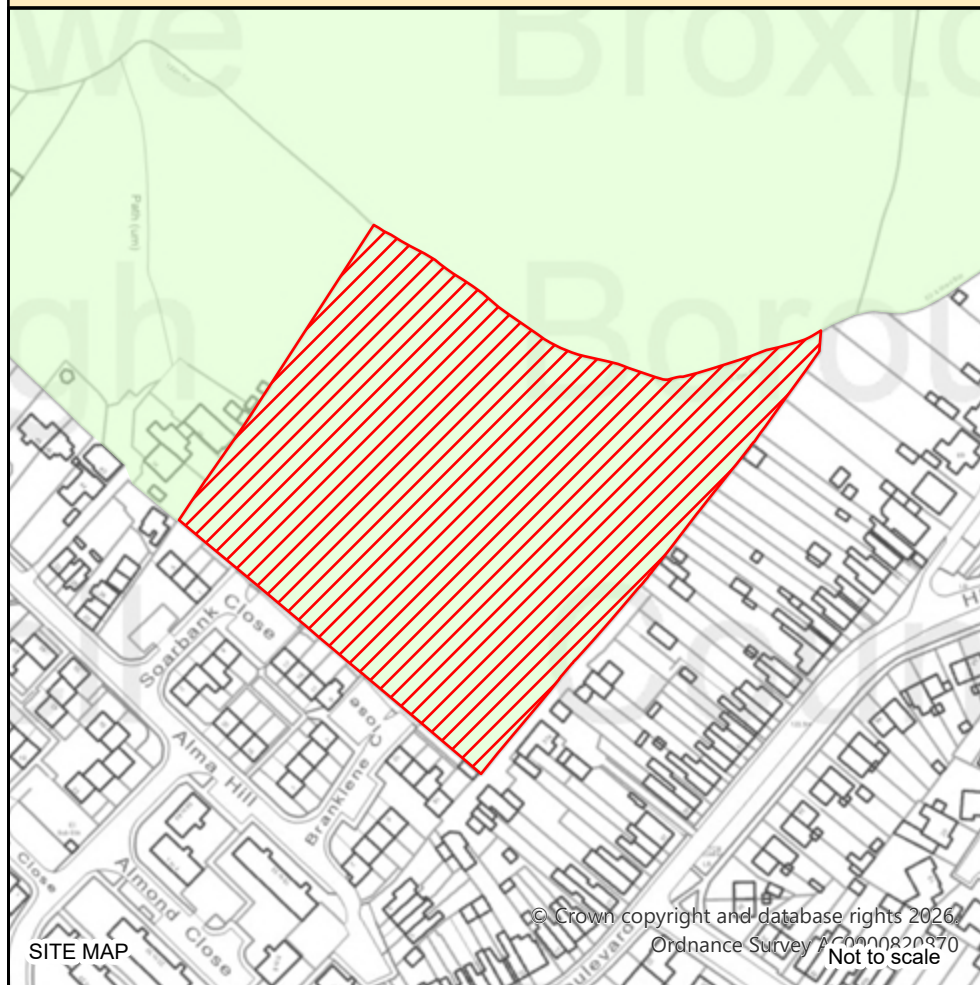
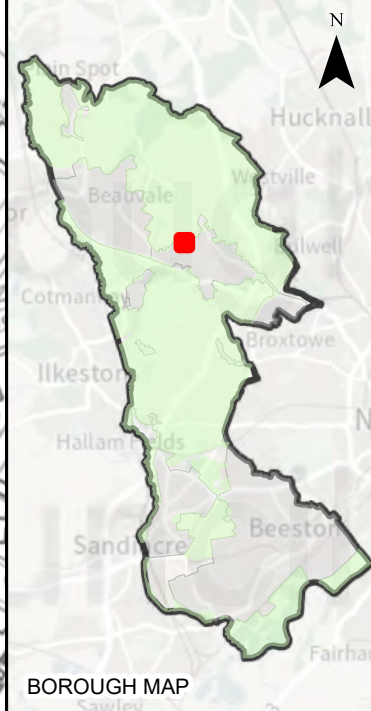
Easting: **449833**

Northing: **344002**

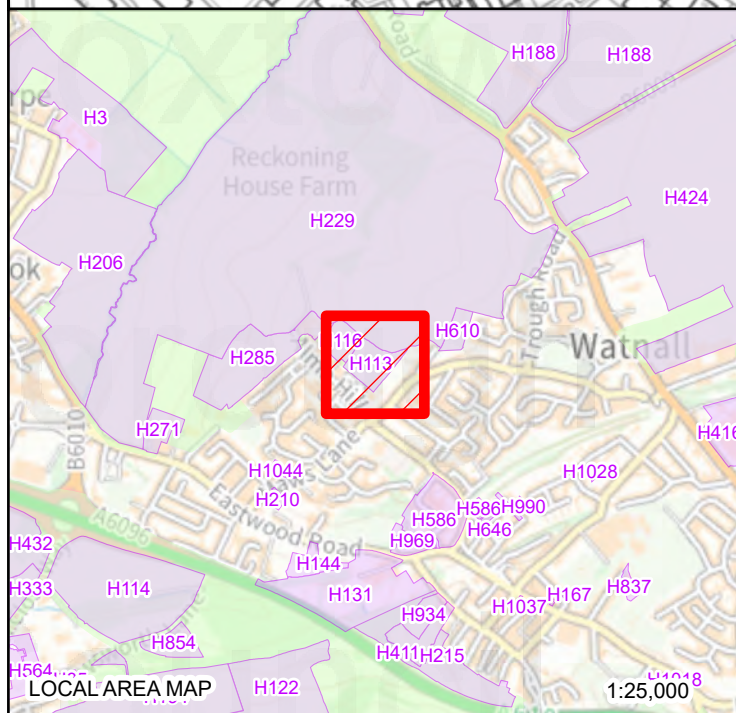
Non Deliverable or Developable



Settlement: Kimberley



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Ordnance Survey 10000820870
Not to scale

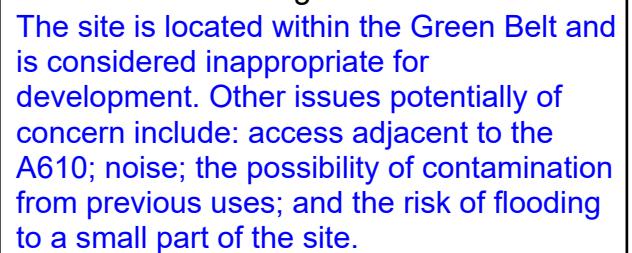
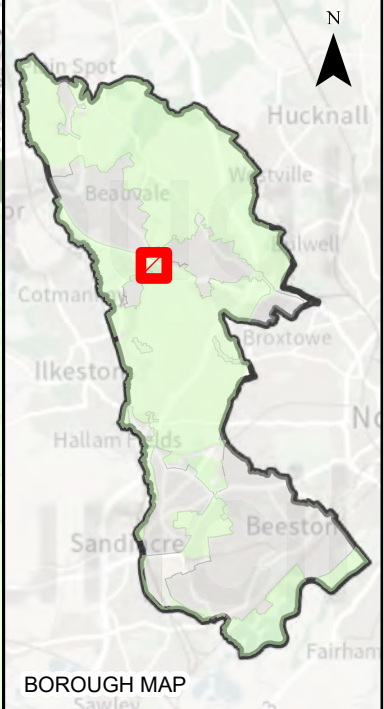
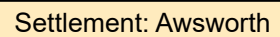


The site is located in the Green Belt and so is considered to be unsuitable for development. The site could be suitable if Green Belt policy changes. Other issues include access and impact upon the local landscape.

 SHLAA Site
 Other SHLAA sites
 Green Belt Extent
 Broxtowe Boundary

Site area (ha):	1.83
Potential dwellings:	72
Site type:	
Easting:	449477
Northing:	345479

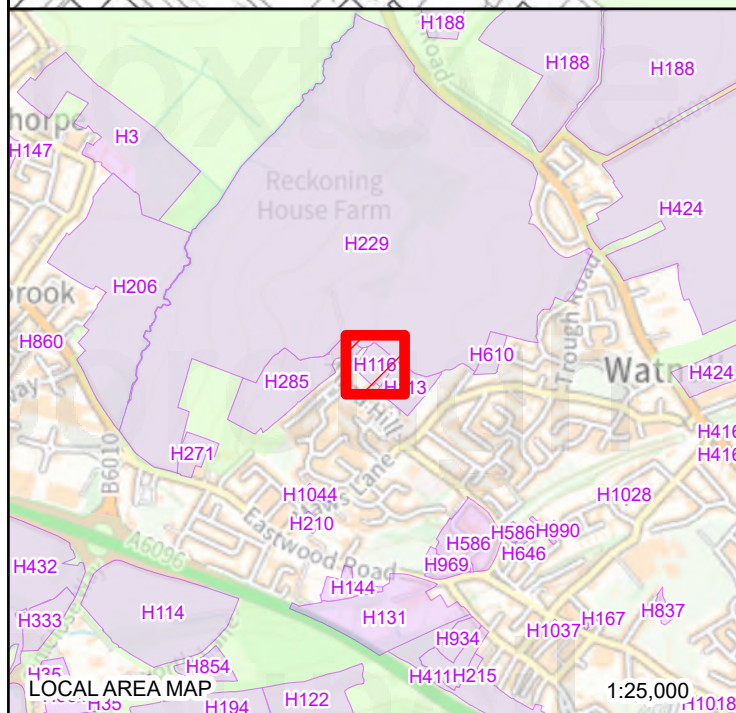
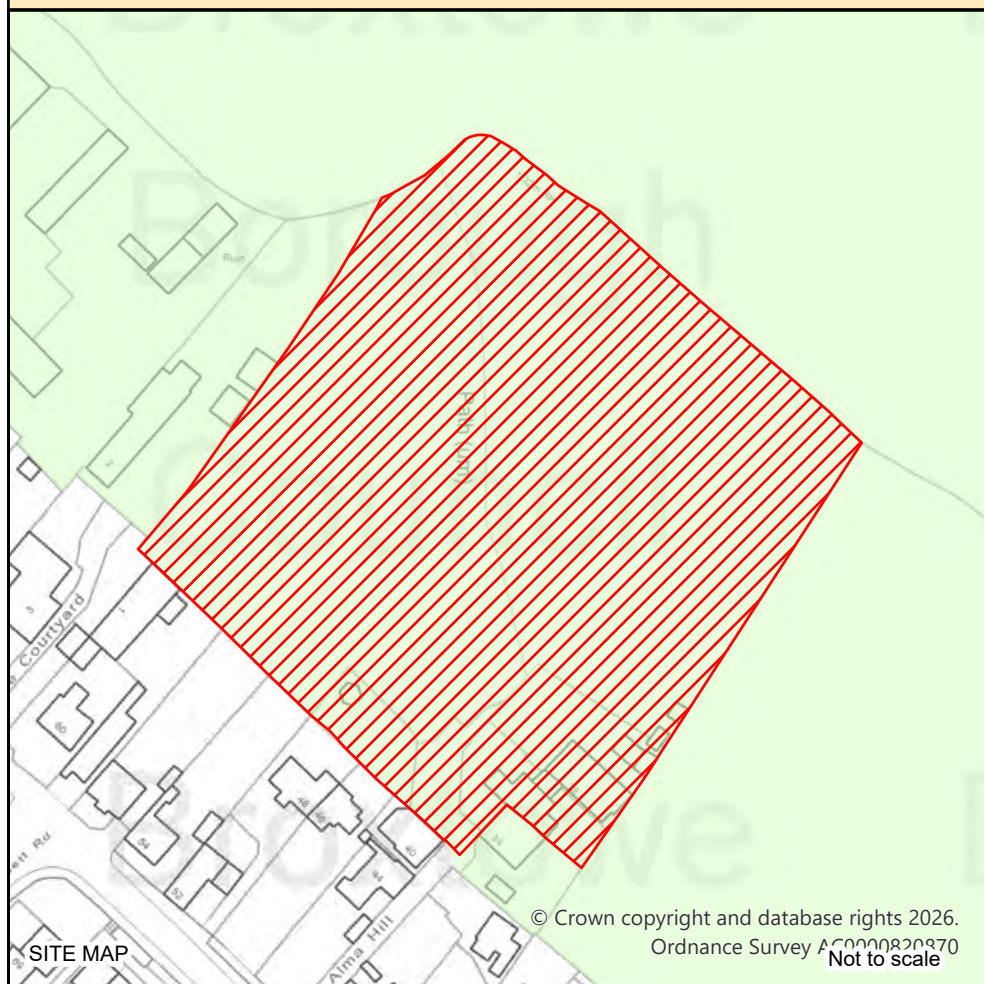
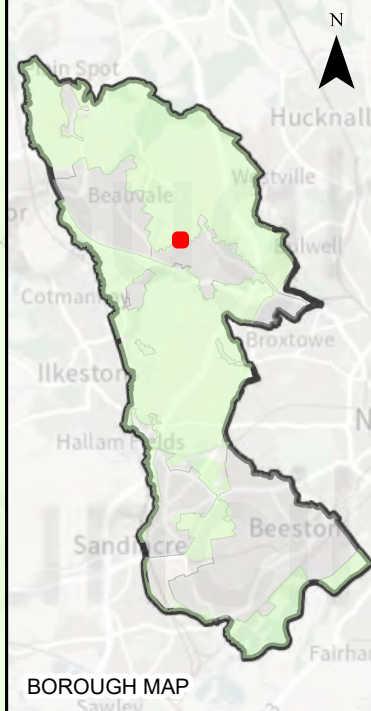
Could be suitable if policy changes



Non Deliverable or Developable



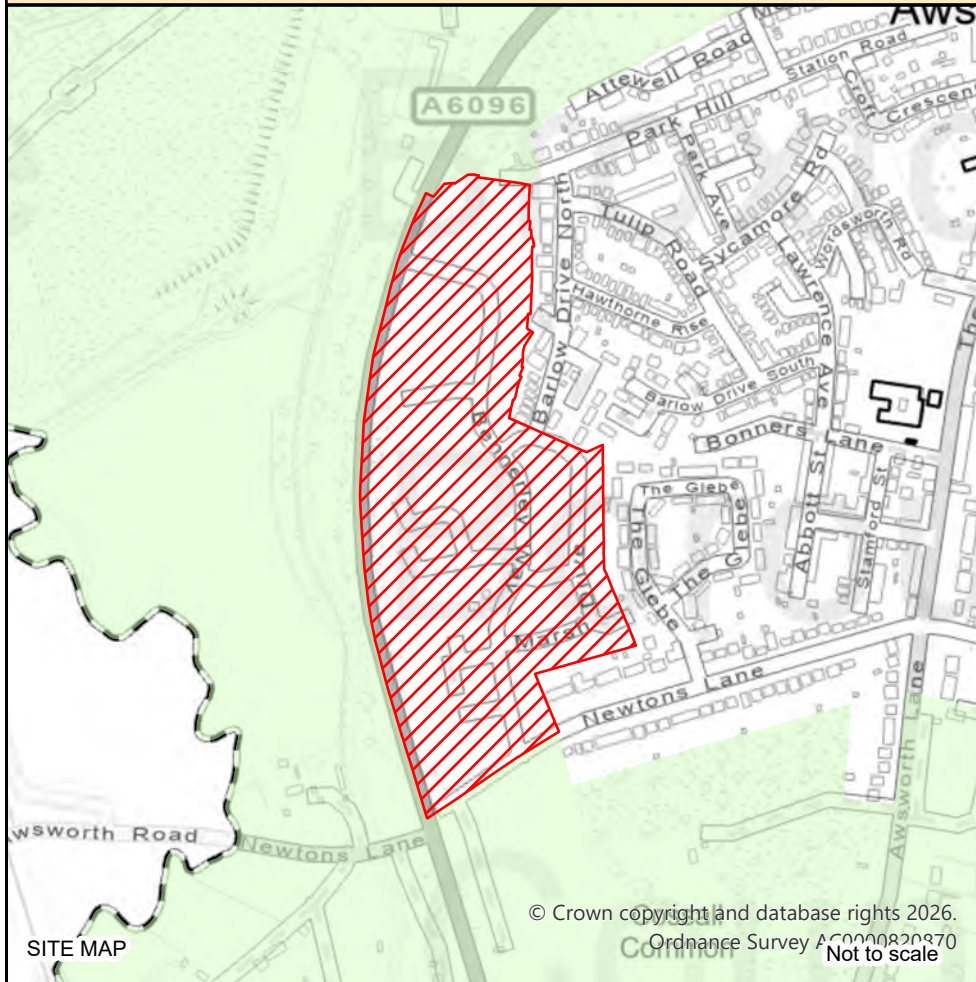
Settlement: Kimberley



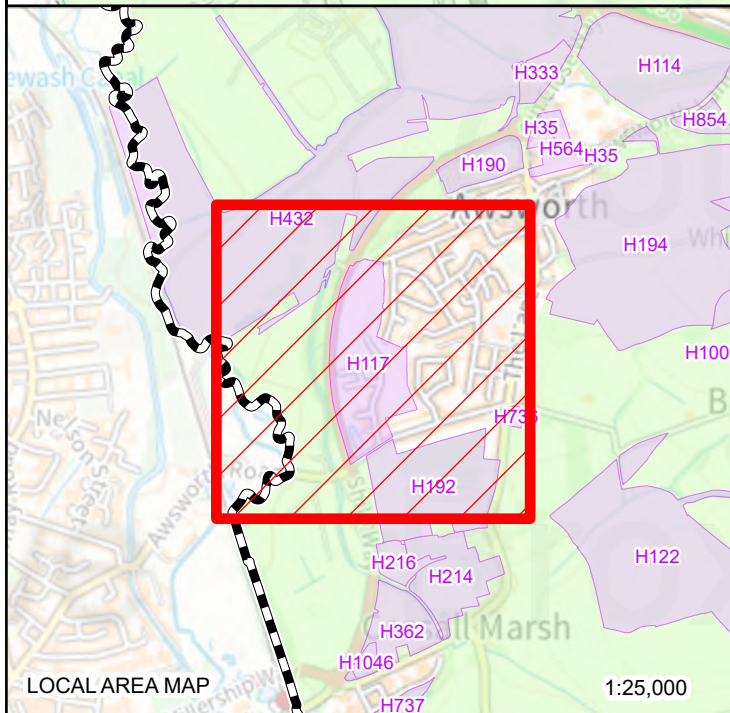
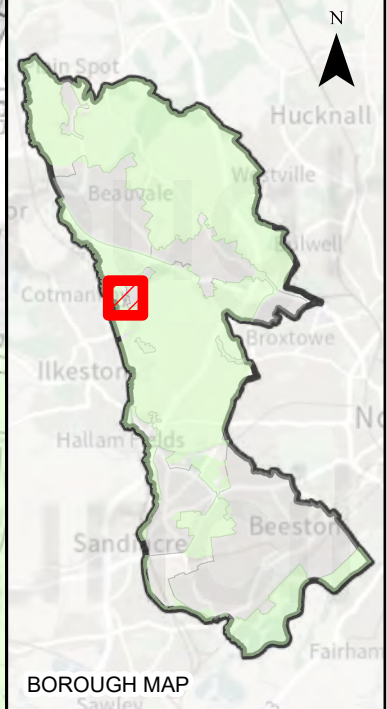
The site is located in the Green Belt and so is considered to be unsuitable for development. The site could be suitable if Green Belt policy changes. It is considered that access may also be of concern.

 SHLAA Site	Site area (ha):	1.16
 Other SHLAA sites	Potential dwellings:	45
 Green Belt Extent	Site type:	
 Broxtowe Boundary	Easting:	449375
	Northing:	345554

Could be suitable if policy changes



Settlement: Awsworth

**Final Reasoned Judgement:**

The site was removed from the Green Belt and allocated for housing development as part of the Part 2 Local Plan (Policy 4.1).

The site has outline planning permission as well as planning permission for reserved matters.

Construction on site is underway.

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

Site area (ha): **11.97**

Potential dwellings: **249**

Site type:

Easting: **447700**

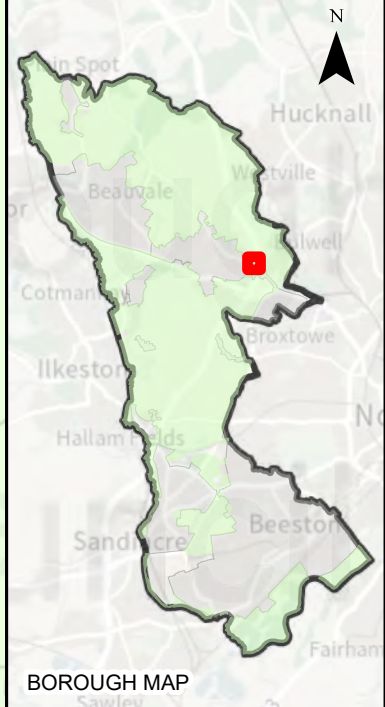
Northing: **343748**

0-5 Years

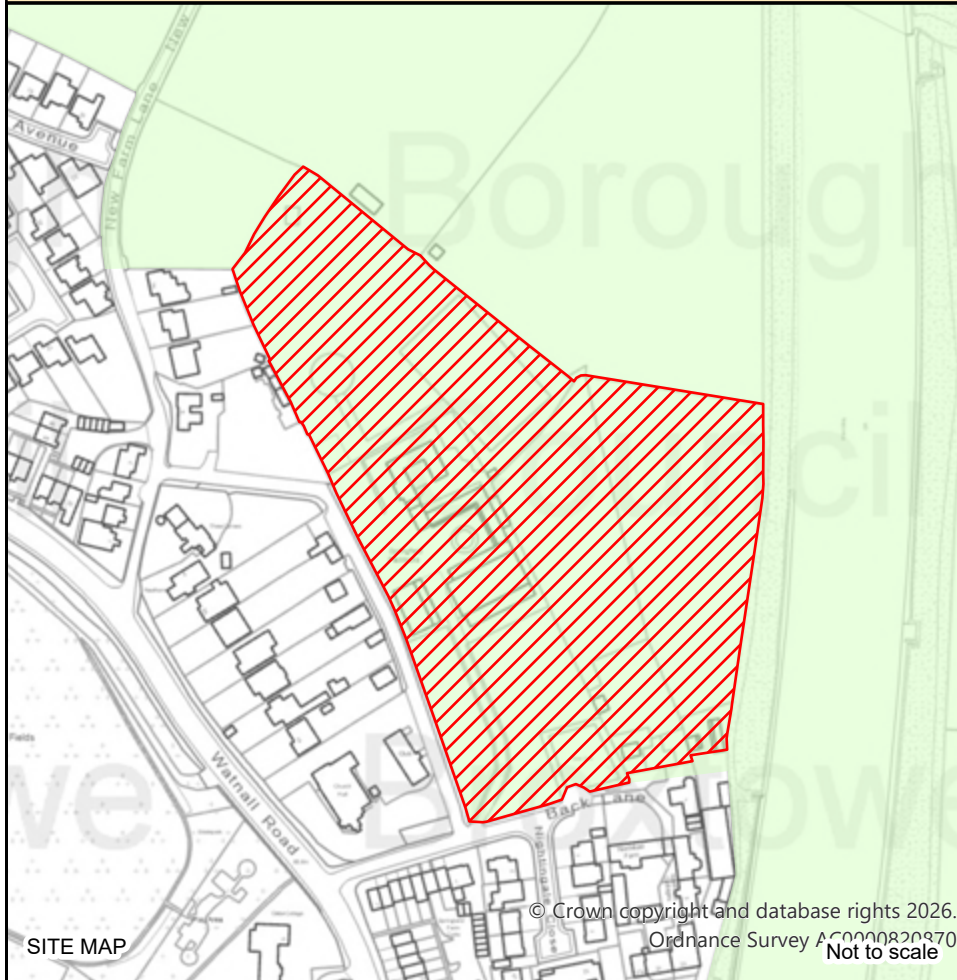


**Broxtowe
Borough
COUNCIL**

Settlement: Kimberley

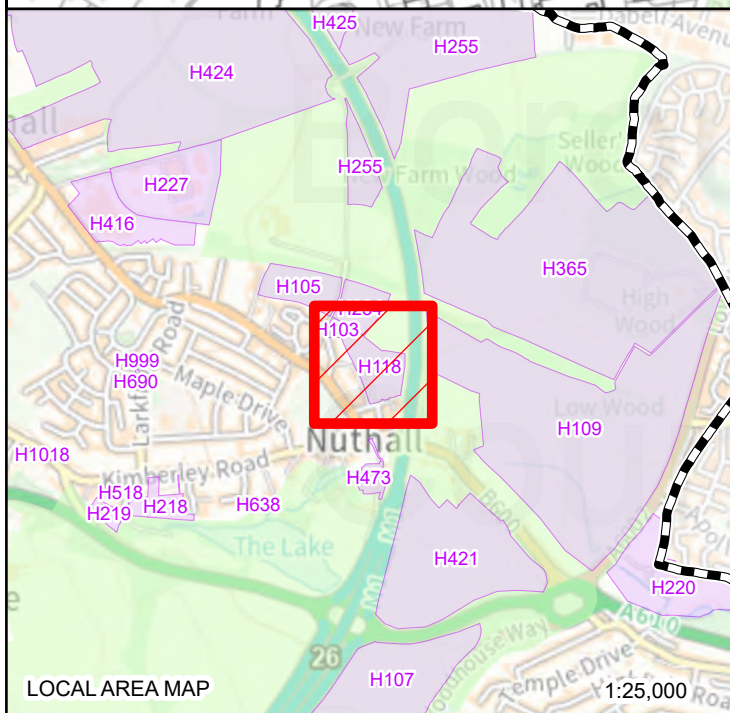


BOROUGH MAP



SITE MAP

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Ordnance Survey AC0000820870
Not to scale



LOCAL AREA MAP

Final Reasoned Judgement:

The site is located within the Green Belt and is therefore considered inappropriate for development. Other concerns include the potential impact upon a Local Wildlife Site and the proximity of the M1 motorway (which could result in noise issues for potential occupiers of any dwellings).

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

Site area (ha): **2.95**

Potential dwellings: **88**

Site type:

Easting: **451578**

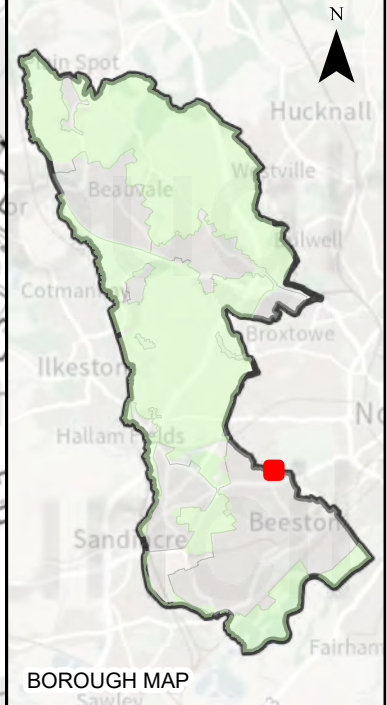
Northing: **344727**

Non Deliverable or Developable

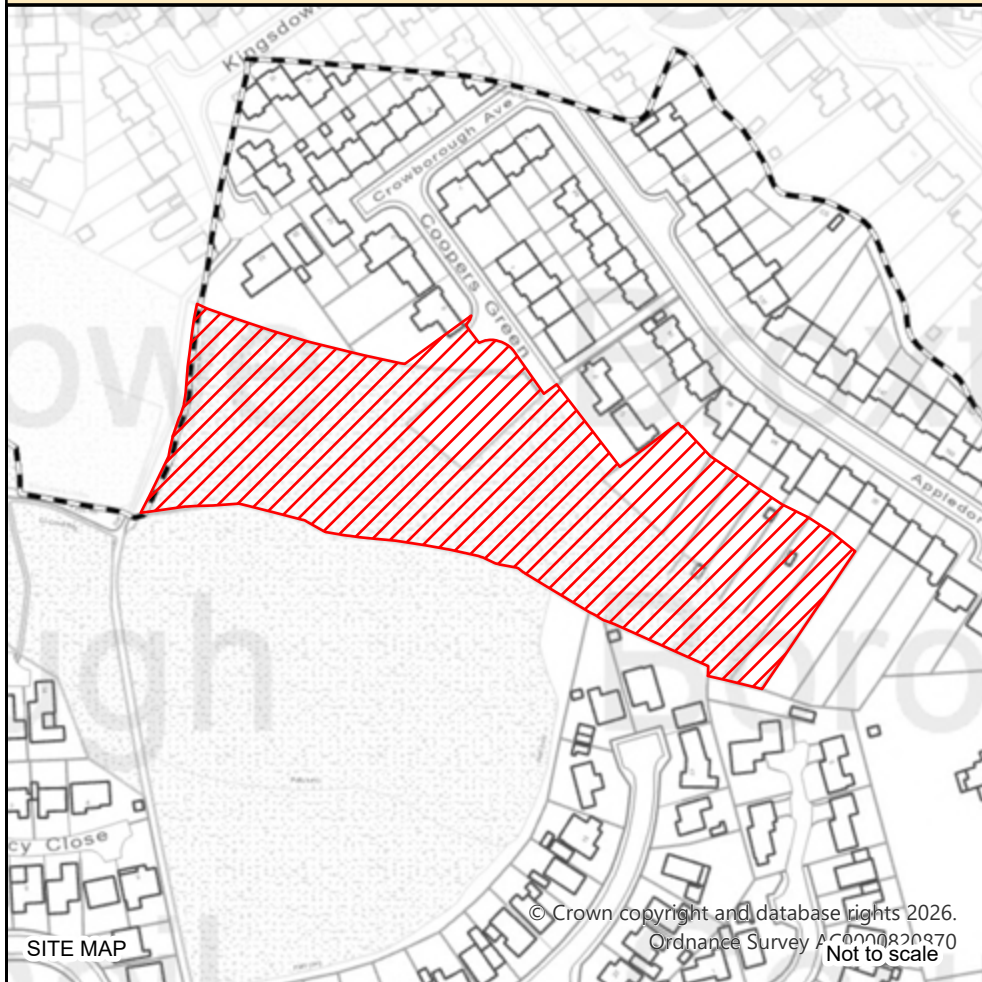


**Broxtowe
Borough
COUNCIL**

Settlement: Main Built Up Area

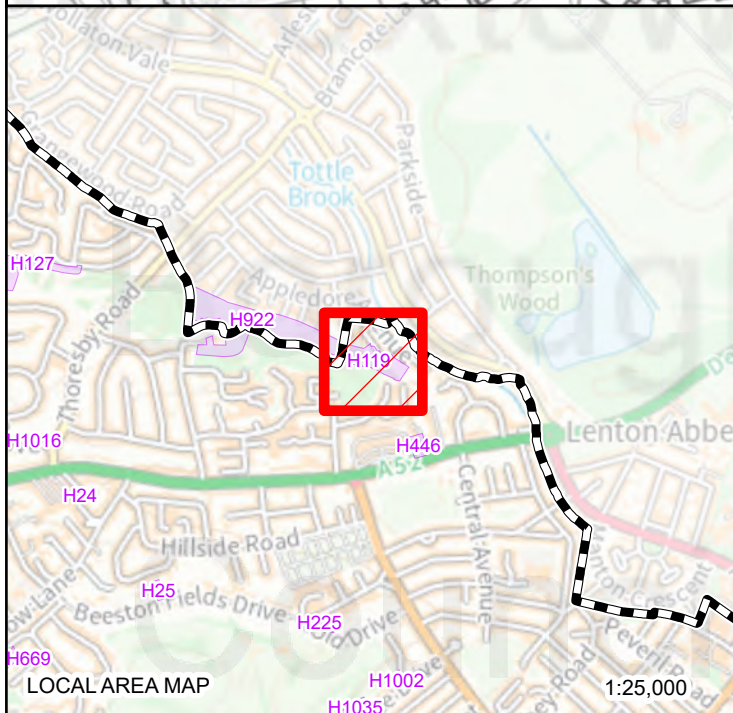


BOROUGH MAP



SITE MAP

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Not to scale



LOCAL AREA MAP

1:25,000

Final Reasoned Judgement:

The site is located in the Green Belt and so is considered to be unsuitable for development.

The site forms part of a Prominent Area for Special Protection and a Protected Open Area. It is valuable for its views, ecology, informal quiet recreation and gap between built-up areas. Therefore unsuitable, undeliverable and undevelopable. There is also the possibility of overland flooding.

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

Site area (ha): **1.35**

Potential dwellings: **27**

Site type:

Easting: **452171**

Northing: **338477**

Non Deliverable or Developable

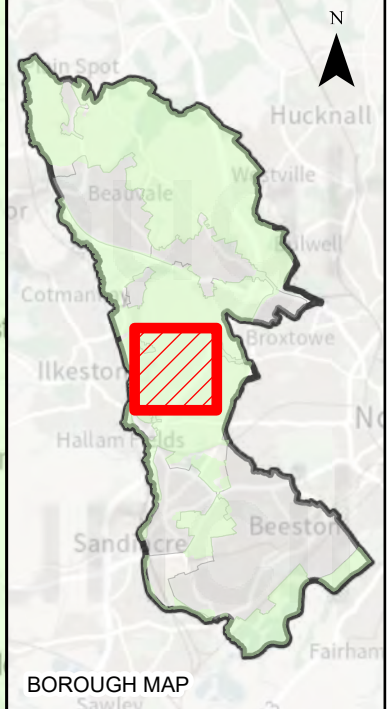
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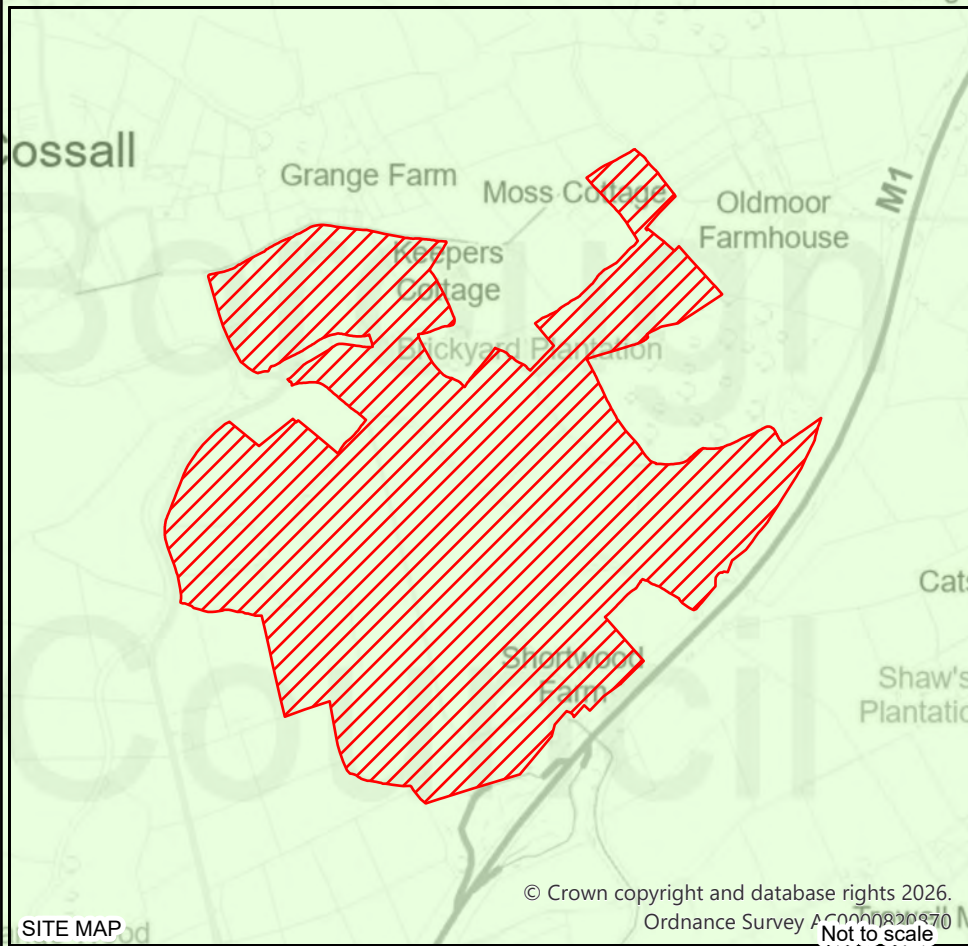


**Broxtowe
Borough
COUNCIL**

Settlement: Other Rural

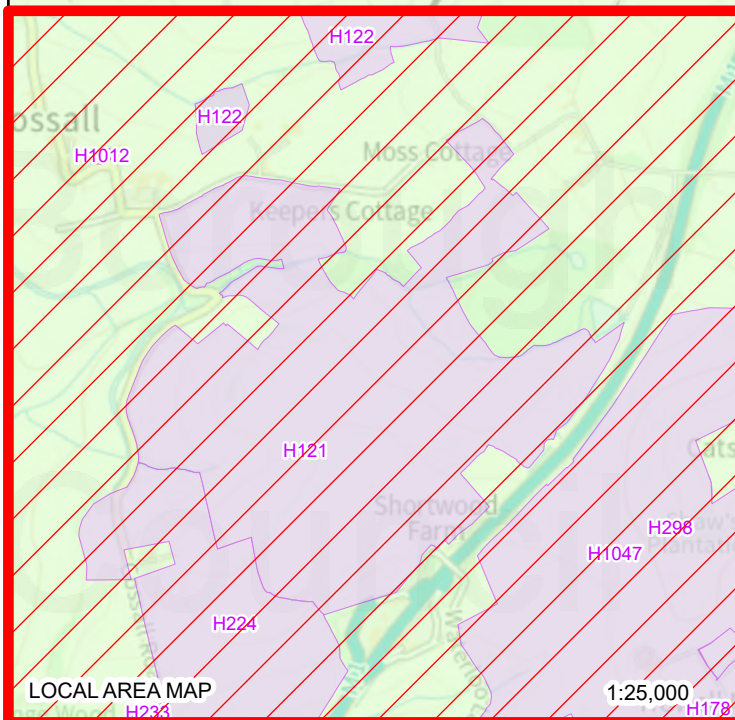


BOROUGH MAP



SITE MAP

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Not to scale



Final Reasoned Judgement:

The site is located within in the Green Belt and so is considered unsuitable for development. The site is not well related to existing settlements.

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

Site area (ha): **132.47**

Potential dwellings: **3469**

Site type:

Easting: **449137**

Northing: **341560**

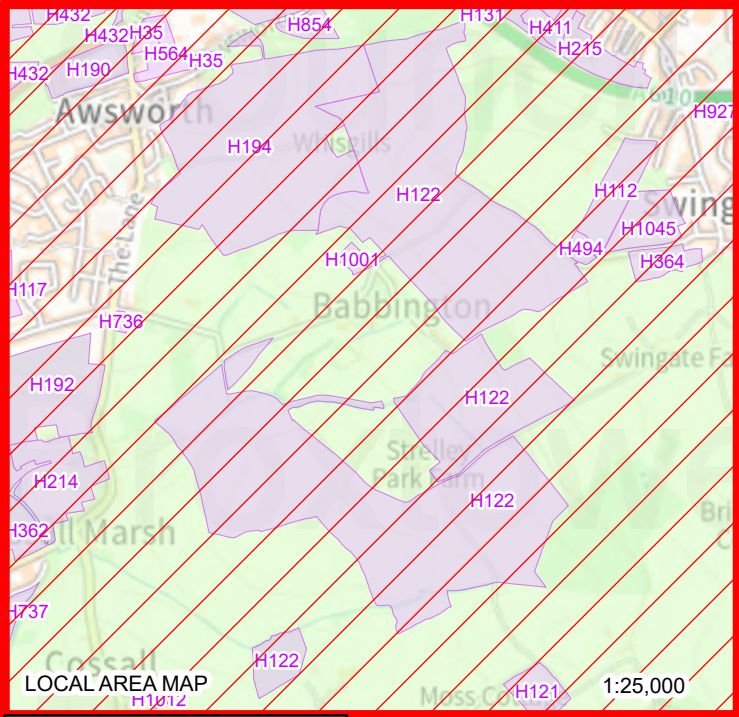
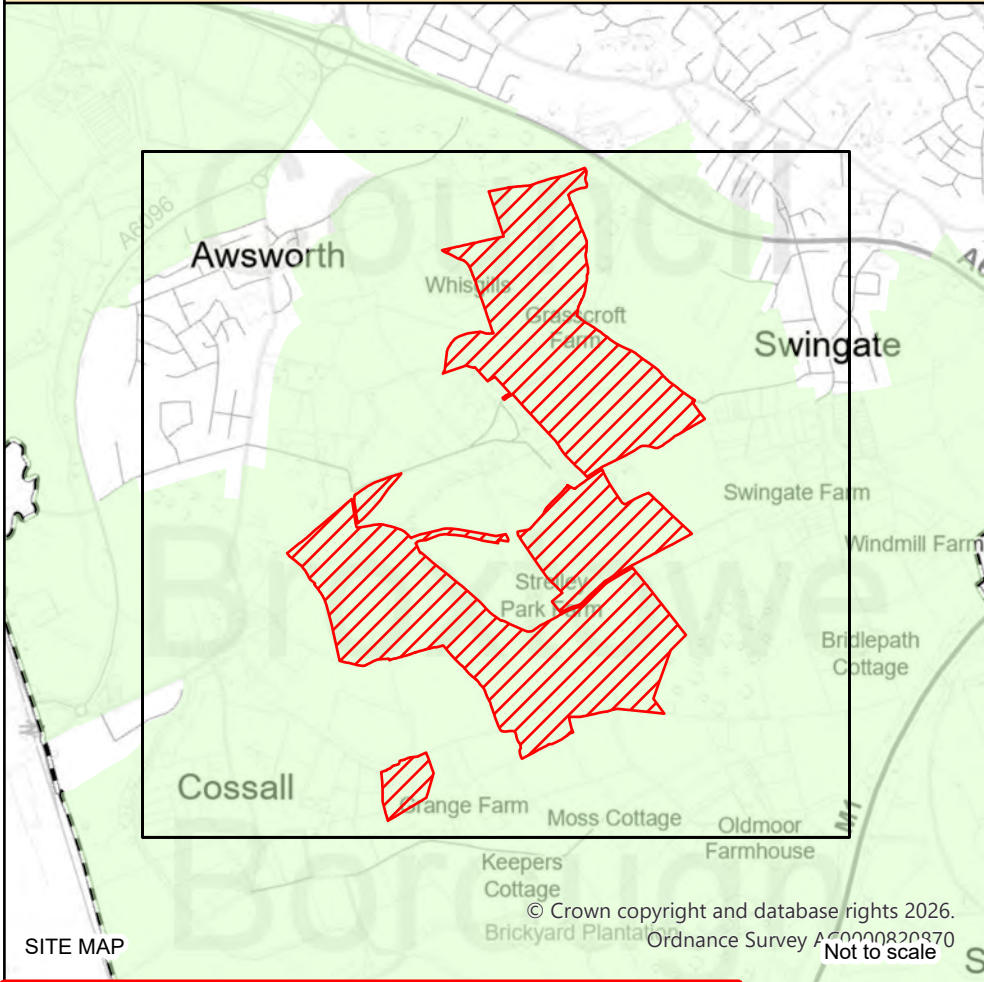
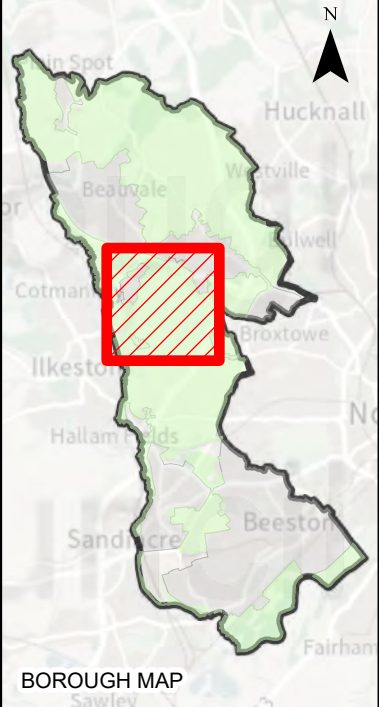
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Settlement: Other Rural

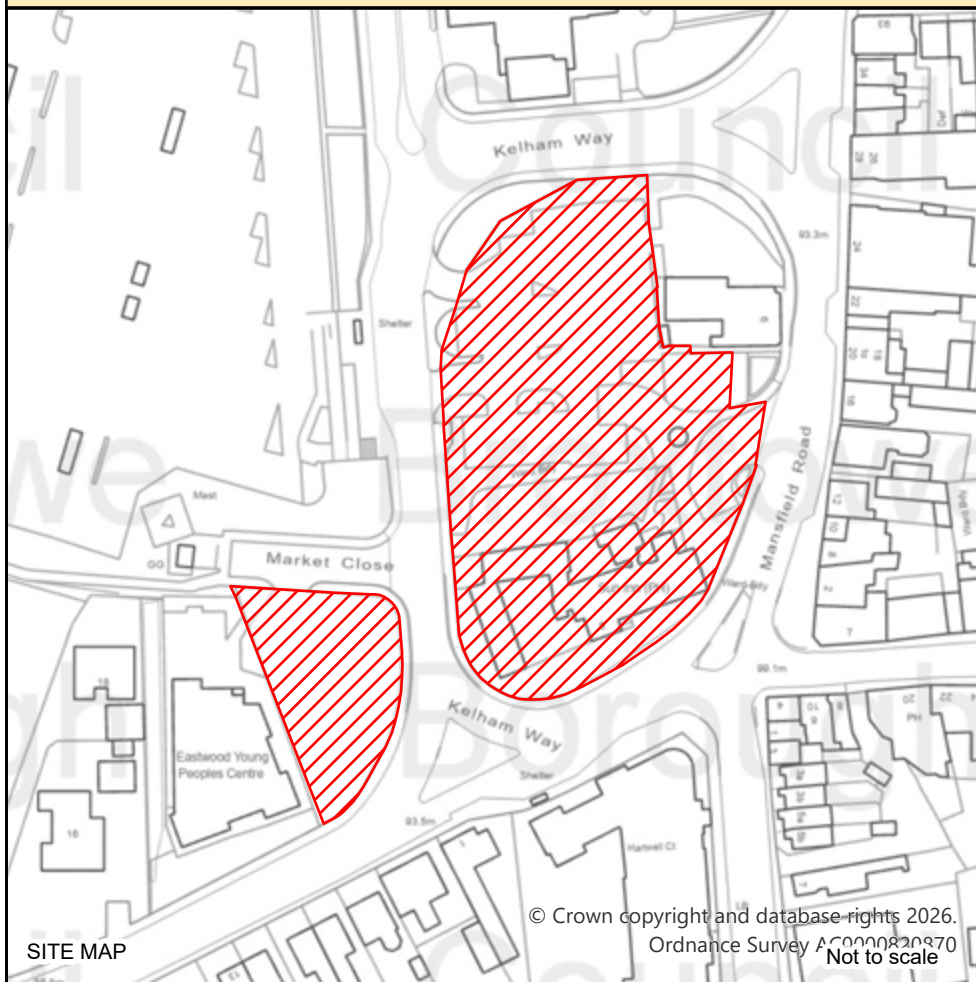


Final Reasoned Judgement:
The site is located in the Green Belt and so is considered to be unsuitable for development. The site is in the Green Belt and is considered to not be well connected to any settlement.

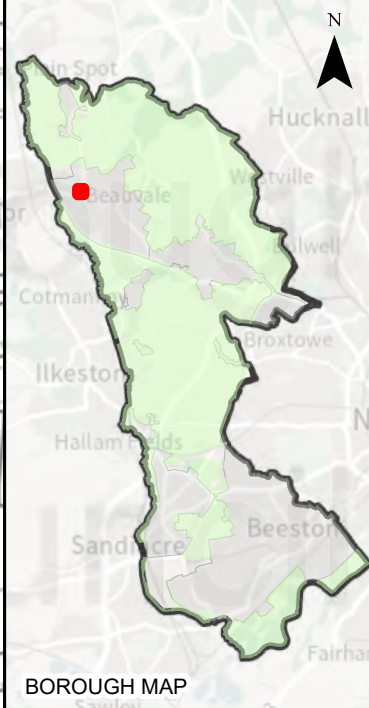
- SHLAA Site
- Other SHLAA sites
- Green Belt Extent
- Broxtowe Boundary

Site area (ha): **108.3**
Potential dwellings: **2166**
Site type:
Easting: **449134**
Northing: **343401**

Non Deliverable or Developable



Settlement: Eastwood



Final Reasoned Judgement:

The property is in use as a hotel and
therefore not available for development.

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

Site area (ha): 0.56

Potential dwellings: 28

Site type:

Easting: 446449

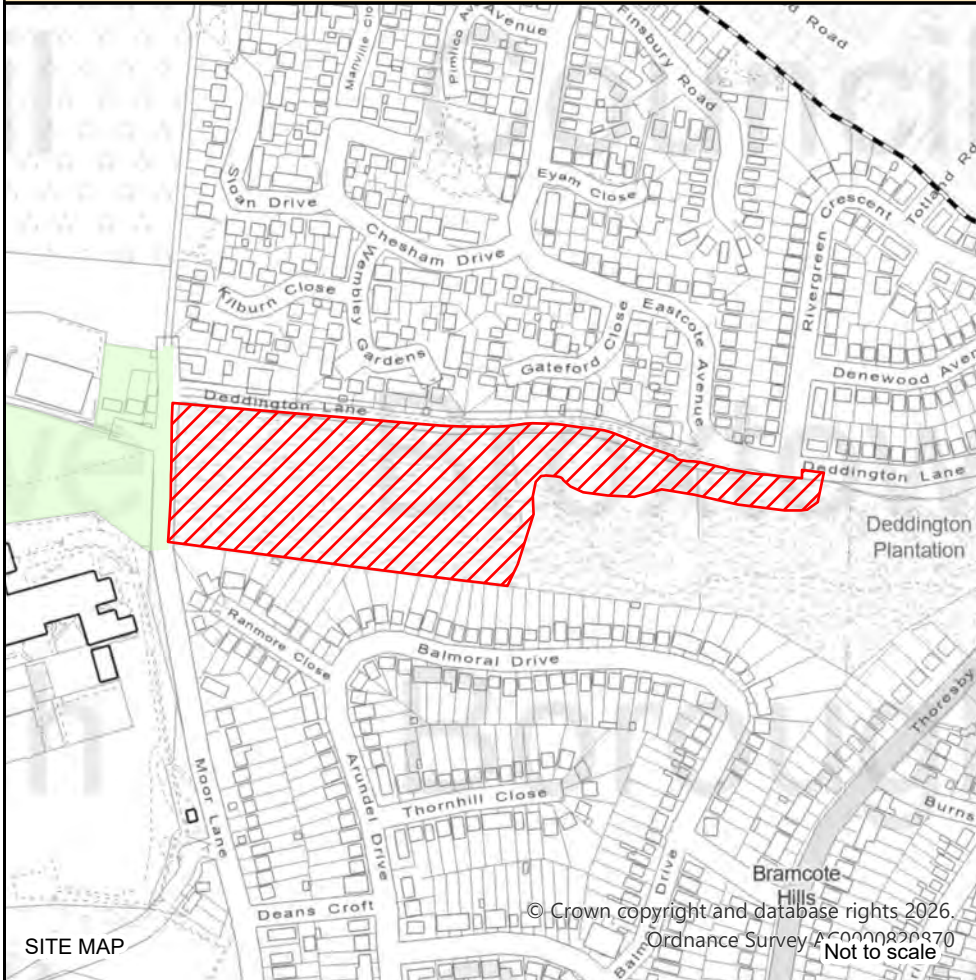
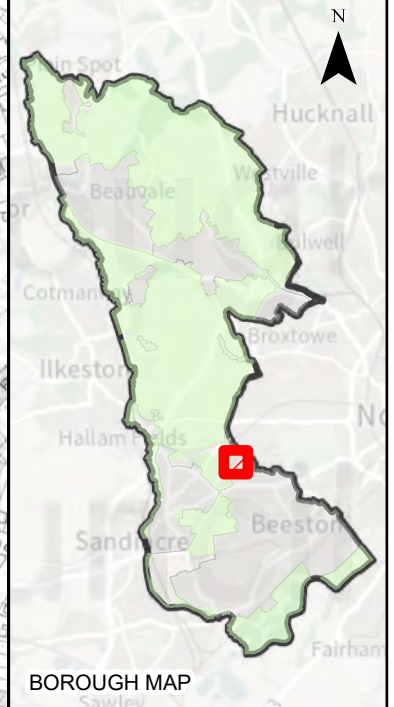
Northing: 347010

Non Deliverable or Developable



**Broxtowe
Borough
COUNCIL**

Settlement: Main Built Up Area

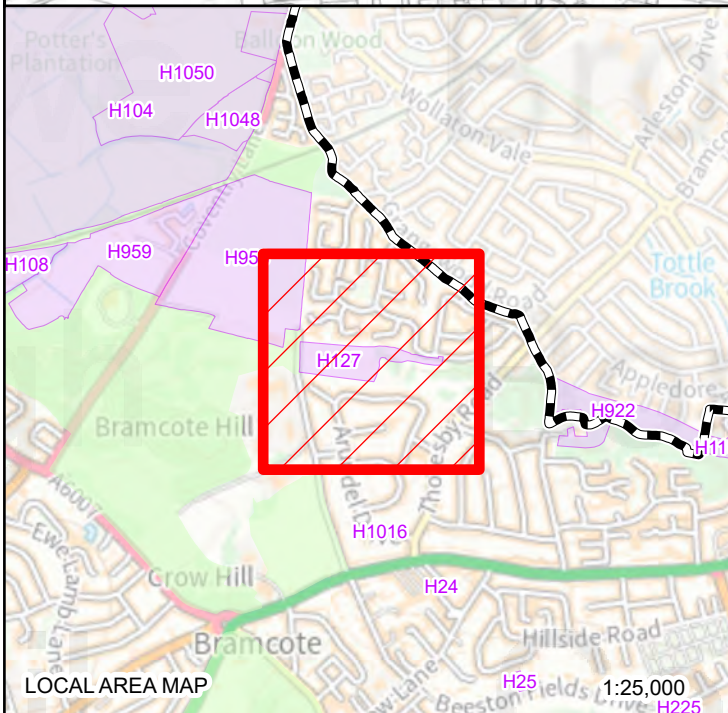


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Final Reasoned Judgement:

The site forms part of a Prominent Area for Special Protection, as well as being protected as open space. It is also considered to be an important green infrastructure corridor. It is therefore considered to be inappropriate for development.

(Previous planning permission for the site has now lapsed. Previously outline permission was allowed at appeal).



LOCAL AREA MAP

1:25,000

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

Site area (ha): **3.46**

Potential dwellings: **100**

Site type:

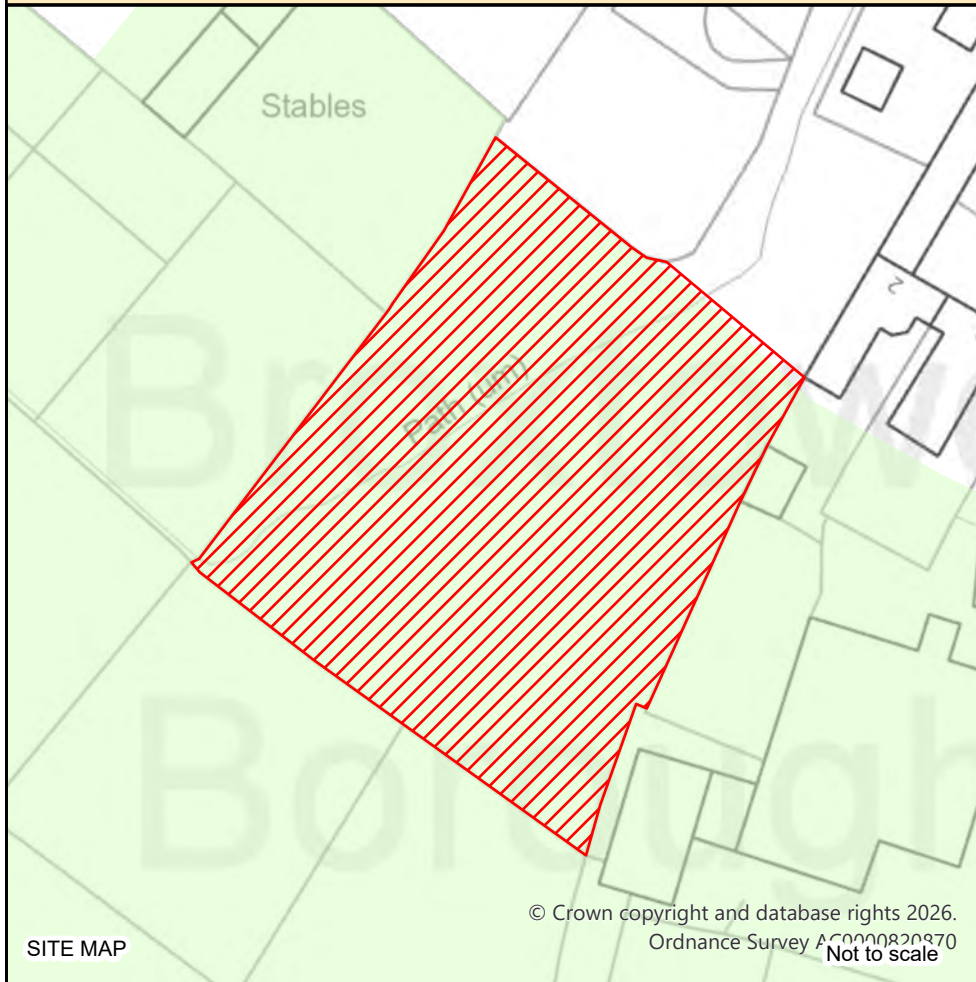
Easting: **450909**

Northing: **338781**

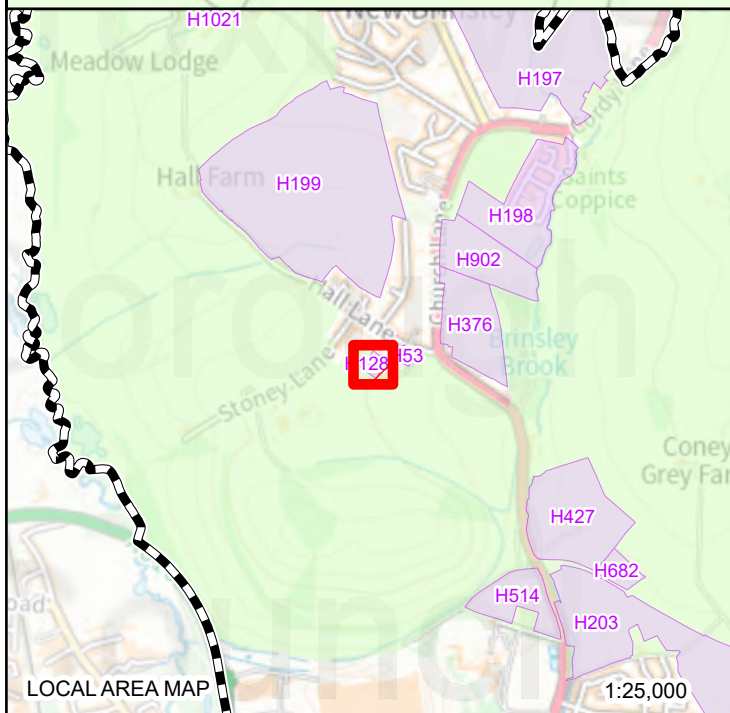
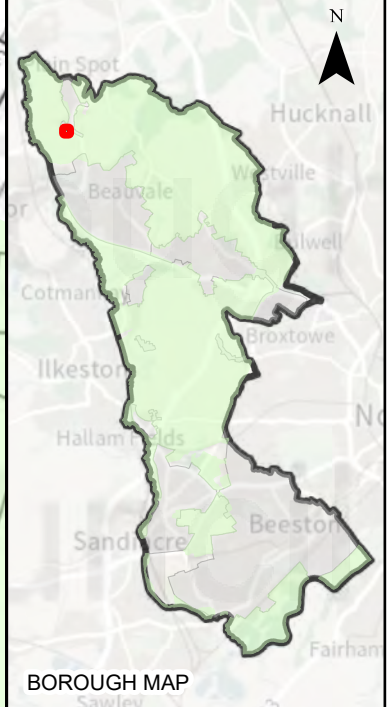
Non Deliverable or Developable

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Settlement: Brinsley



Final Reasoned Judgement:

The site is located in the Green Belt and so is considered inappropriate for development. There are also considered to be access issues.

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

Site area (ha): 0.39

Potential dwellings: 11

Site type:

Easting: 445964

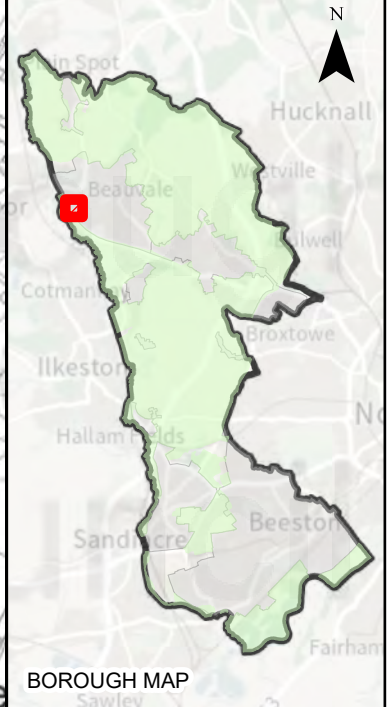
Northing: 348695

Non Deliverable or Developable

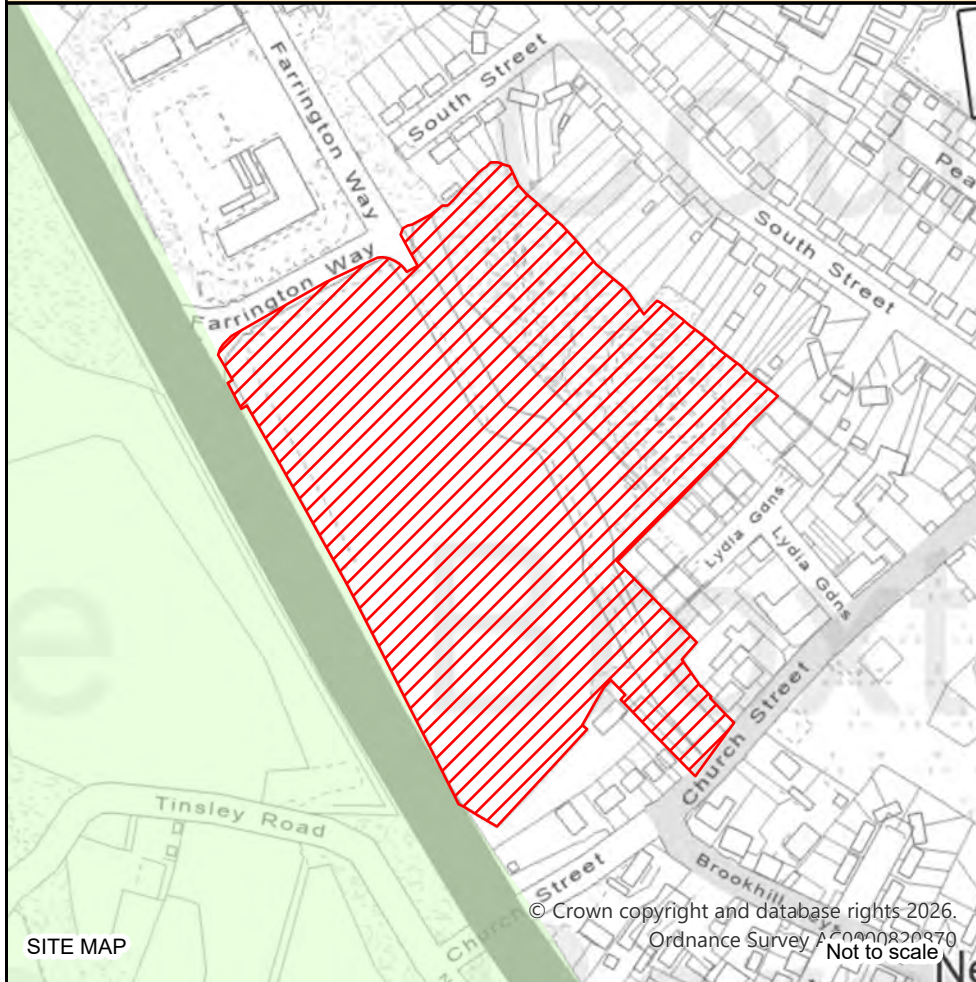


**Broxtowe
Borough
COUNCIL**

Settlement: Eastwood



BOROUGH MAP



SITE MAP



LOCAL AREA MAP

Final Reasoned Judgement:

Outline planning permission granted in January 2025. Application for Reserved Matters granted in September 2025.

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

Site area (ha): **5.45**

Potential dwellings: **125**

Site type:

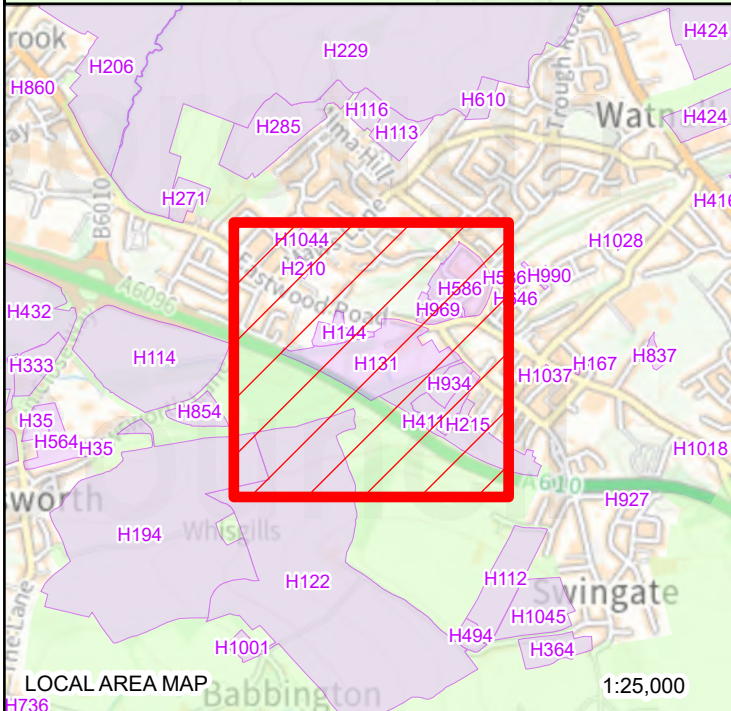
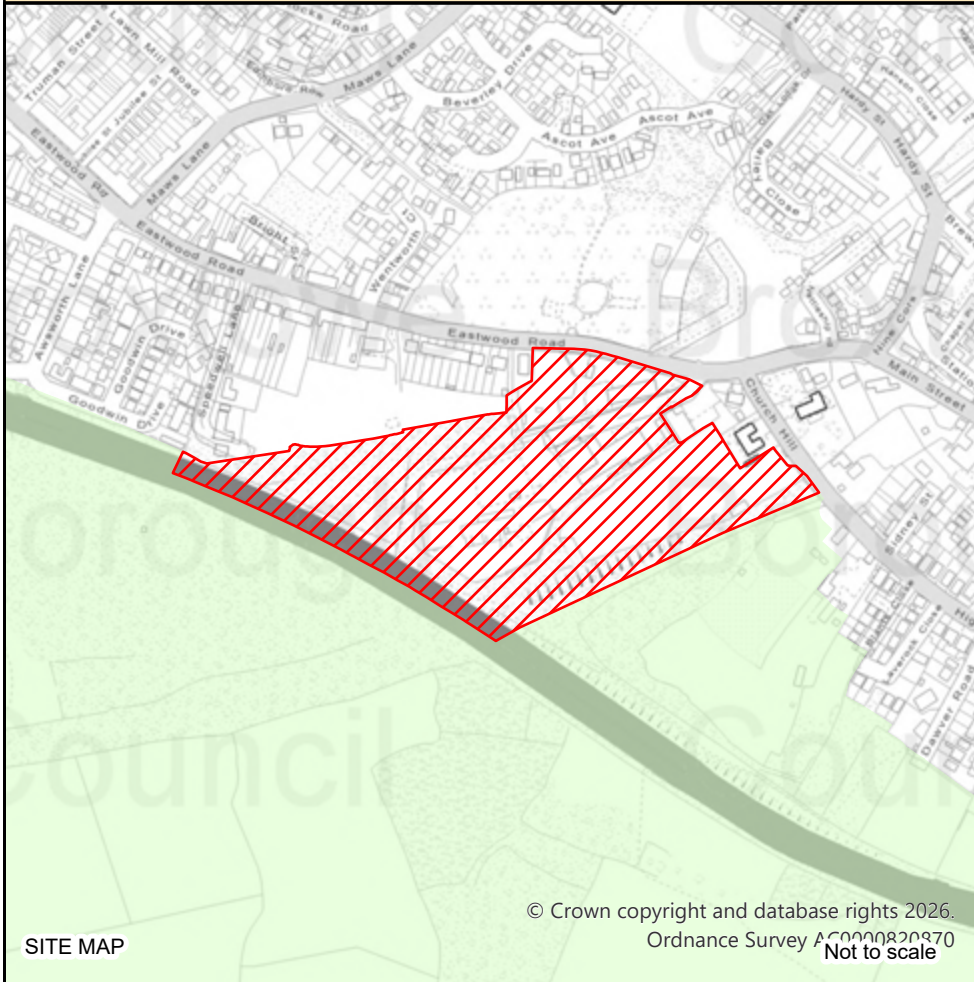
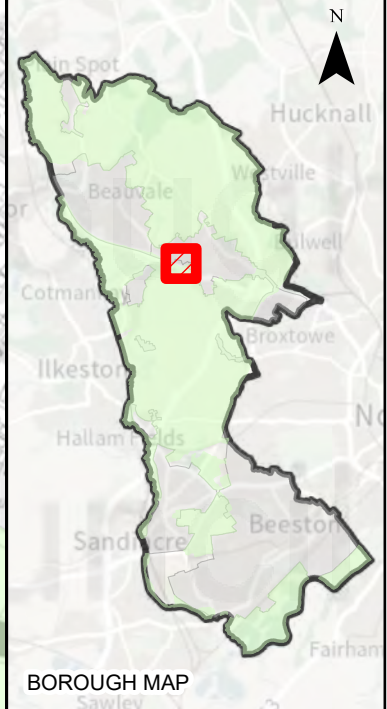
Easting: **446178**

Northing: **346334**

0-5 Years



Settlement: Kimberley

**Final Reasoned Judgement:**

The site is allocated in the Broxtowe Part 2 Local Plan for 118 dwellings (Policy 7.1) and is therefore considered suitable for development.

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

Site area (ha): **7.42**

Potential dwellings: **118**

Site type:

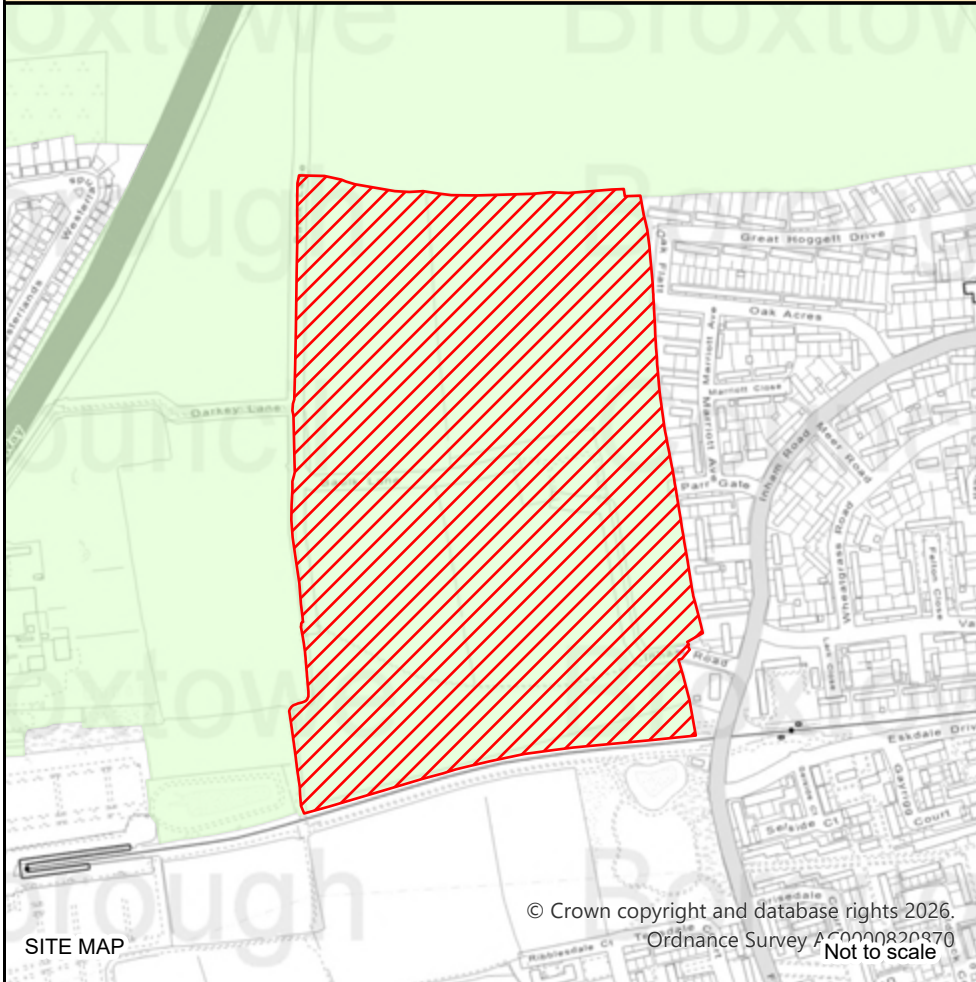
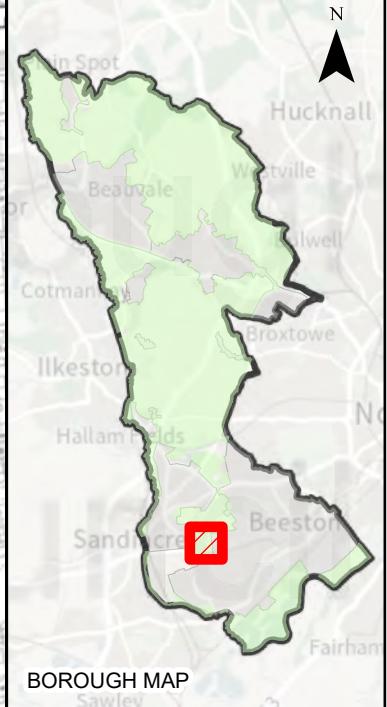
Easting: **449413**

Northing: **344731**

6-10 Years



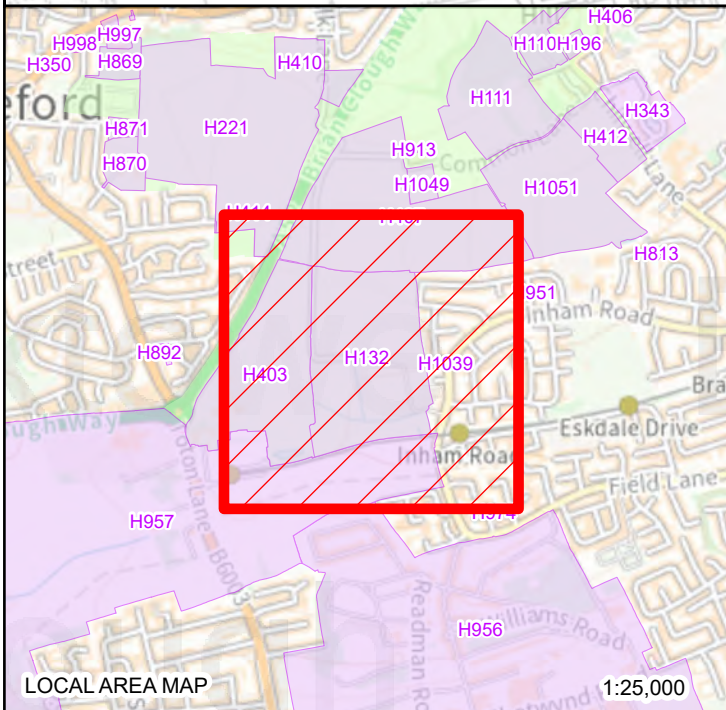
Settlement: Main Built Up Area



SITE MAP

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Not to scale

BOROUGH MAP



LOCAL AREA MAP

1:25,000

Final Reasoned Judgement:

The site is located in the Green Belt and so is considered to be unsuitable for development. The site could be suitable if Green Belt policy changes. The site is located within an important strategic gap between Bramcote, Chilwell and Inham Nook and Stapleford.

Noise and air quality due to the A52 could be issues.

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

Site area (ha): **20.18**Potential dwellings: **150**

Site type:

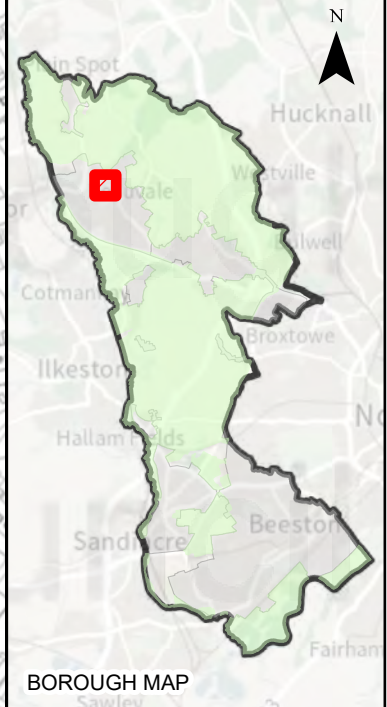
Easting: **450121**Northing: **336300***Could be suitable if policy changes*

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Settlement: Eastwood

**Final Reasoned Judgement:**

The site is situated within a sustainable location within the town of Eastwood and is considered suitable for housing development. There have been various planning applications / permissions for different parts of this site.

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

Site area (ha): **7.47**

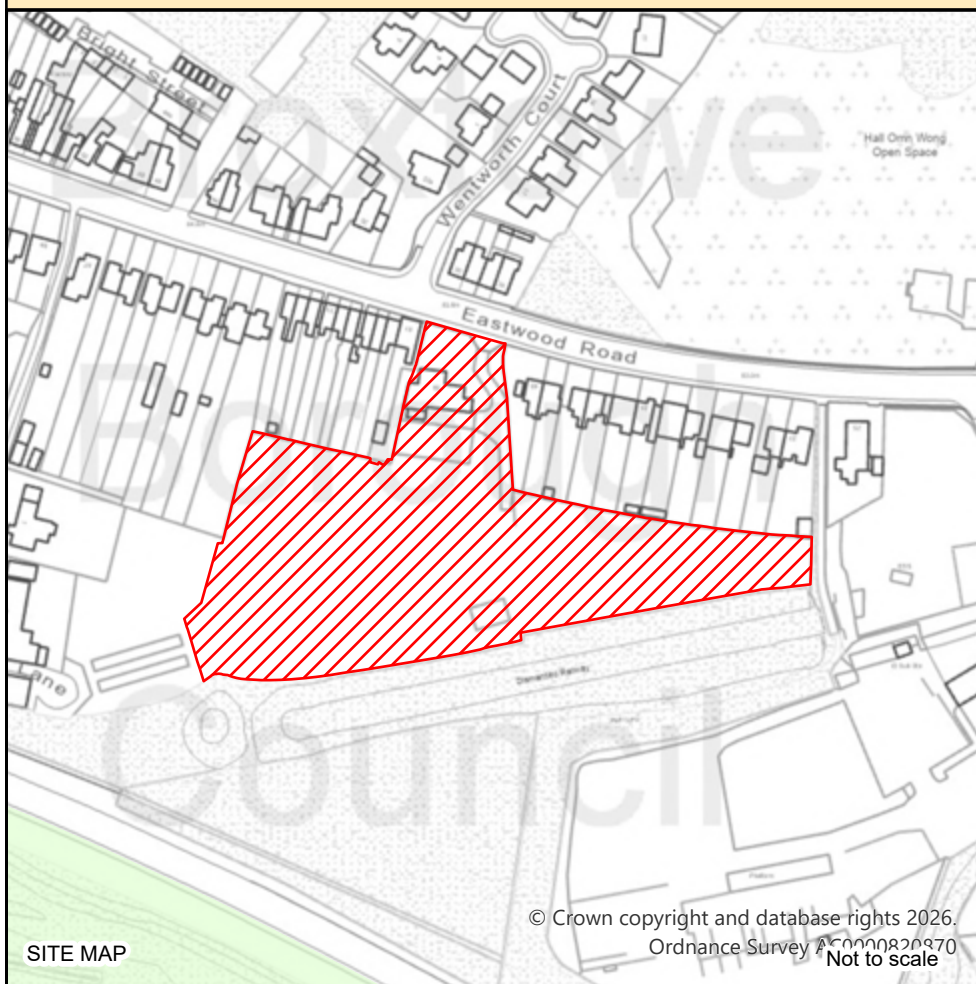
Potential dwellings: **164**

Site type:

Easting: **447102**

Northing: **347103**

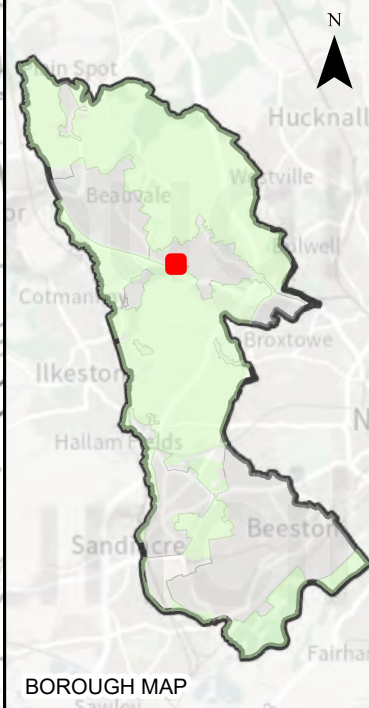
0-5 Years



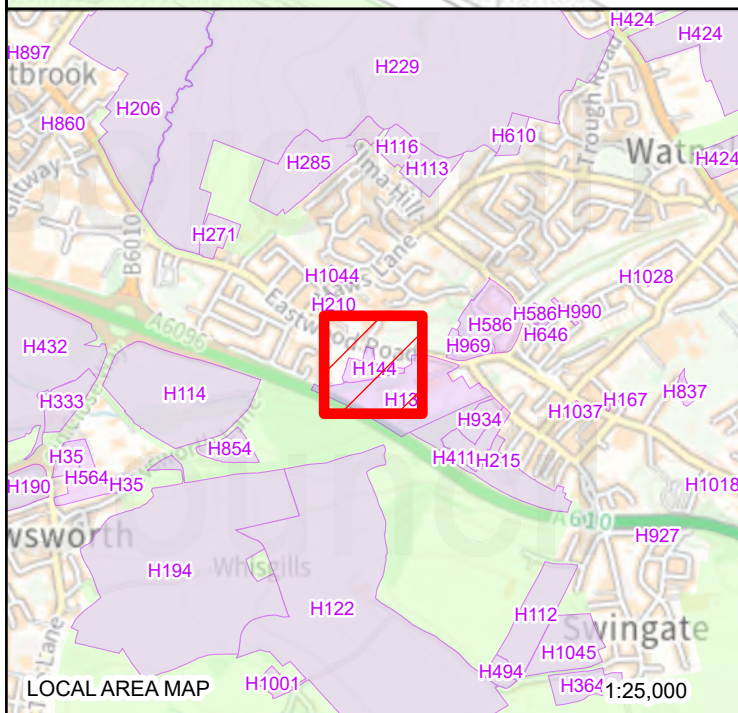
SITE MAP



Settlement: Kimberley



BOROUGH MAP



LOCAL AREA MAP

Final Reasoned Judgement:

The site is allocated for housing in the Broxtowe Part 2 Local Plan for 25 homes (Policy 7.2). The site is therefore considered to be suitable for residential development.

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

Site area (ha): **1.13**

Potential dwellings: **25**

Site type:

Easting: **449276**

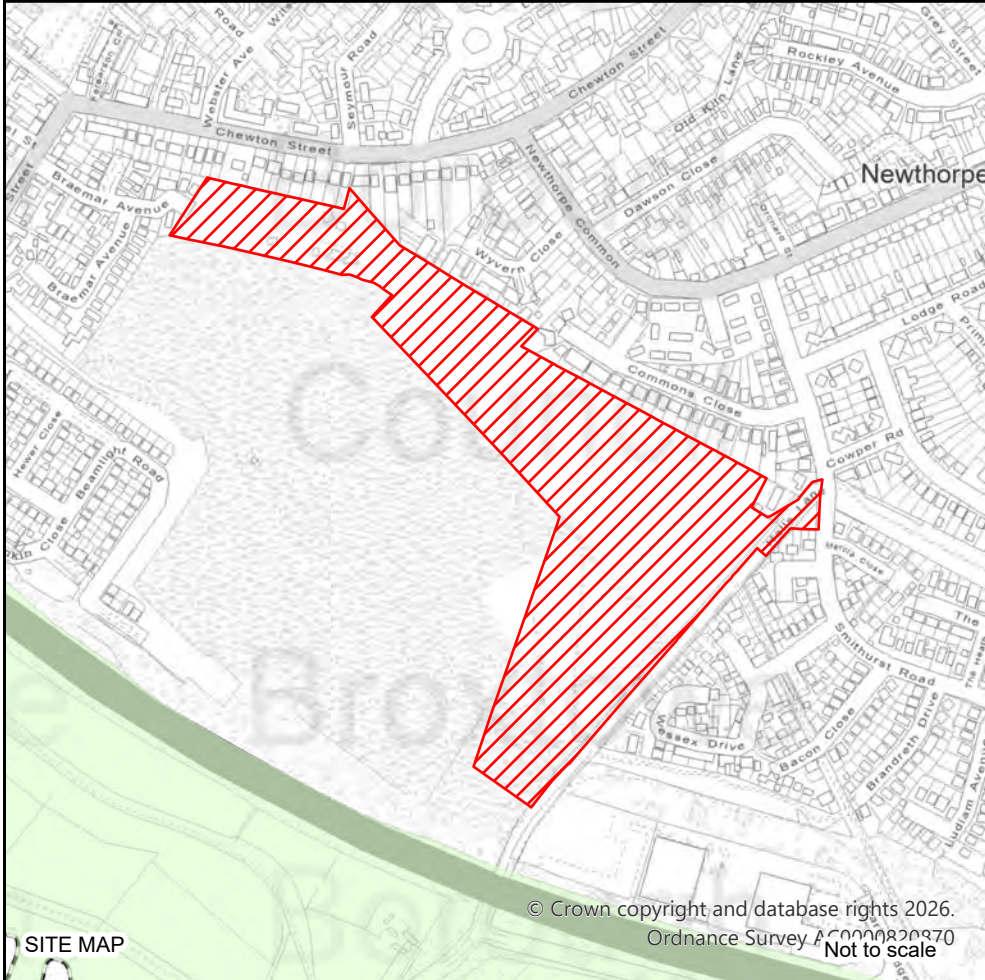
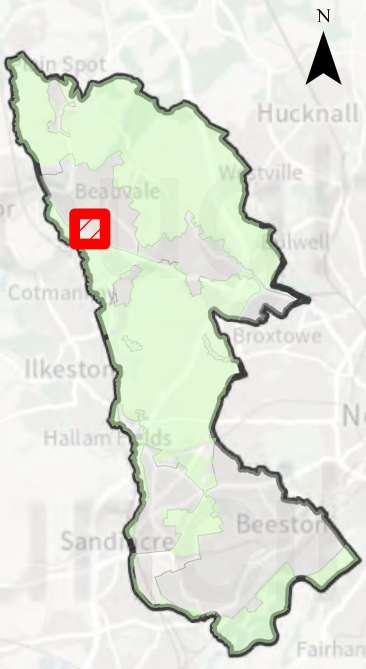
Northing: **344818**

6-10 Years



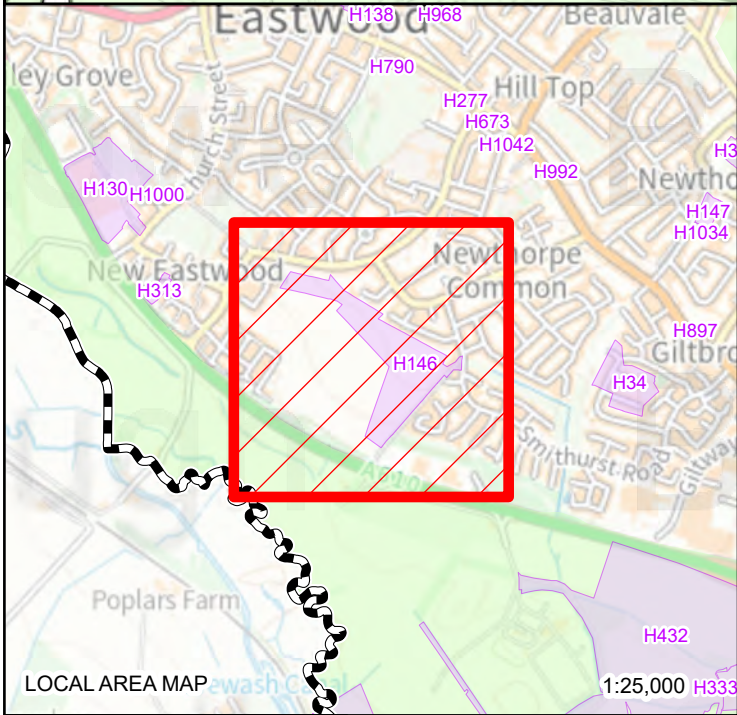
Broxtowe
Borough
COUNCIL

Settlement: Eastwood



SITE MAP

BOROUGH MAP



LOCAL AREA MAP

Final Reasoned Judgement:

The site is considered to be situated in a sustainable location in Eastwood and has planning permission (granted on appeal) in April 2024. The site is under construction.



SHLAA Site



Other SHLAA sites



Green Belt Extent



Broxtowe Boundary

Site area (ha):

8.4

Potential dwellings:

251

Site type:

Easting:

447089

Northing:

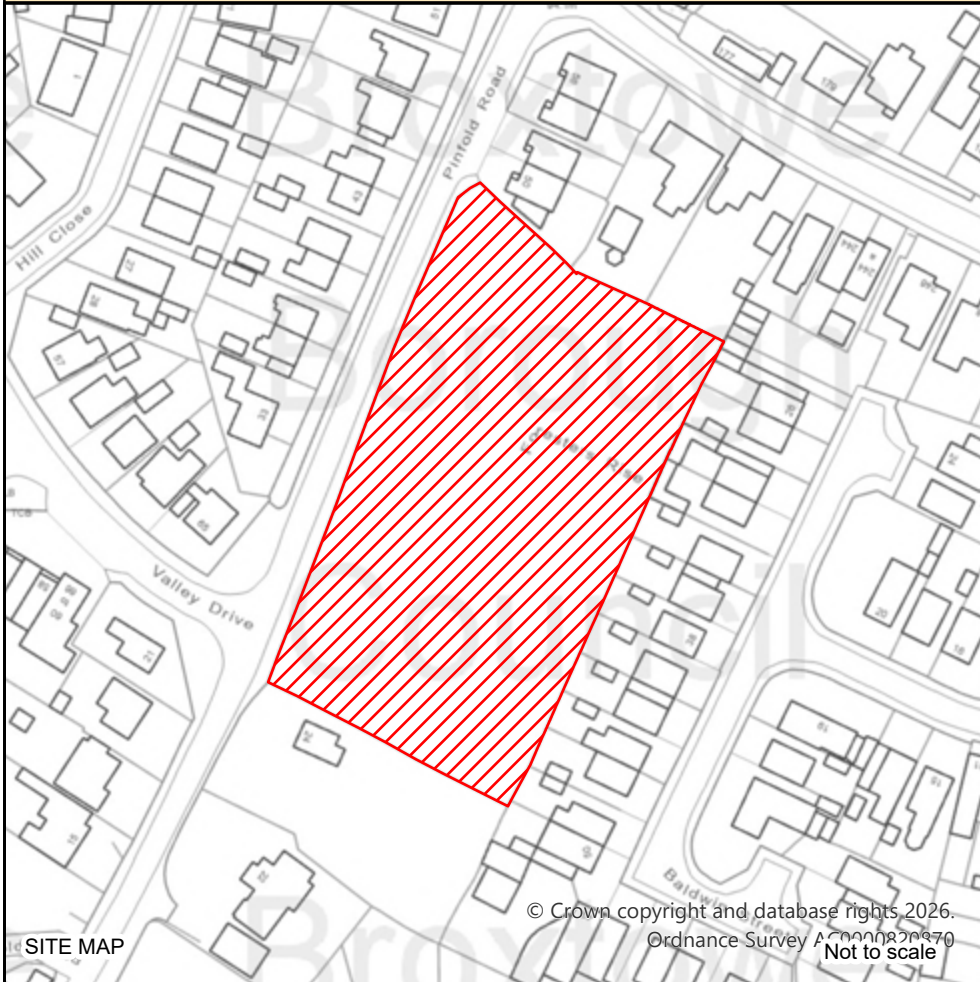
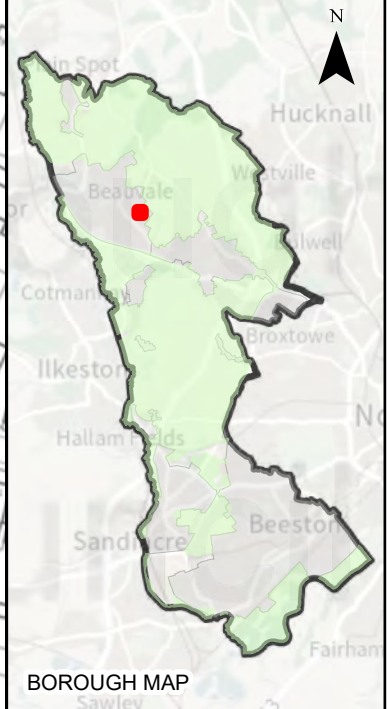
345777

0-5 Years

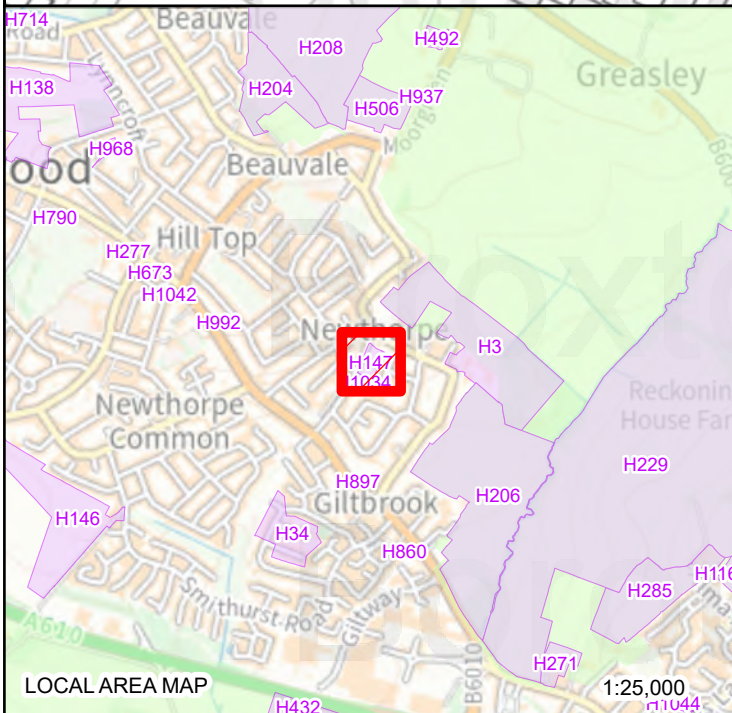


**Broxtowe
Borough
COUNCIL**

Settlement: Eastwood



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Final Reasoned Judgement:

The site is located in a sustainable location in Newthorpe. Planning permission granted in October 2023. Planning applications to vary conditions granted in June and December 2024. The site is under construction.

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

Site area (ha): **0.58**

Potential dwellings: **20**

Site type:

Easting: **448159**

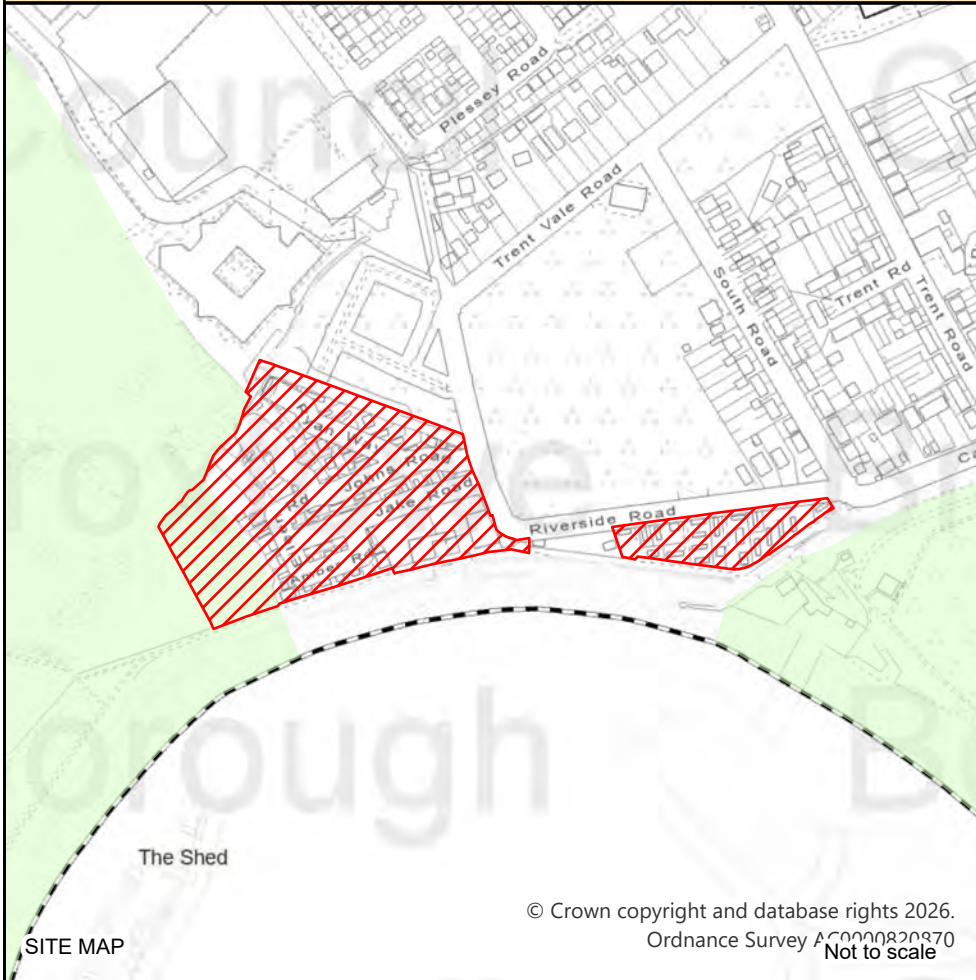
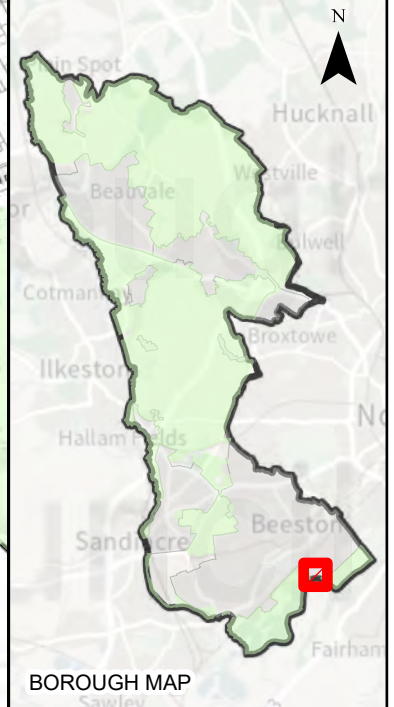
Northing: **346257**

0-5 Years



**Broxtowe
Borough
COUNCIL**

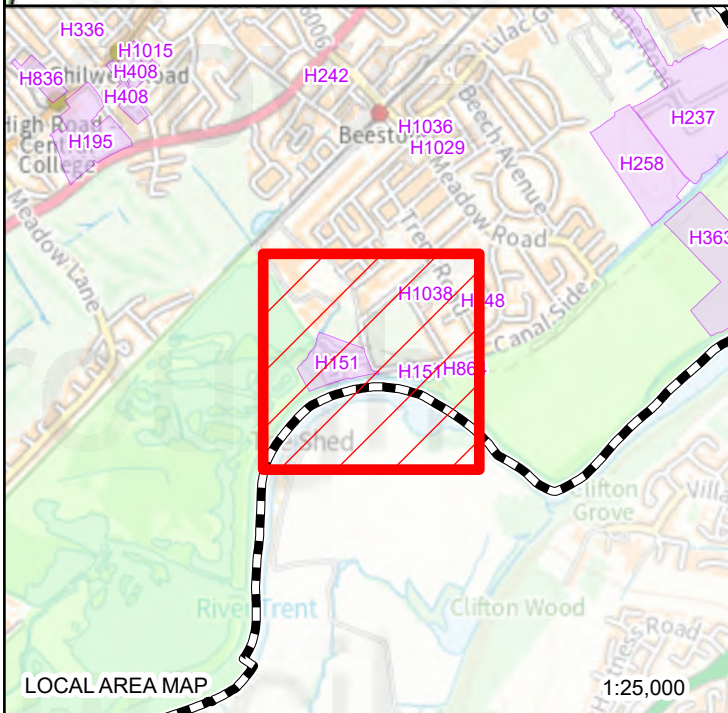
Settlement: Main Built Up Area



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SITE MAP

BOROUGH MAP



LOCAL AREA MAP

1:25,000

Final Reasoned Judgement:

Whilst in Beeston Rylands, this site is unlikely to be suitable due to flooding issues and the potential impact upon a Site of Special Scientific Interest. A Group TPO and a Local Wildlife Site also covers a part of the site.

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

Site area (ha): **3.31**

Potential dwellings: **150**

Site type:

Easting: **453270**

Northing: **335394**

Non Deliverable or Developable

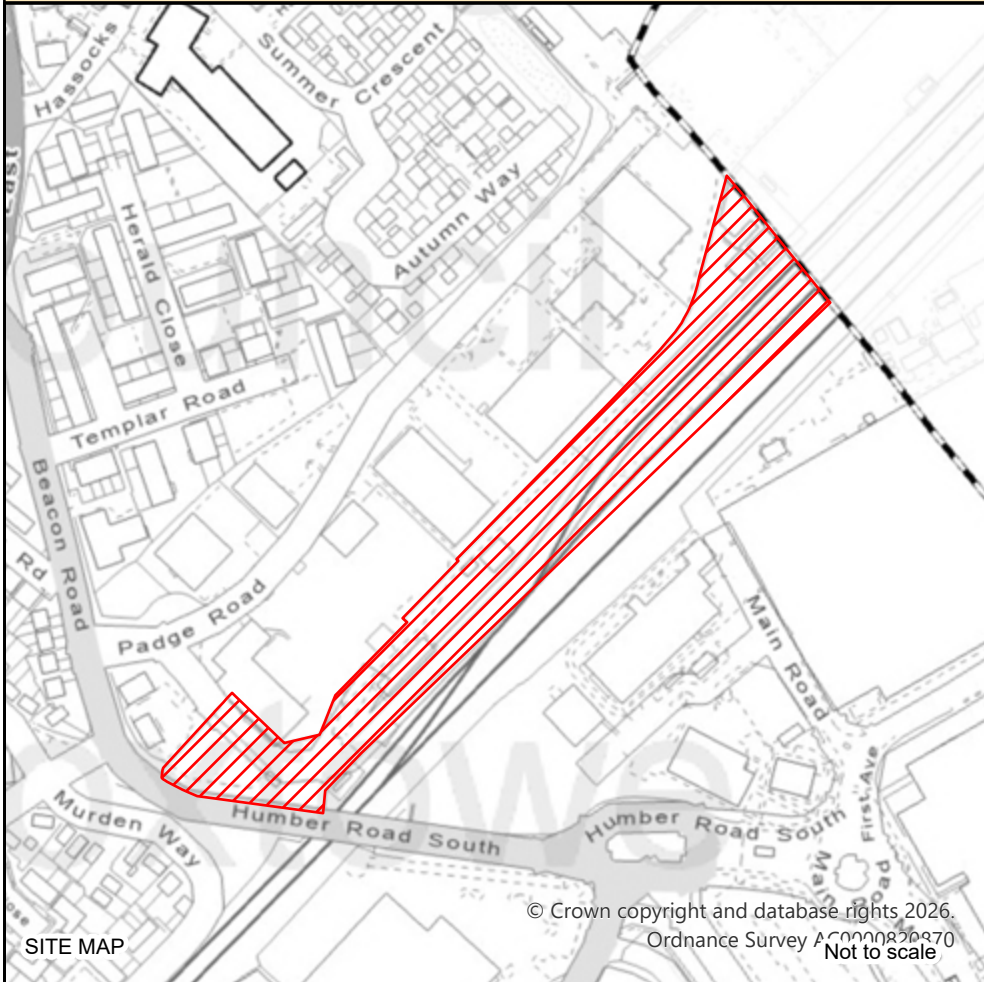
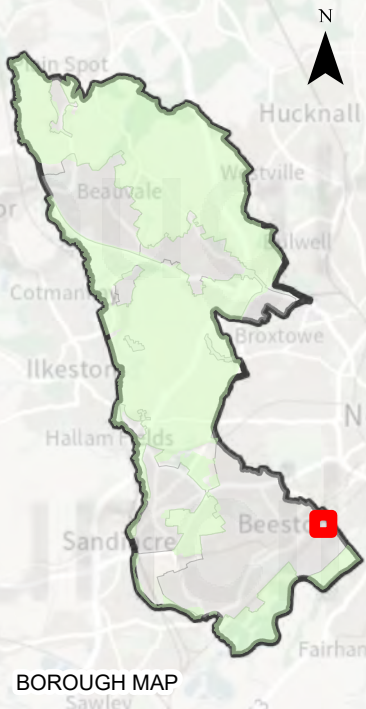
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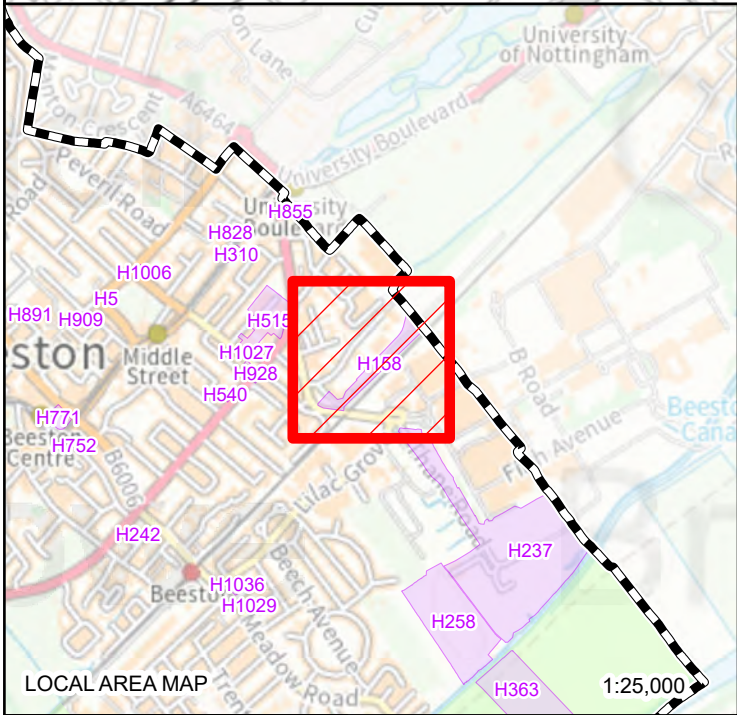
Settlement: Main Built Up Area



SITE MAP

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Not to scale

BOROUGH MAP



LOCAL AREA MAP

Final Reasoned Judgement:
The site is located in the urban area (Beeston) but is in use for commercial and railway-related uses. Contamination may be an issue. Noise might also be an issue (from the railway).

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

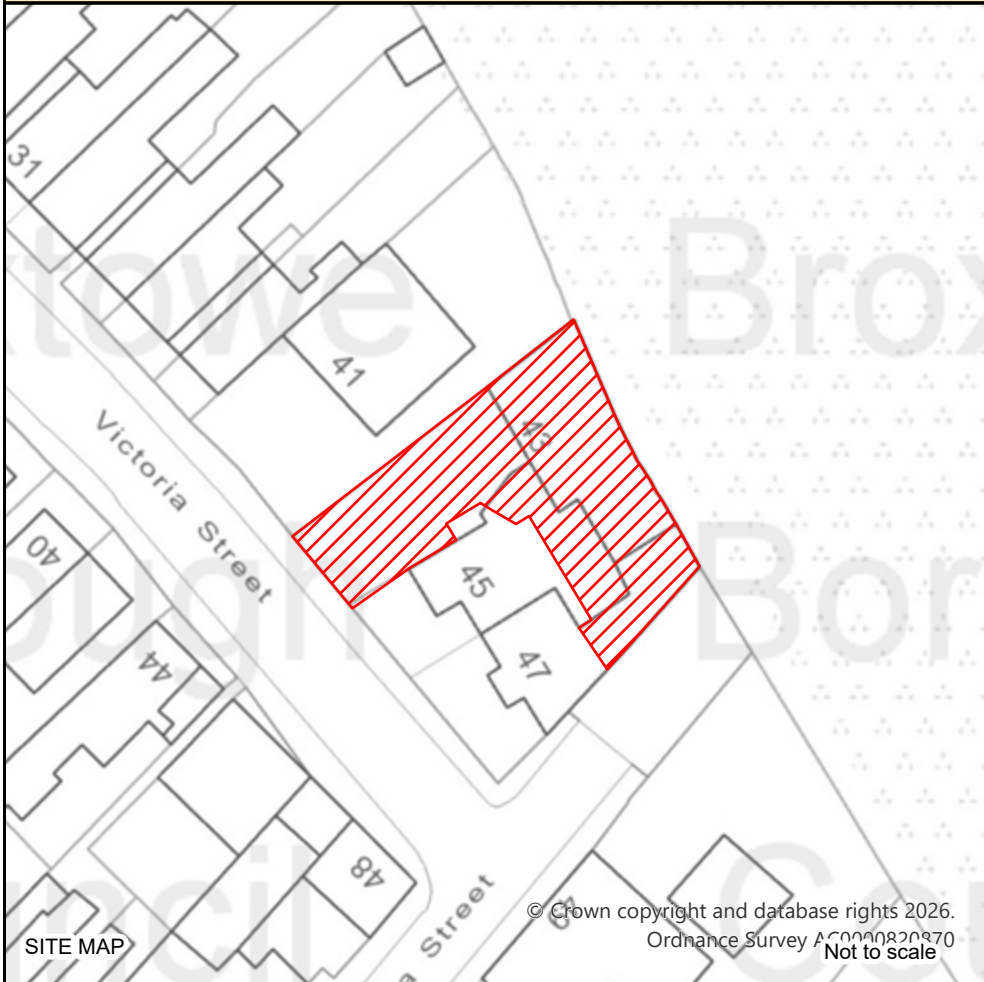
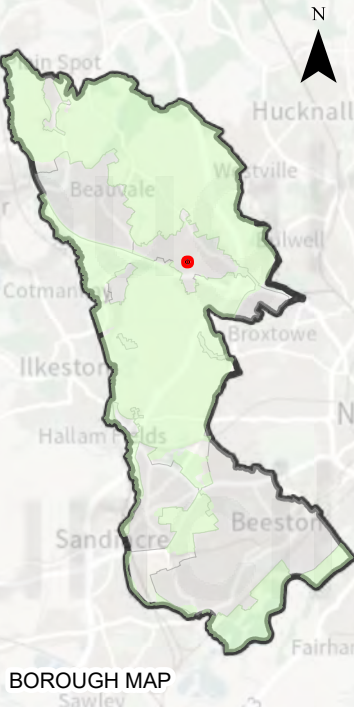
Site area (ha): 1.88
Potential dwellings: 38
Site type:
Easting: 453996
Northing: 336910

Non Deliverable or Developable



Broxtowe
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COUNCIL

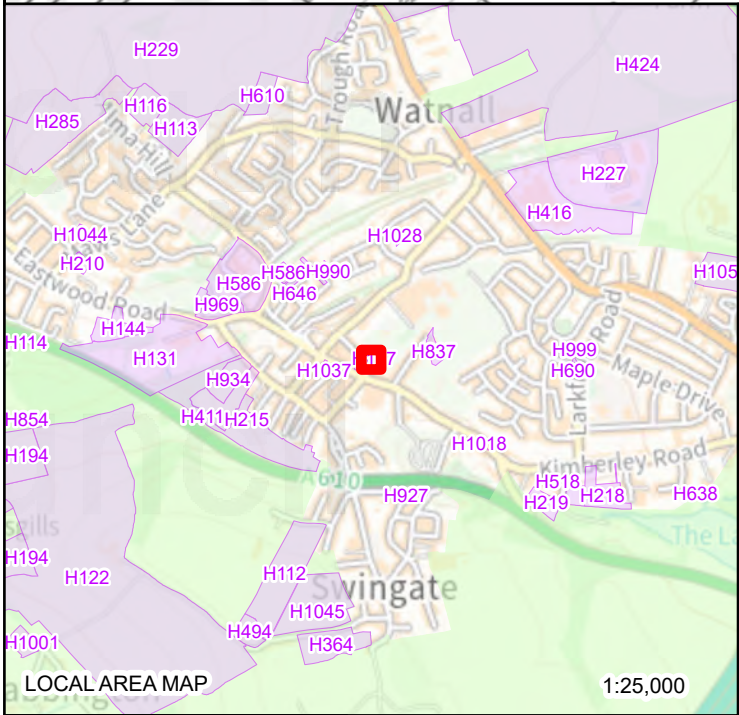
Settlement: Kimberley



SITE MAP

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BOROUGH MAP



LOCAL AREA MAP

1:25,000

Final Reasoned Judgement:
The site has planning permission for the change of use to a dwelling and construction is underway.



SHLAA Site



Other SHLAA sites



Green Belt Extent



Broxtowe Boundary

Site area (ha): 0.02

Potential dwellings: 1

Site type:

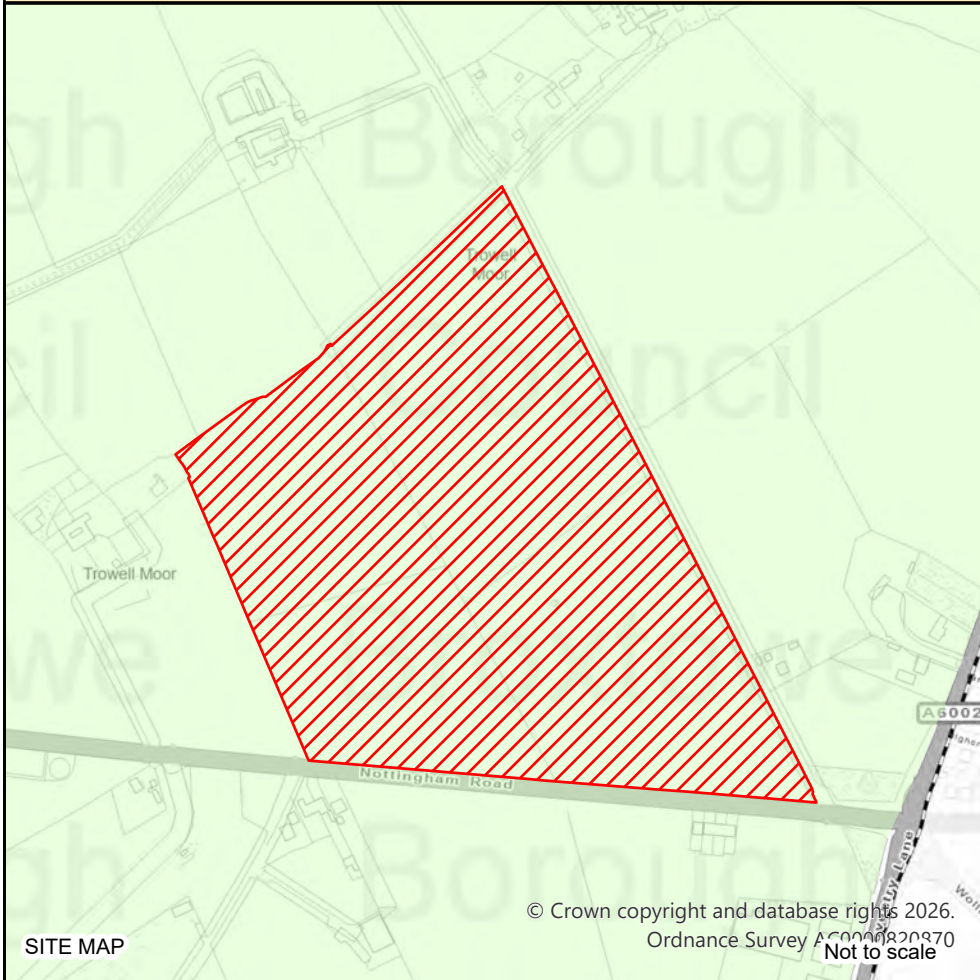
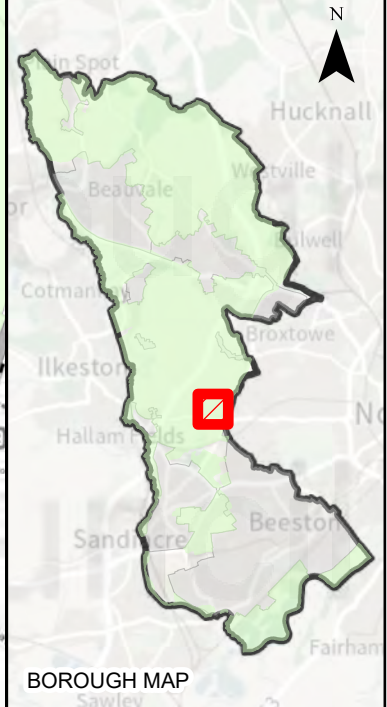
Easting: 450121

Northing: 344713

0-5 Years

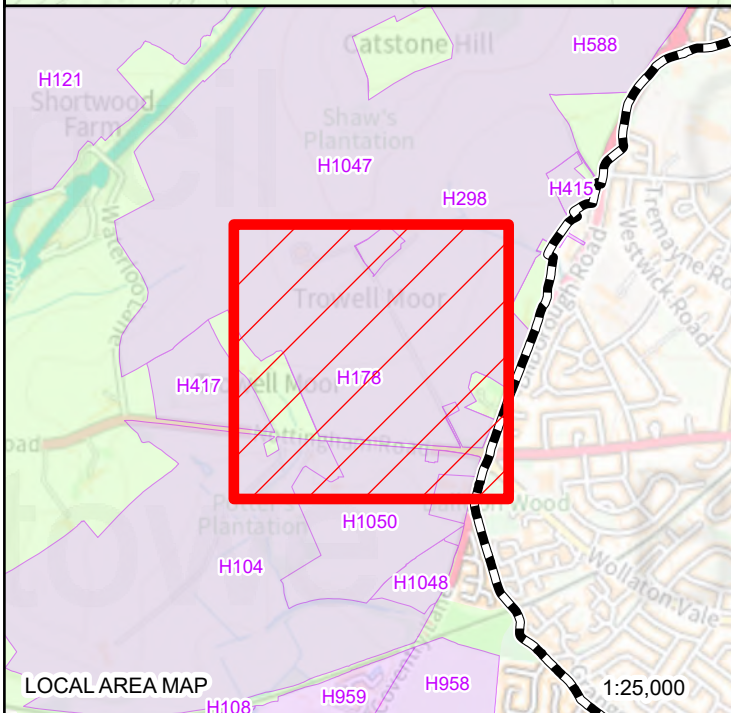


Settlement: Main Built Up Area



SITE MAP

BOROUGH MAP



LOCAL AREA MAP

Final Reasoned Judgement:

The site is located in the Green Belt and so is considered to be unsuitable for development. The site could be suitable if Green Belt policy changes. Other concerns relate to supporting infrastructure and access.

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

Site area (ha): **18.35**

Potential dwellings: **837**

Site type:

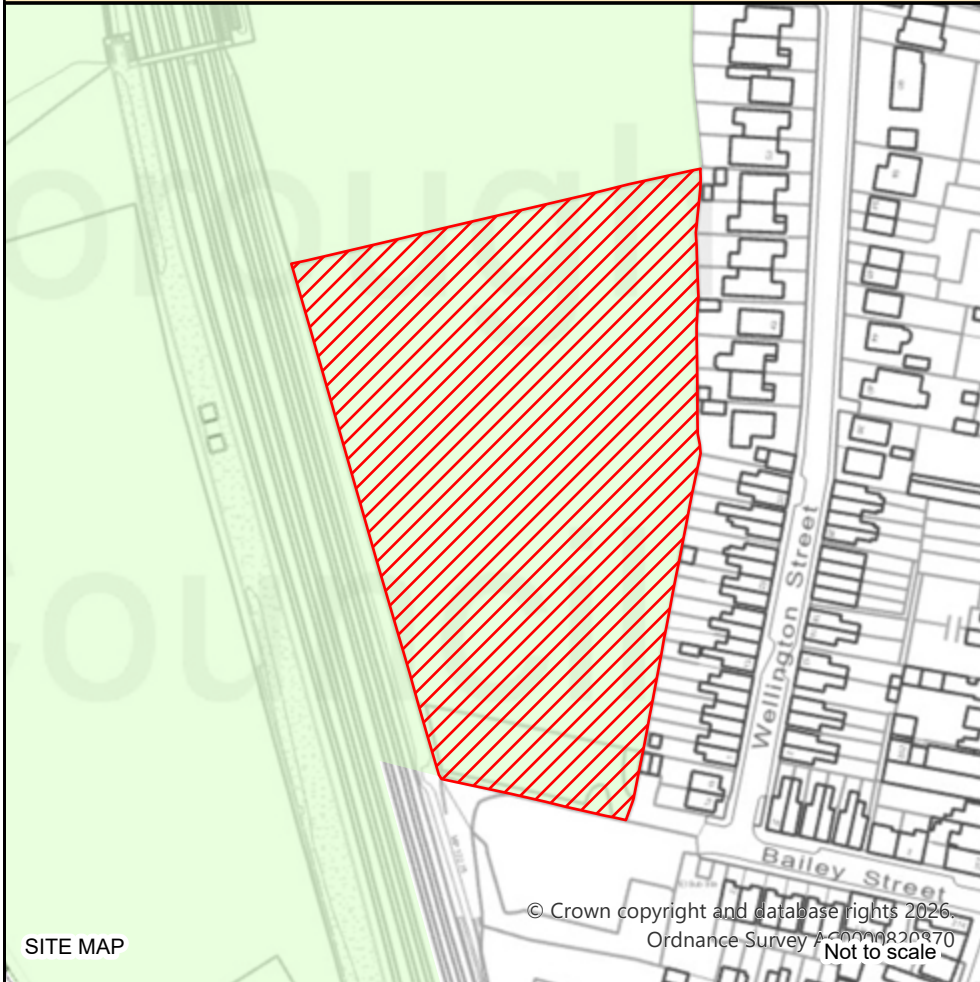
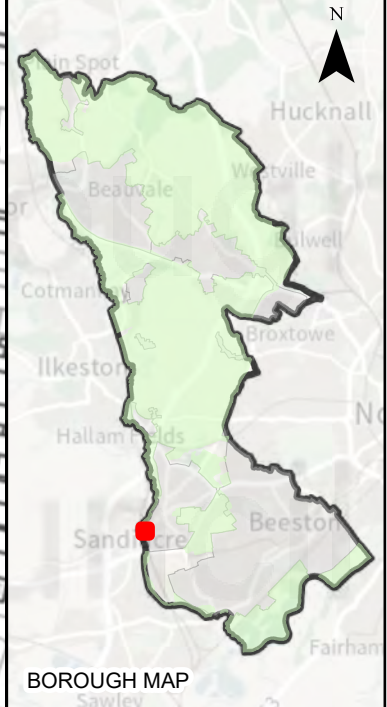
Easting: **450333**

Northing: **340254**

Could be suitable if policy changes



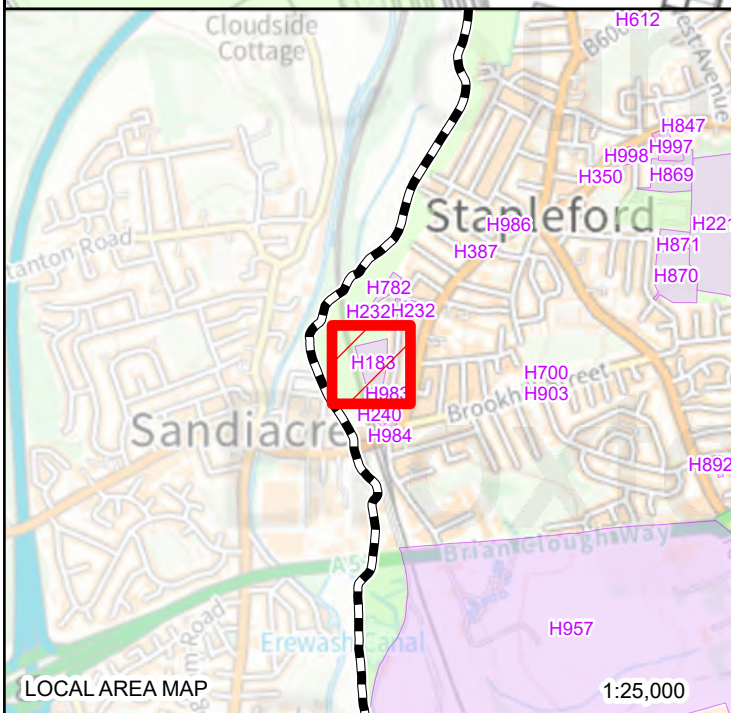
Settlement: Main Built Up Area



SITE MAP

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Not to scale

BOROUGH MAP



LOCAL AREA MAP

1:25,000

Final Reasoned Judgement:

The site is located within the Green Belt and so is considered inappropriate for development. Other serious concerns relate to flood risk.

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

Site area (ha): **1.29**

Potential dwellings: **80**

Site type:

Easting: **448321**

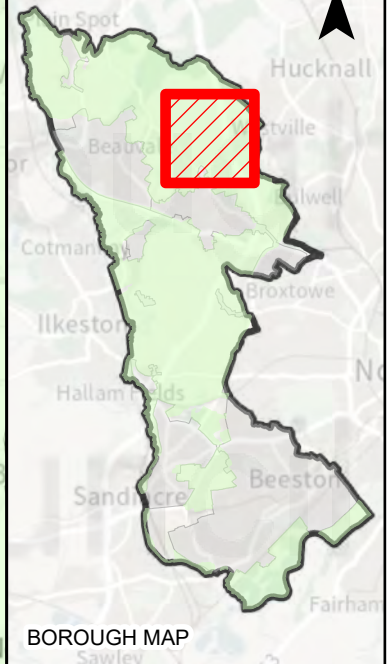
Northing: **336657**

Non Deliverable or Developable

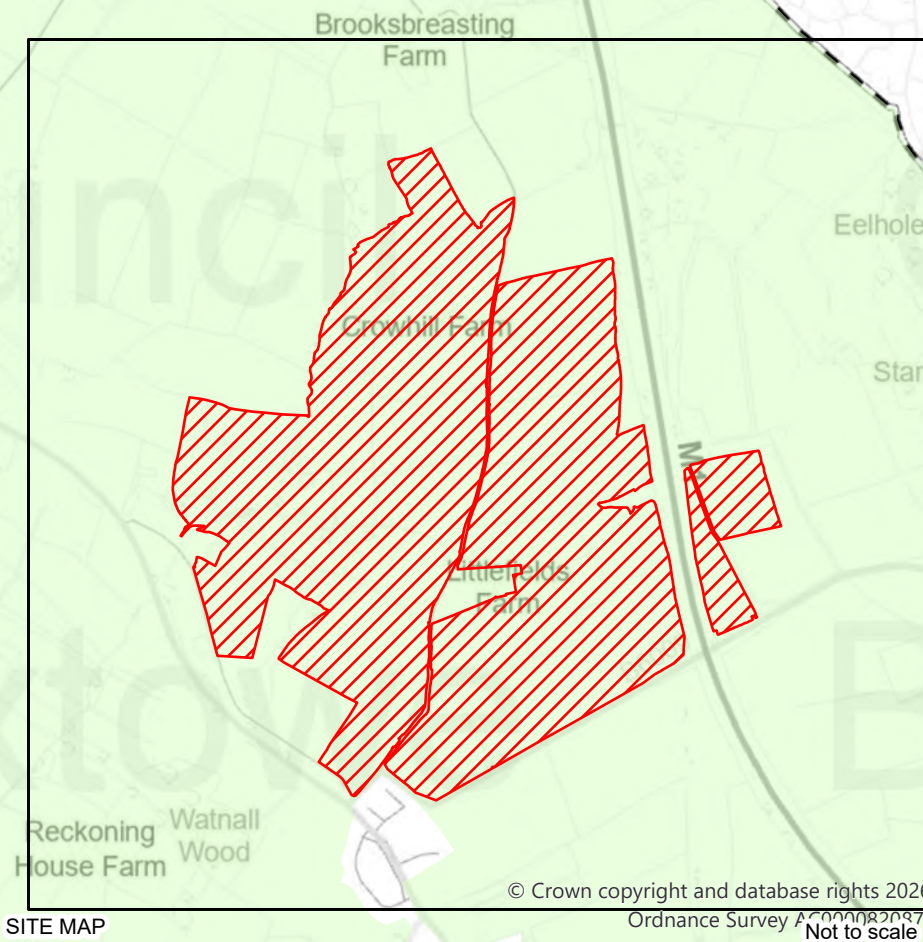


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Settlement: Kimberley

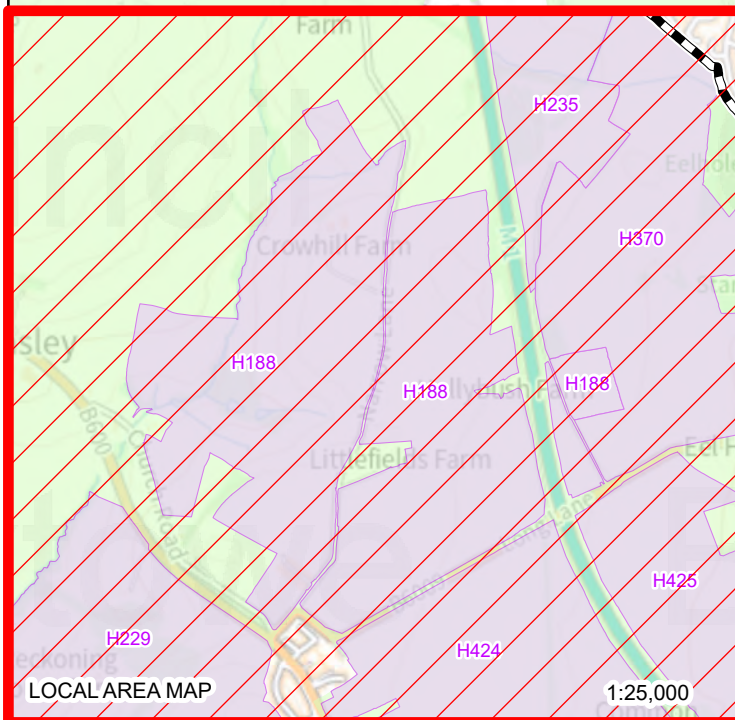


BOROUGH MAP



SITE MAP

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LOCAL AREA MAP

1:25,000

Final Reasoned Judgement:

The site is located within the Green Belt and so is considered inappropriate for development. Other concerns include potential impact upon the SSSI and areas of flood risk. The M1 also passes through the site and so parts of the site could be unsuitable due to noise and / or pollution.

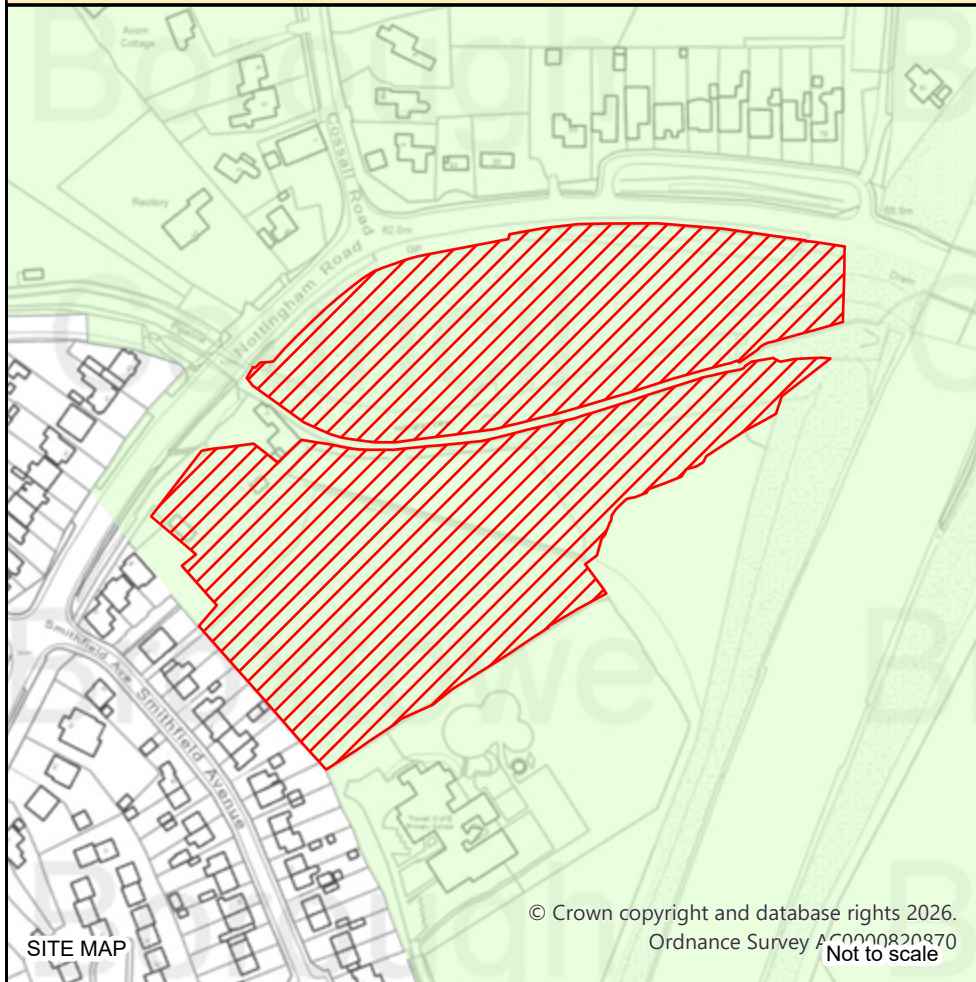
- SHLAA Site
- Other SHLAA sites
- Green Belt Extent
- Broxtowe Boundary

Site area (ha): **146.82**
 Potential dwellings: **2937**
 Site type:
 Easting: **450197**
 Northing: **347048**

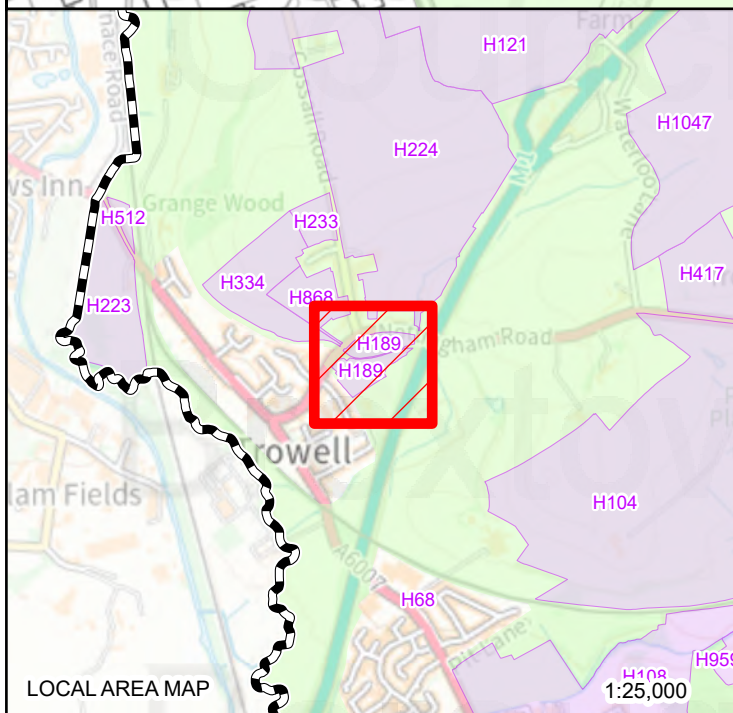
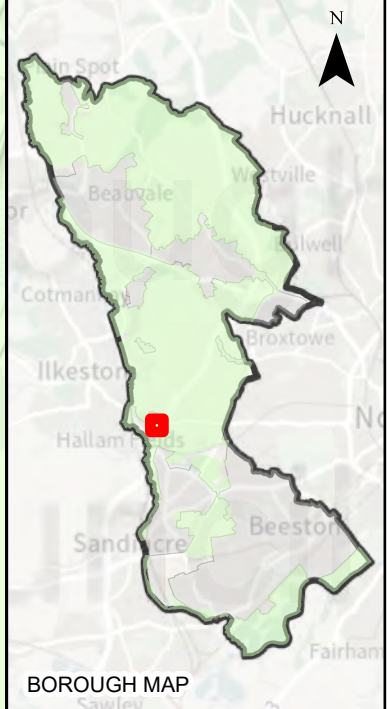
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Settlement: Other Rural

**Final Reasoned Judgement:**

The site is located in the Green Belt and so is considered to be unsuitable for development. The site could be suitable if Green Belt policy changes. Other issues include: potential impact upon a Local Wildlife Site, access and noise / air quality.

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

Site area (ha): **3.18**

Potential dwellings: **70**

Site type:

Easting: **448656**

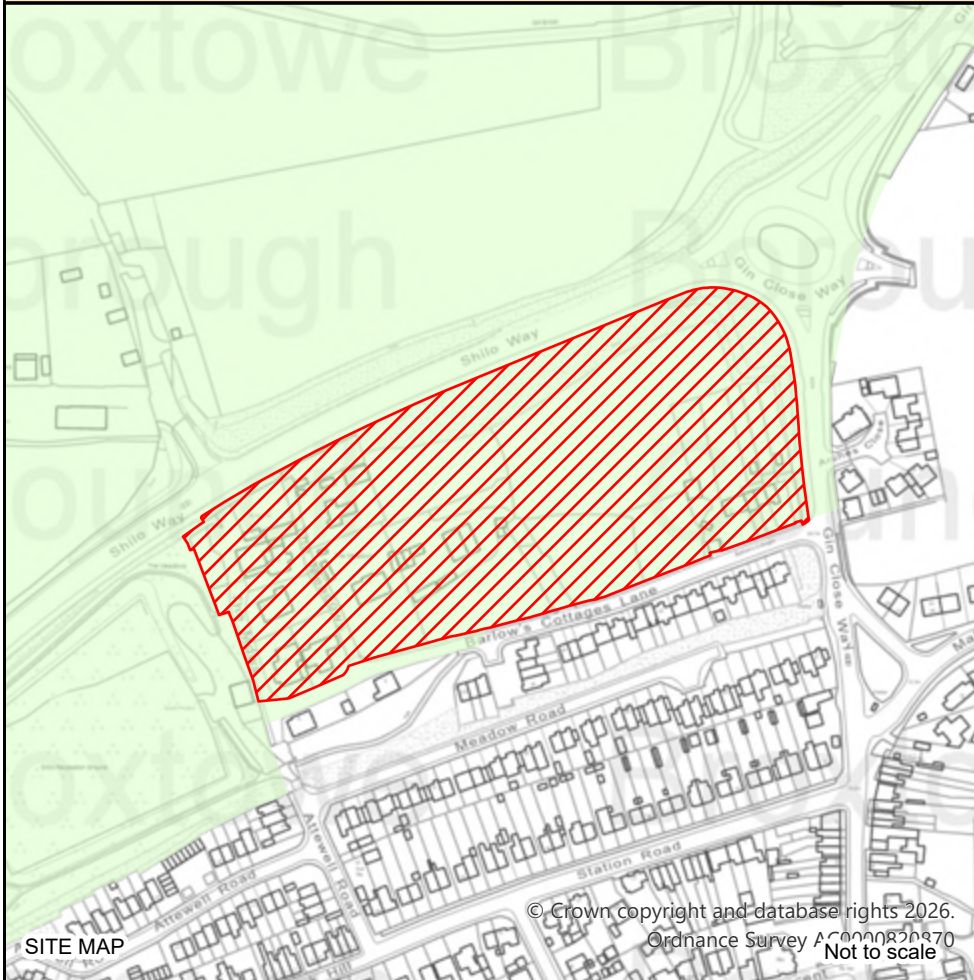
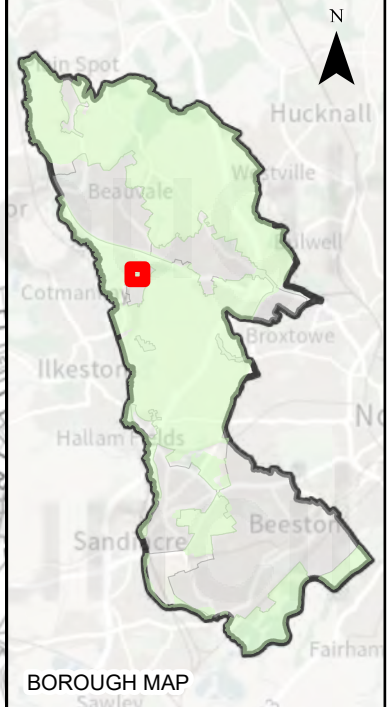
Northing: **339958**

Could be suitable if policy changes



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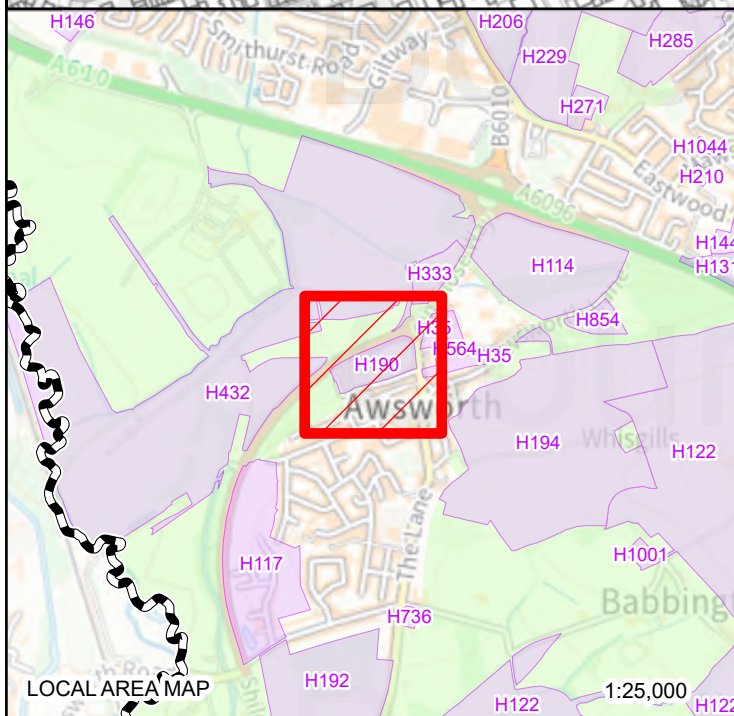
Settlement: Awworth



SITE MAP

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Not to scale

BOROUGH MAP



LOCAL AREA MAP

1:25,000

Final Reasoned Judgement:

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

There may be issues in relation to the scrapyard use and nearby main road.

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

Site area (ha): **3.04**

Potential dwellings: **50**

Site type:

Easting: **448088**

Northing: **344408**

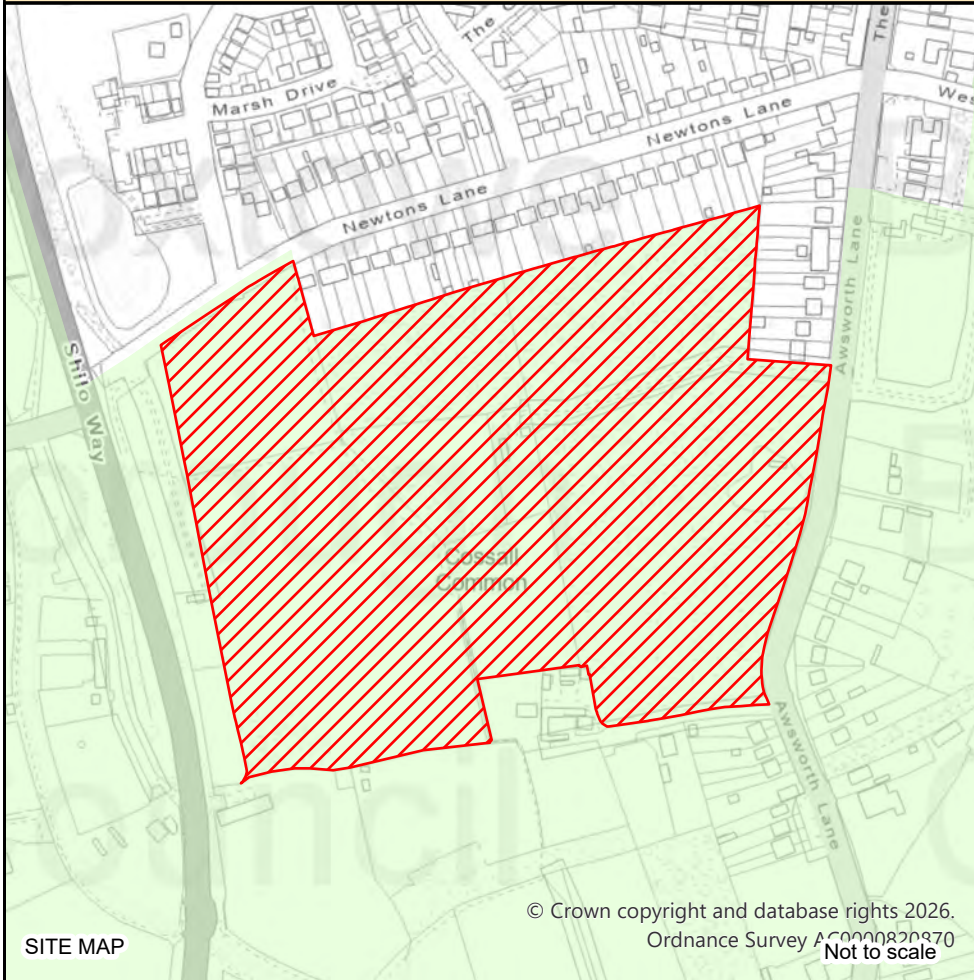
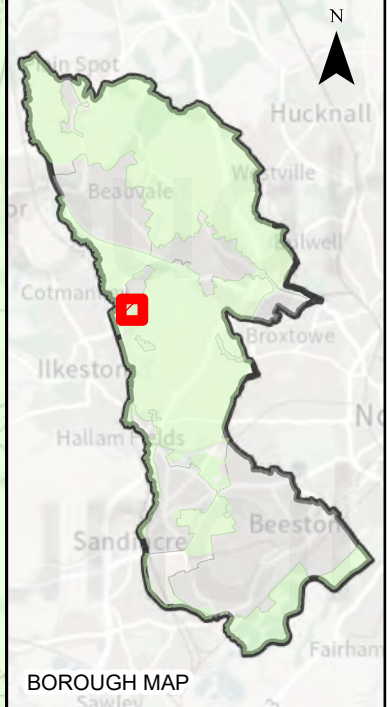
Could be suitable if policy changes

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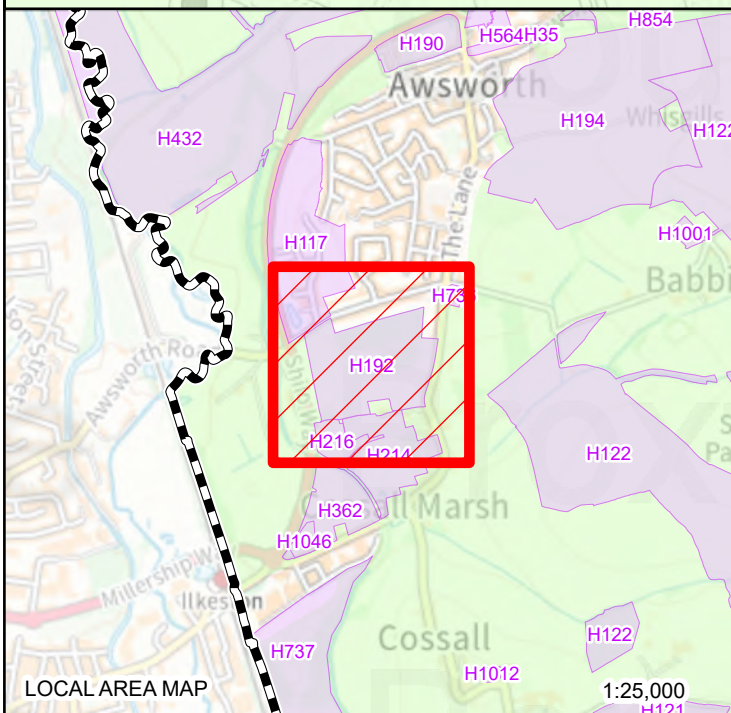
Settlement: Awsworth



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BOROUGH MAP



LOCAL AREA MAP

Final Reasoned Judgement:

The site is located in the Green Belt and so is considered to be unsuitable for development. The site could be suitable if Green Belt policy changes.. Other issues include the potential impact upon a Local Wildlife Site and issues in relation to contaminated land.

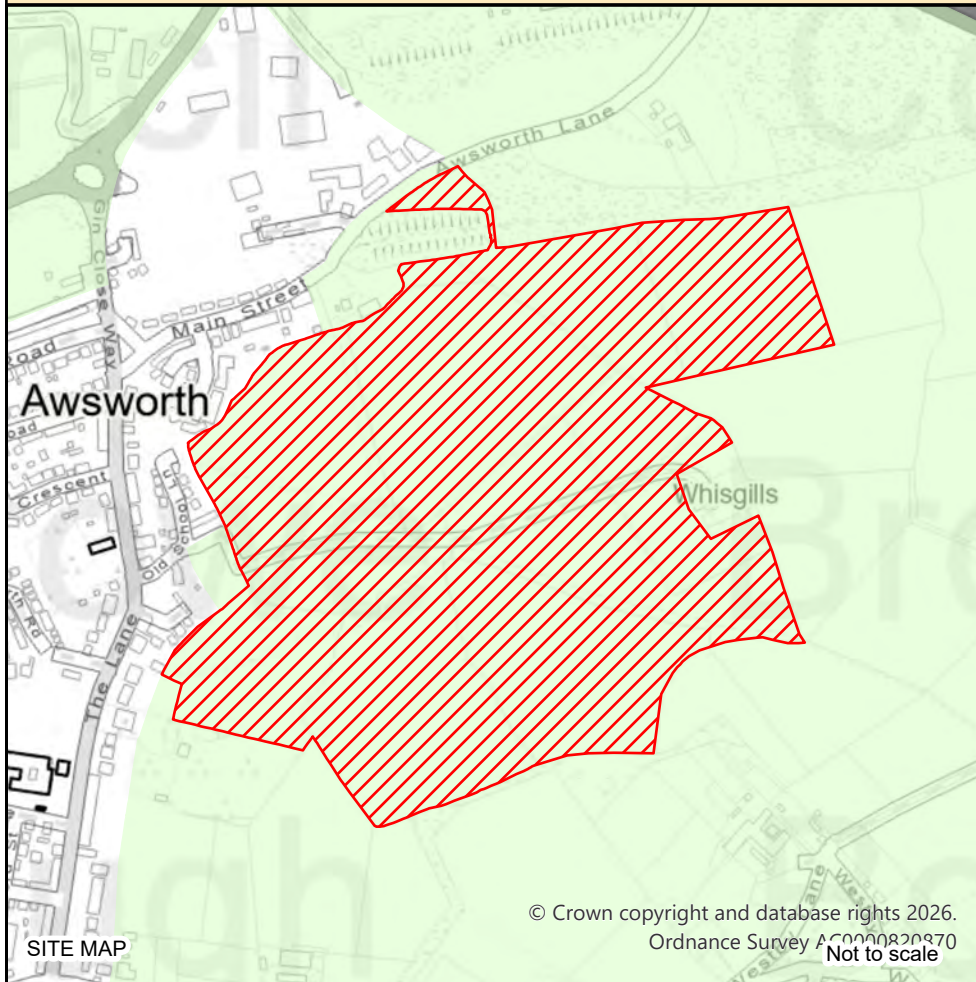
- SHLAA Site
- Other SHLAA sites
- Green Belt Extent
- Broxtowe Boundary

Site area (ha): **11.61**
 Potential dwellings: **200**
 Site type:
 Easting: **447923**
 Northing: **343343**

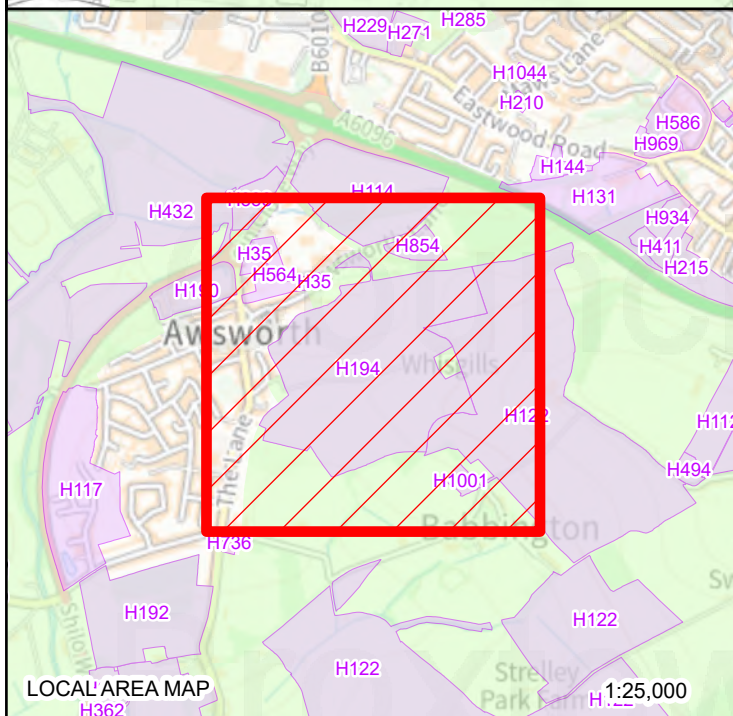
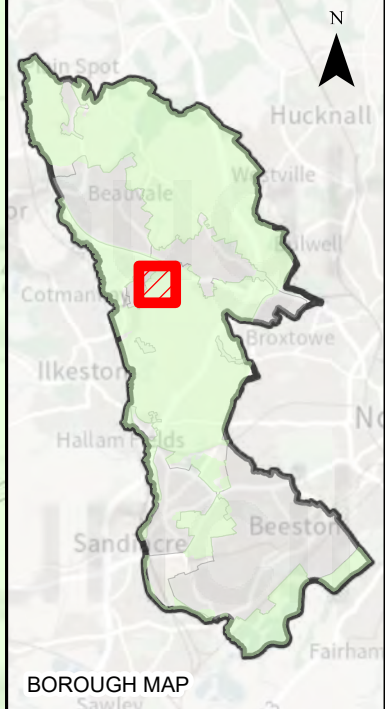
Could be suitable if policy changes

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Settlement: Awsworth

**Final Reasoned Judgement:**

The site is located within the Green Belt and so is considered inappropriate for development. Other concerns include the potential impact upon a Local Wildlife Site.

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

Site area (ha): **17.9**

Potential dwellings: **358**

Site type:

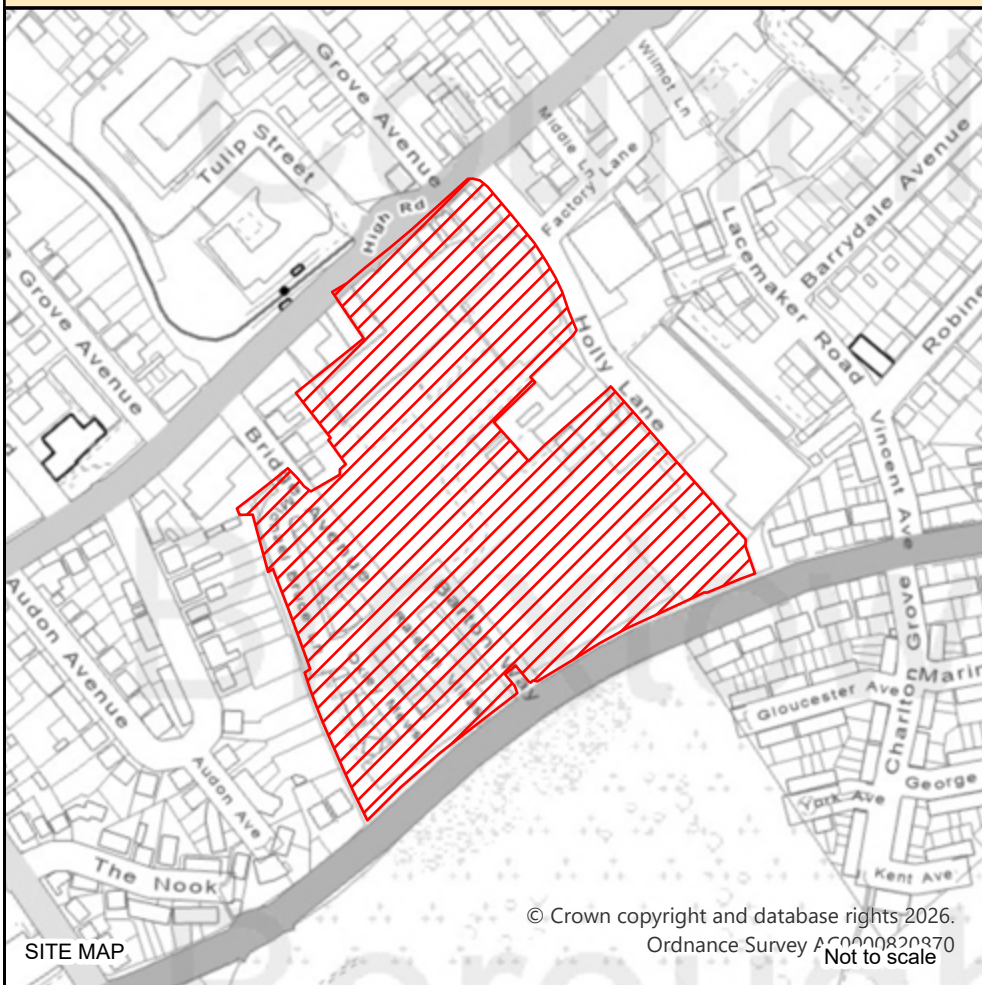
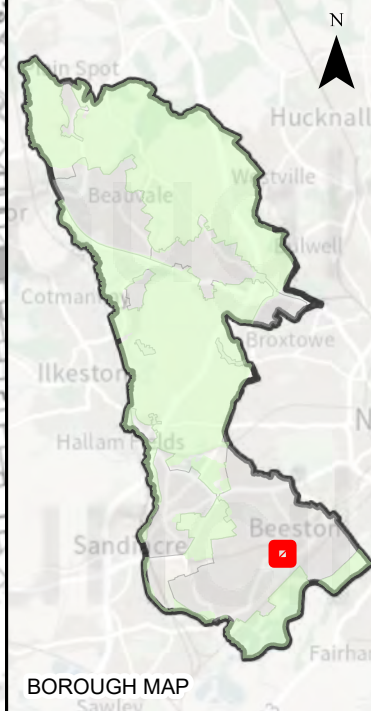
Easting: **448538**

Northing: **344131**

Non Deliverable or Developable



Settlement: Main Built Up Area



SITE MAP

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BOROUGH MAP



LOCAL AREA MAP

1:25,000

Final Reasoned Judgement:

The site is located within a very sustainable area within a strong local housing market (Chilwell). It has planning permission and construction is underway.

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

Site area (ha): **4.37**

Potential dwellings: **250**

Site type:

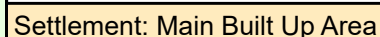
Easting: **452414**

Northing: **336153**

0-5 Years

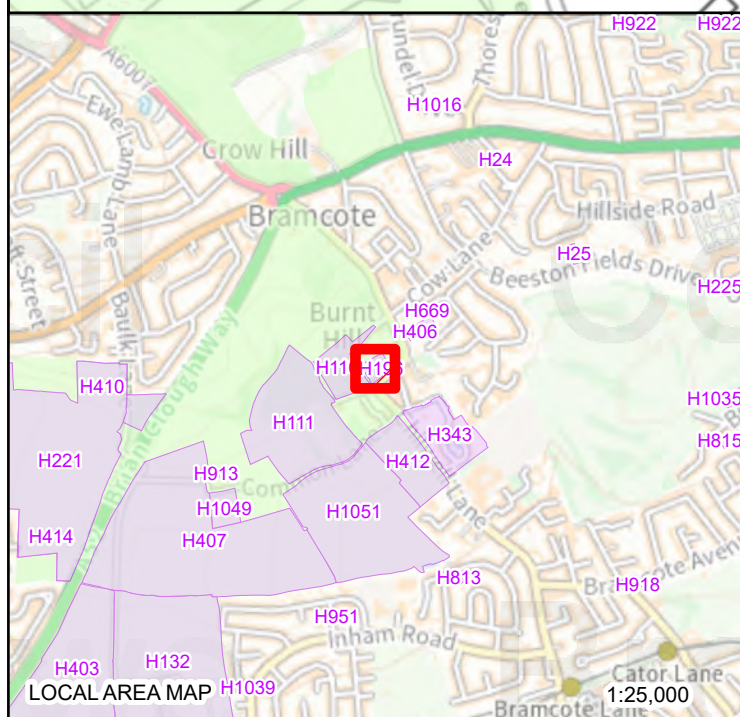
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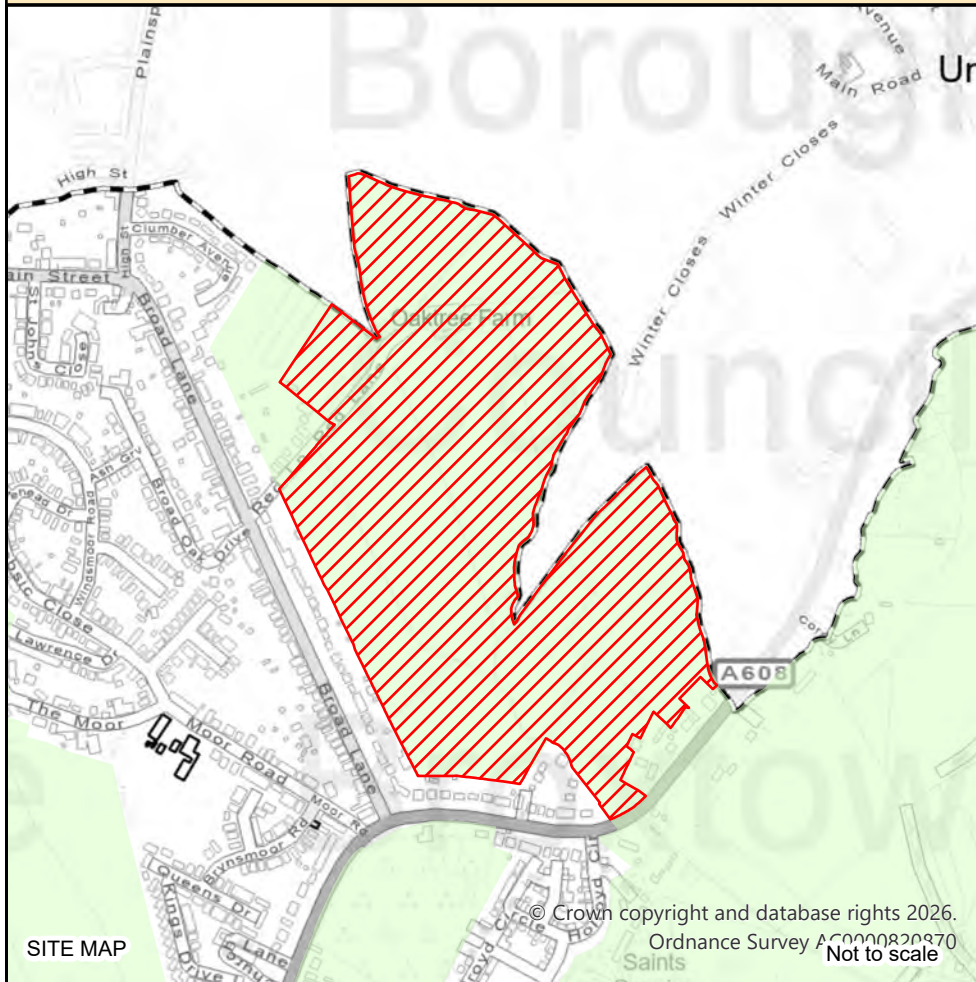
The site is located within the Green Belt and so is considered inappropriate for development. Other concerns relate to the Conservation Area and access.

 SHLAA Site	Site area (ha):	0.56
 Other SHLAA sites	Potential dwellings:	12
 Green Belt Extent	Site type:	
 Broxtowe Boundary	Easting:	450806
	Northing:	337341

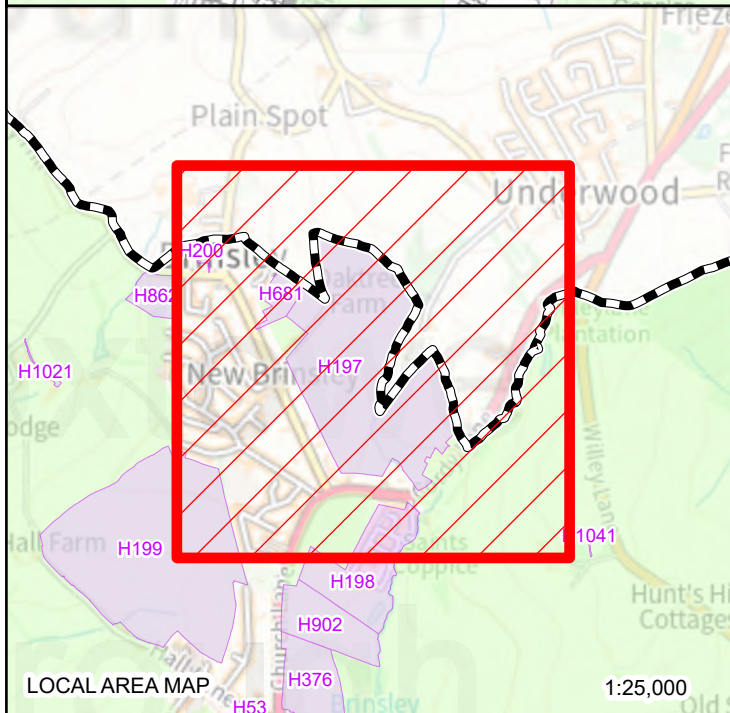
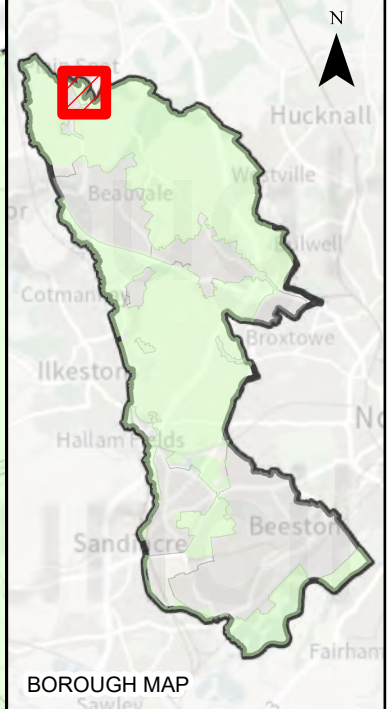
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Settlement: Brinsley

**Final Reasoned Judgement:**

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

Other concerns include footpaths which cross the site.

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

Site area (ha): **27.81**

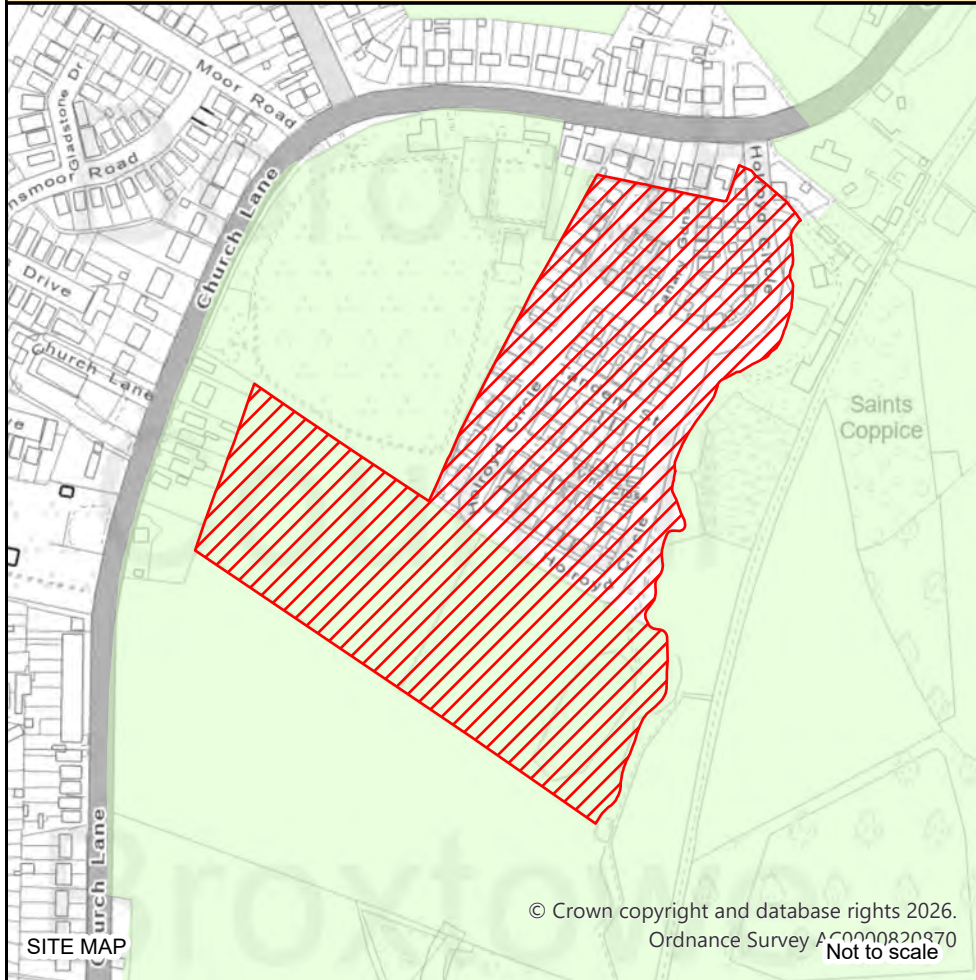
Potential dwellings: **285**

Site type:

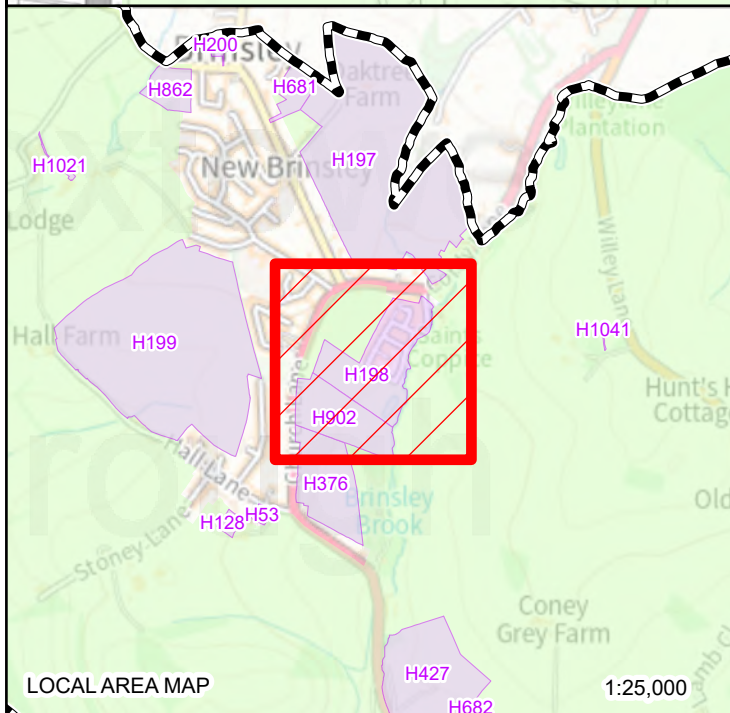
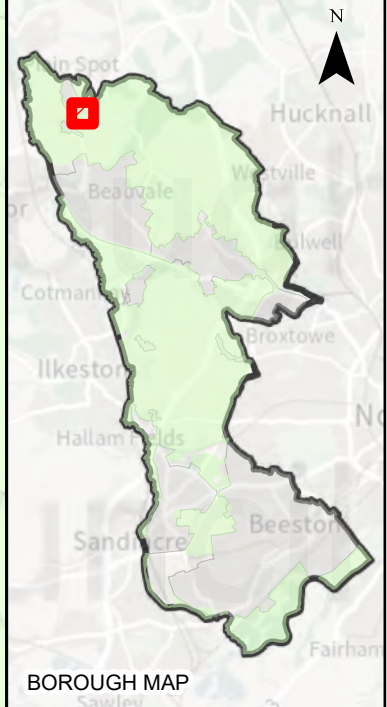
Easting: **446464**

Northing: **349897**

Could be suitable if policy changes



Settlement: Brinsley

**Final Reasoned Judgement:**

The site was removed from the Green Belt and allocated for 110 dwellings in Part 2 Local Plan (Policy 5.1). The site is located in sustainable location. Planning application 20/00641/FUL was granted for the construction of 115 dwellings.

Construction is underway at the site.

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

Site area (ha): **7.83**

Potential dwellings: **115**

Site type:

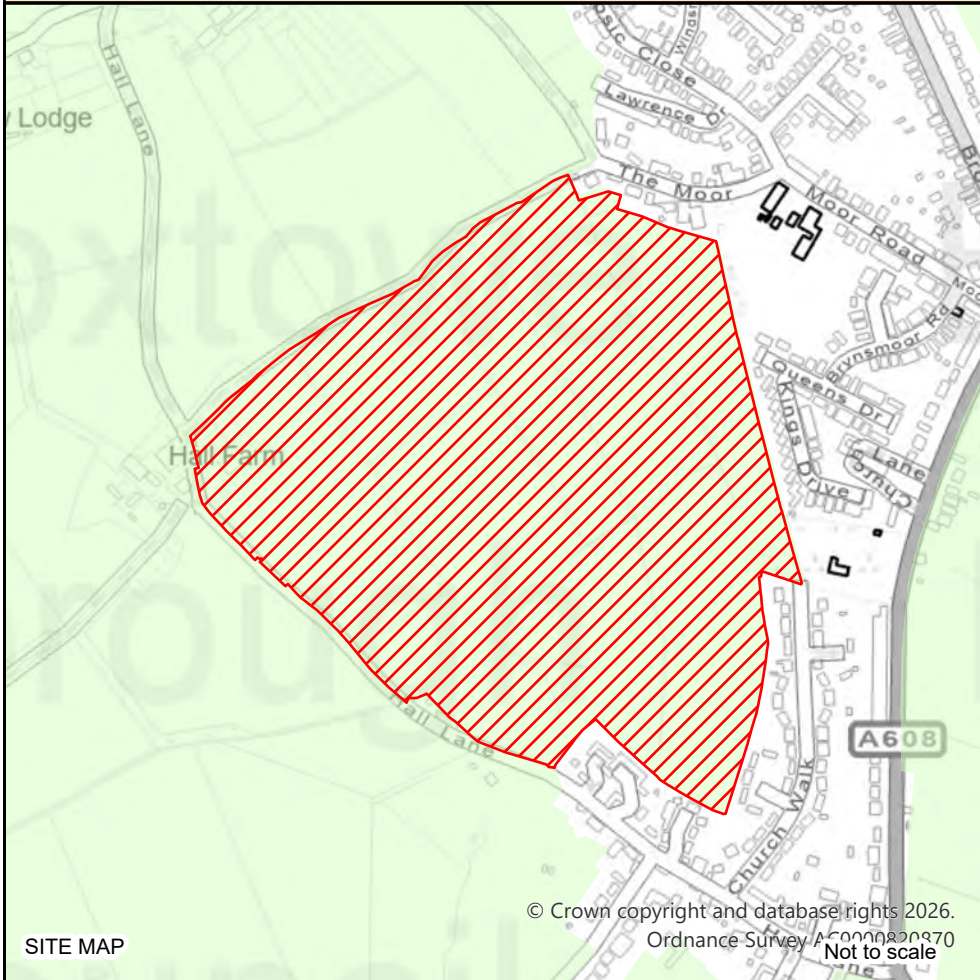
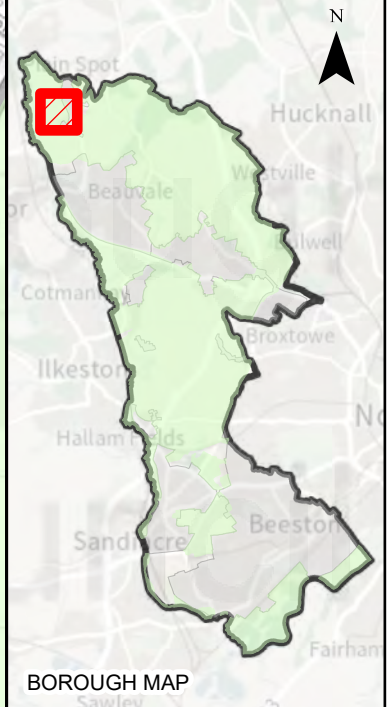
Easting: **446460**

Northing: **349233**

0-5 Years



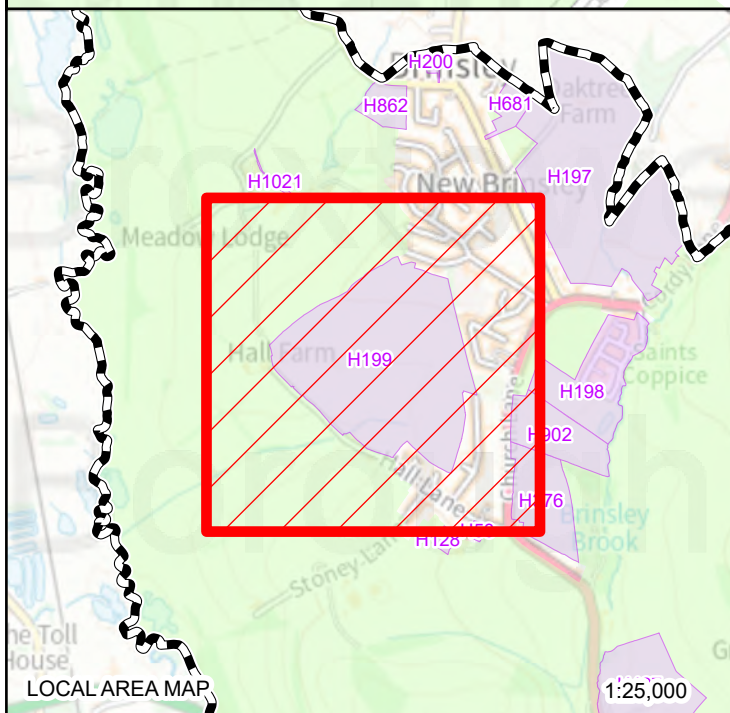
Settlement: Brinsley



SITE MAP

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BOROUGH MAP



LOCAL AREA MAP

1:25,000

Final Reasoned Judgement:

The site is located in the Green Belt and is therefore considered inappropriate for development. Other concerns relate to access, flood risk and impact upon the adjacent Conservation Area.

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

Site area (ha): **30.16**
 Potential dwellings: **300**
 Site type:
 Easting: **445765**
 Northing: **349281**

Non Deliverable or Developable

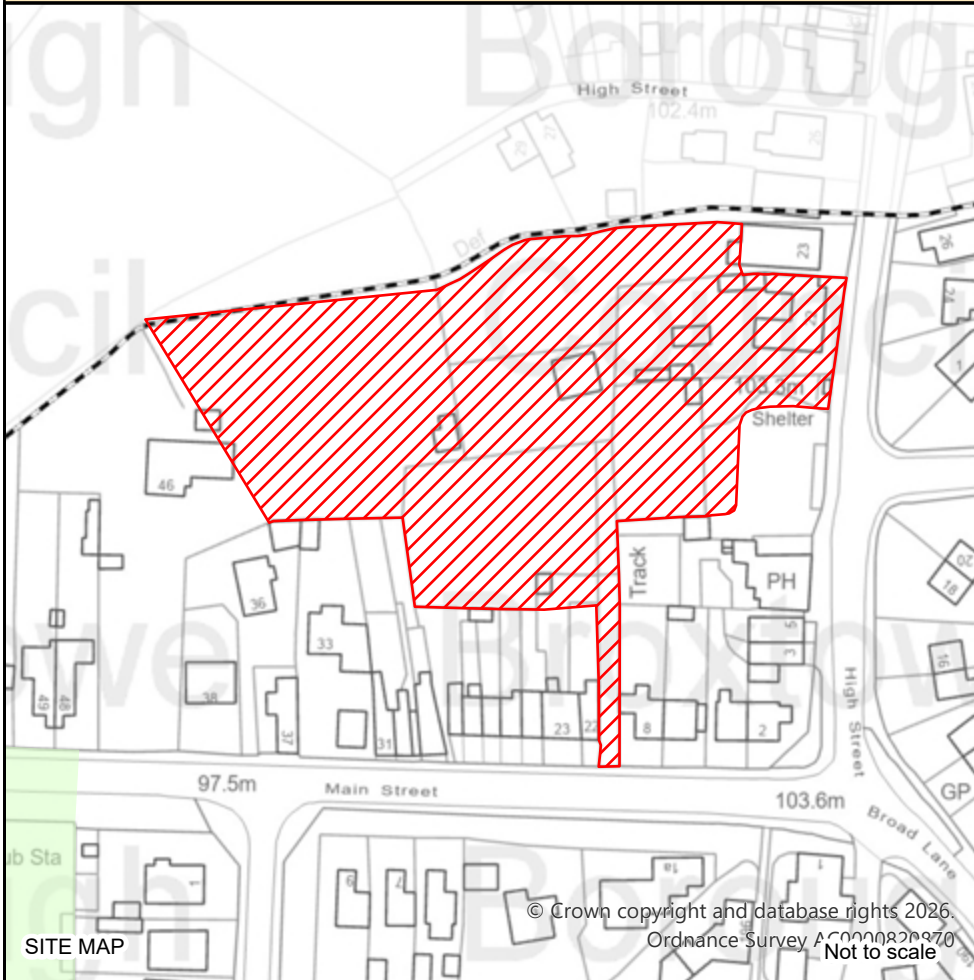
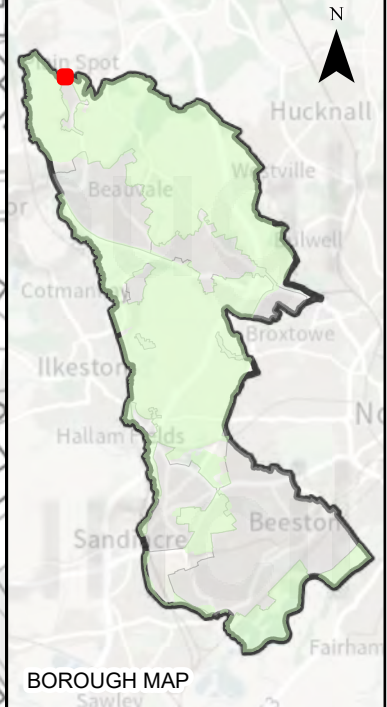
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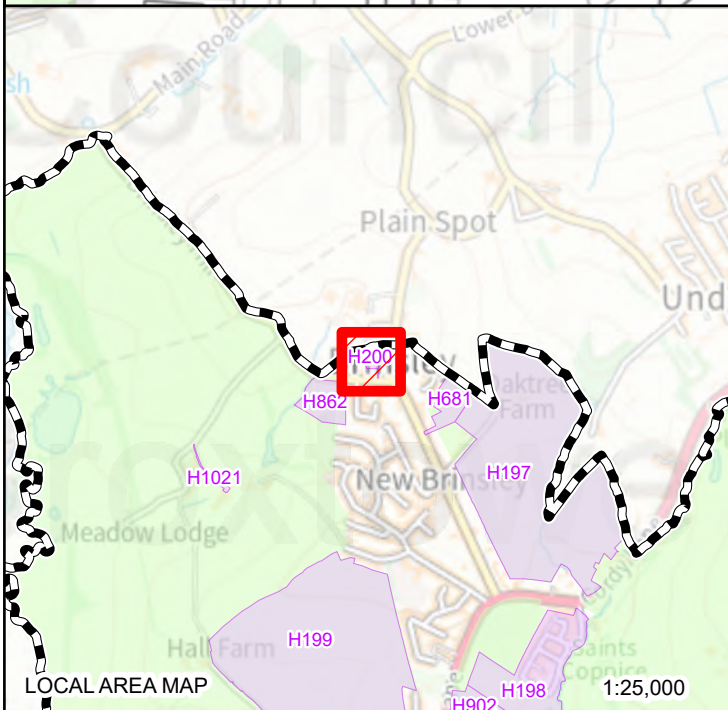


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Settlement: Brinsley



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Final Reasoned Judgement:

The site is located within the urban area of Brinsley, outside of the Green Belt. However it is understood to be in multiple ownerships.

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

Site area (ha): **0.66**

Potential dwellings: **8**

Site type:

Easting: **445925**

Northing: **350279**

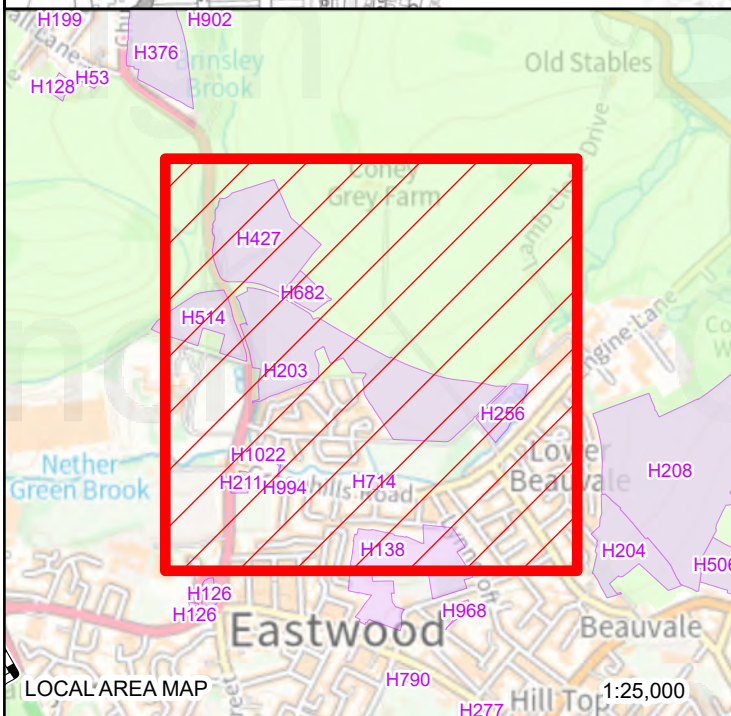
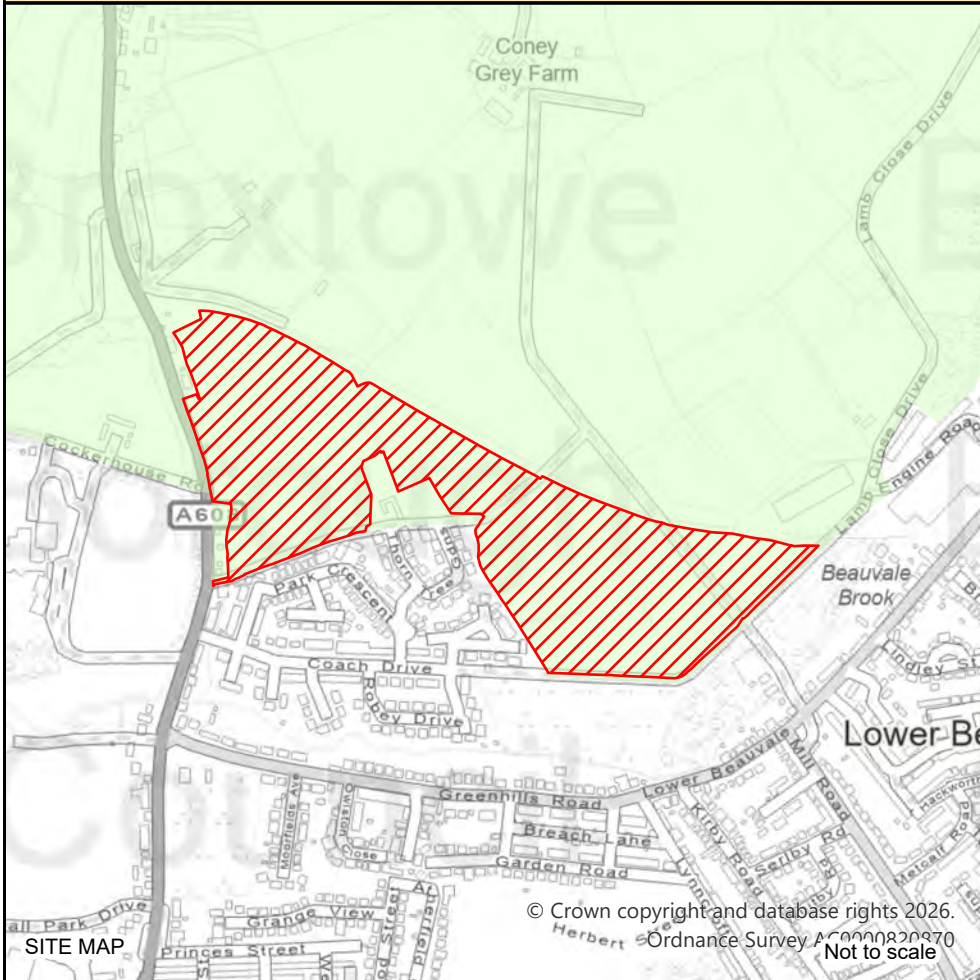
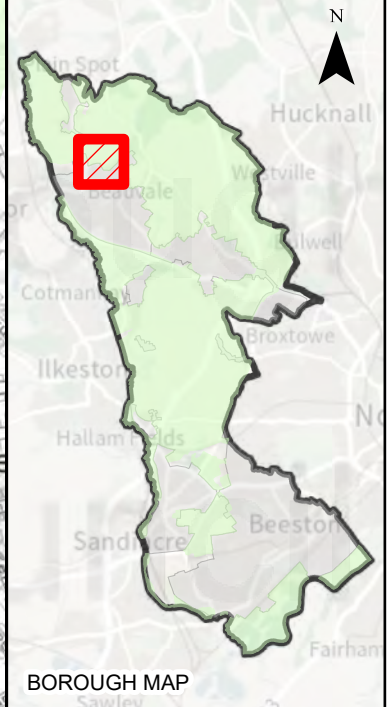
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Settlement: Eastwood

**Final Reasoned Judgement:**

The site is located in the Green Belt and so is considered to be unsuitable for development. The site could be suitable if Green Belt policy changes. Other concerns include areas of the site at risk of flooding and the potential impact upon a Local Wildlife Site.

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

Site area (ha): **17.19**

Potential dwellings: **300**

Site type:

Easting: **446946**

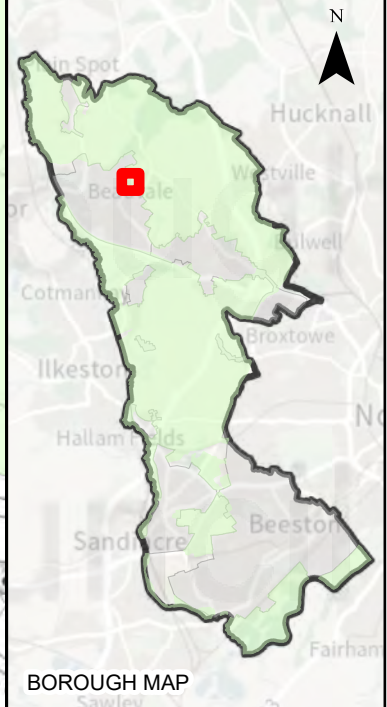
Northing: **347757**

Could be suitable if policy changes

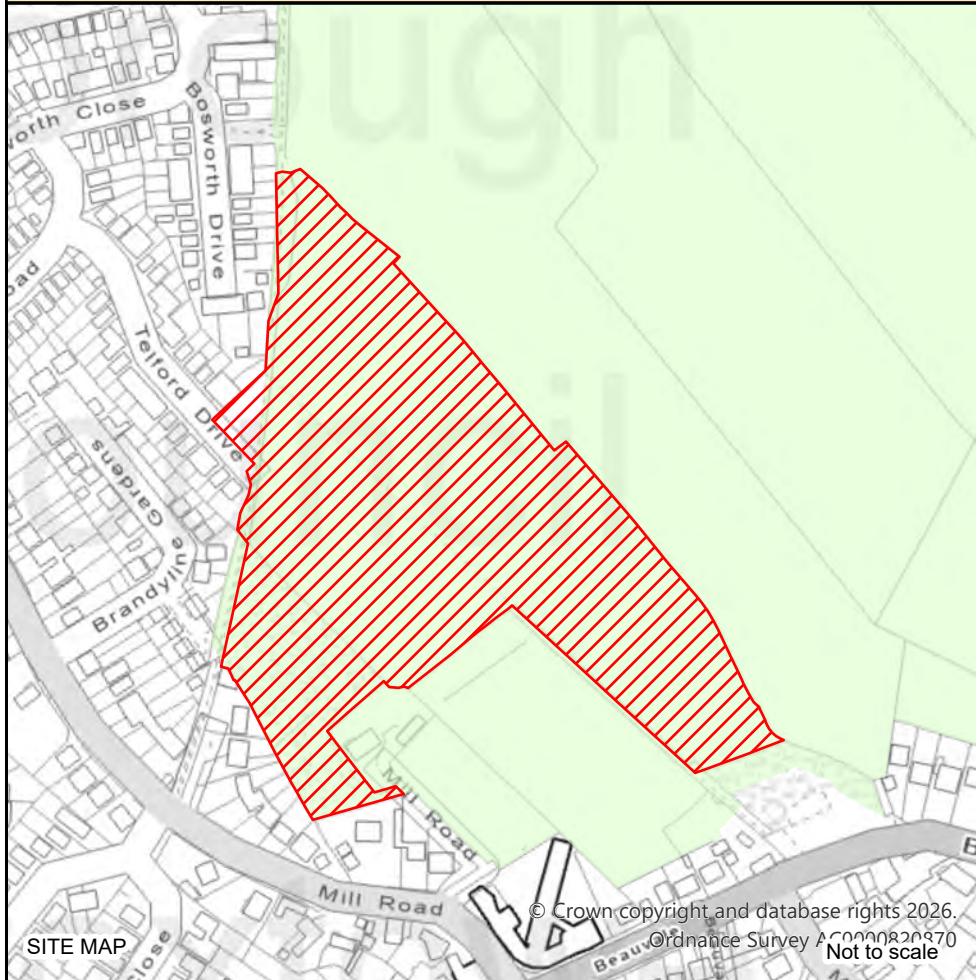


**Broxtowe
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Settlement: Eastwood



BOROUGH MAP



SITE MAP

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Not to scale



LOCAL AREA MAP

Final Reasoned Judgement:

The site is located in the Green Belt and so is considered to be unsuitable for development. The site could be suitable if Green Belt policy changes. Other issues include access and the impact upon local landscape.

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

Site area (ha): **4.5**

Potential dwellings: **88**

Site type:

Easting: **447835**

Northing: **347161**

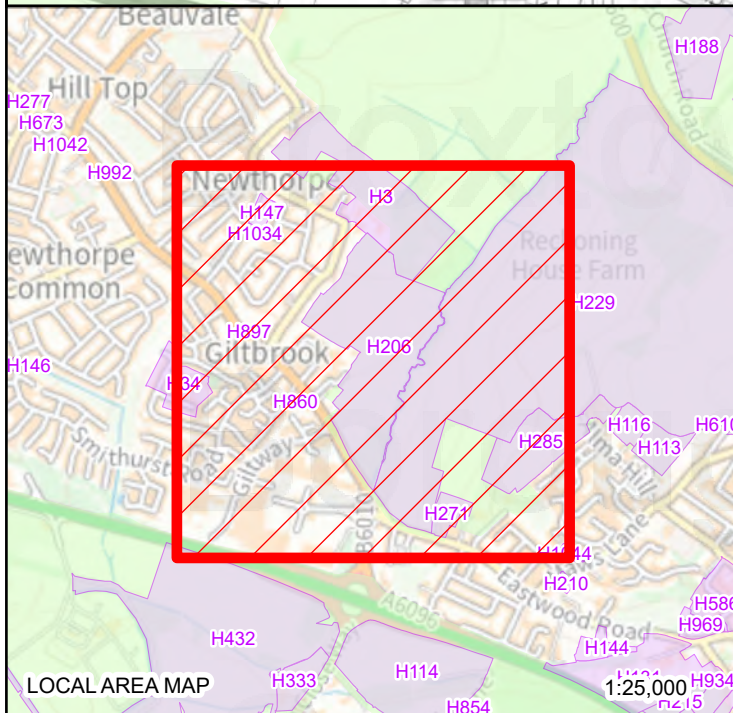
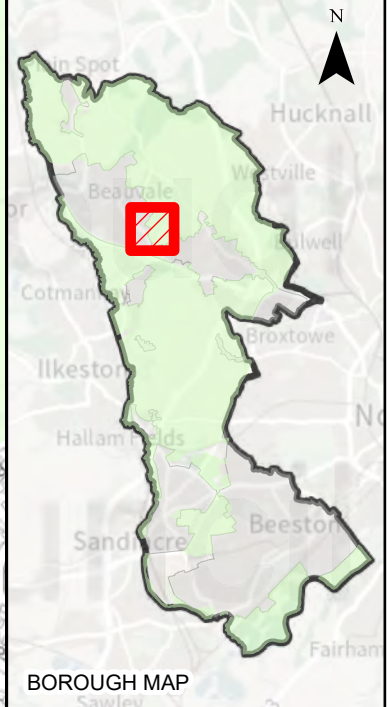
Could be suitable if policy changes

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Settlement: Eastwood



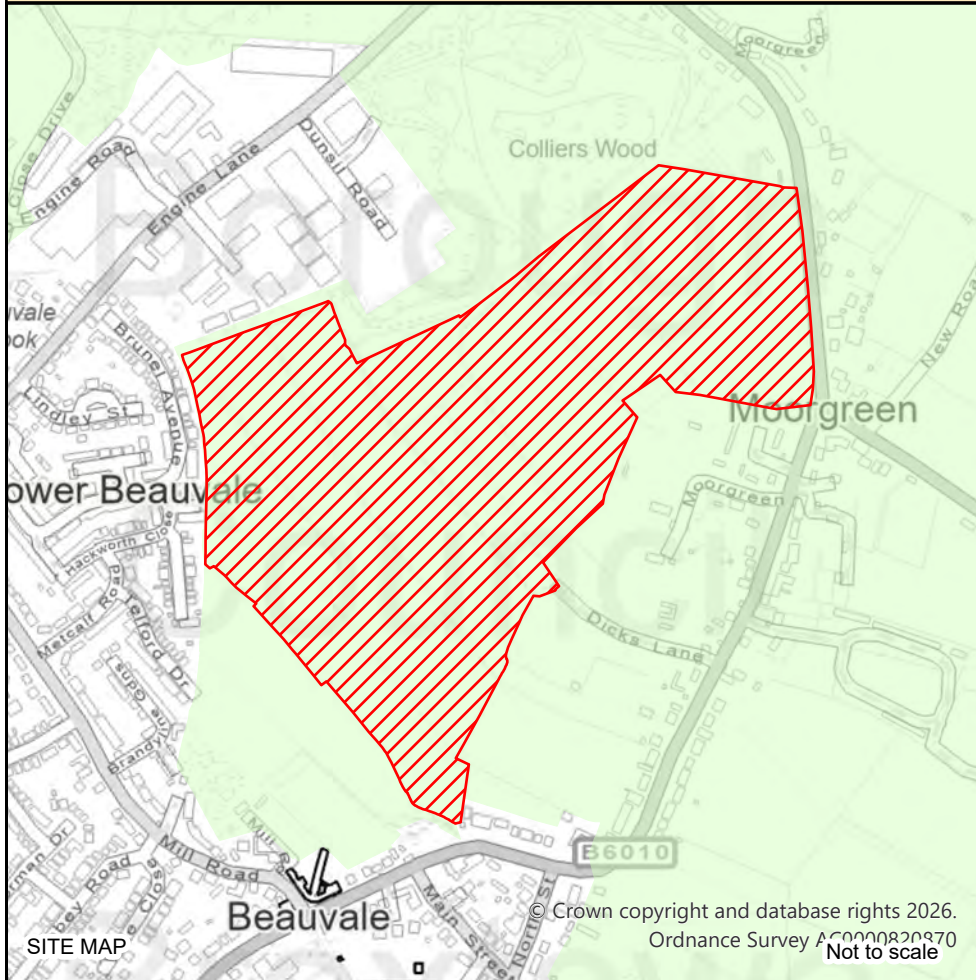
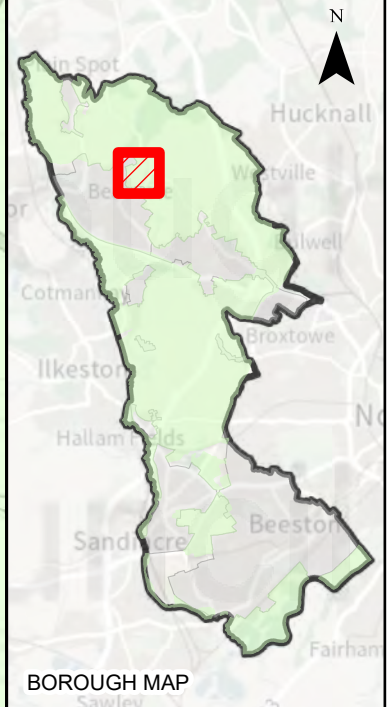
The site is located in the Green Belt and so is considered to be unsuitable for development. The site could be suitable if Green Belt policy changes. Other concerns include flood risk and the impact upon a Local Wildlife Site.

	SHLAA Site	Site area (ha):	18.21
	Other SHLAA sites	Potential dwellings:	283
	Green Belt Extent	Site type:	
	Broxtowe Boundary	Easting:	448531
		Northing:	345814

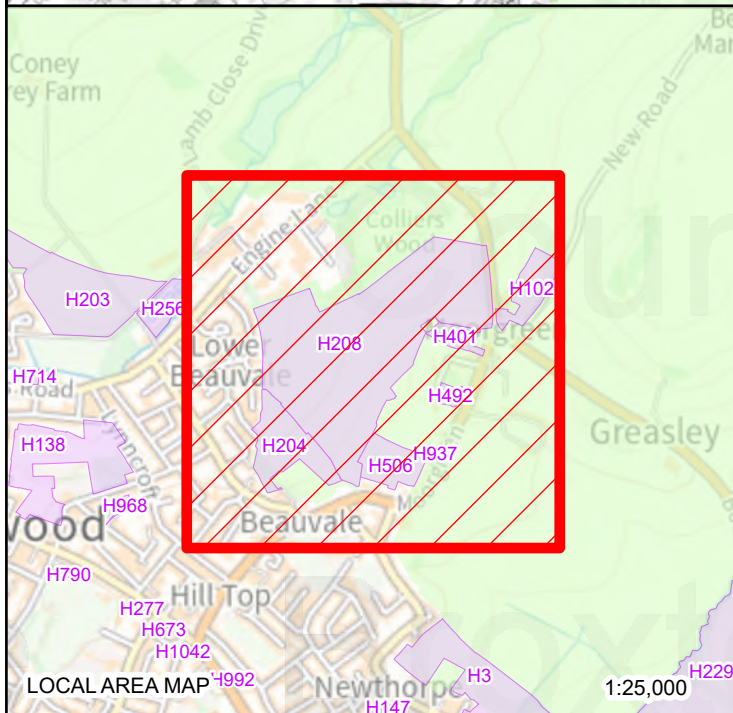
Could be suitable if policy changes



Settlement: Eastwood



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Not to scale

**Final Reasoned Judgement:**

The site is located in the Green Belt and so is considered to be unsuitable for development. The site could be suitable if Green Belt policy changes. Other issues include access and the impact upon the landscape.

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

Site area (ha): **29.92**
 Potential dwellings: **262**
 Site type:
 Easting: **448101**
 Northing: **347499**

Could be suitable if policy changes

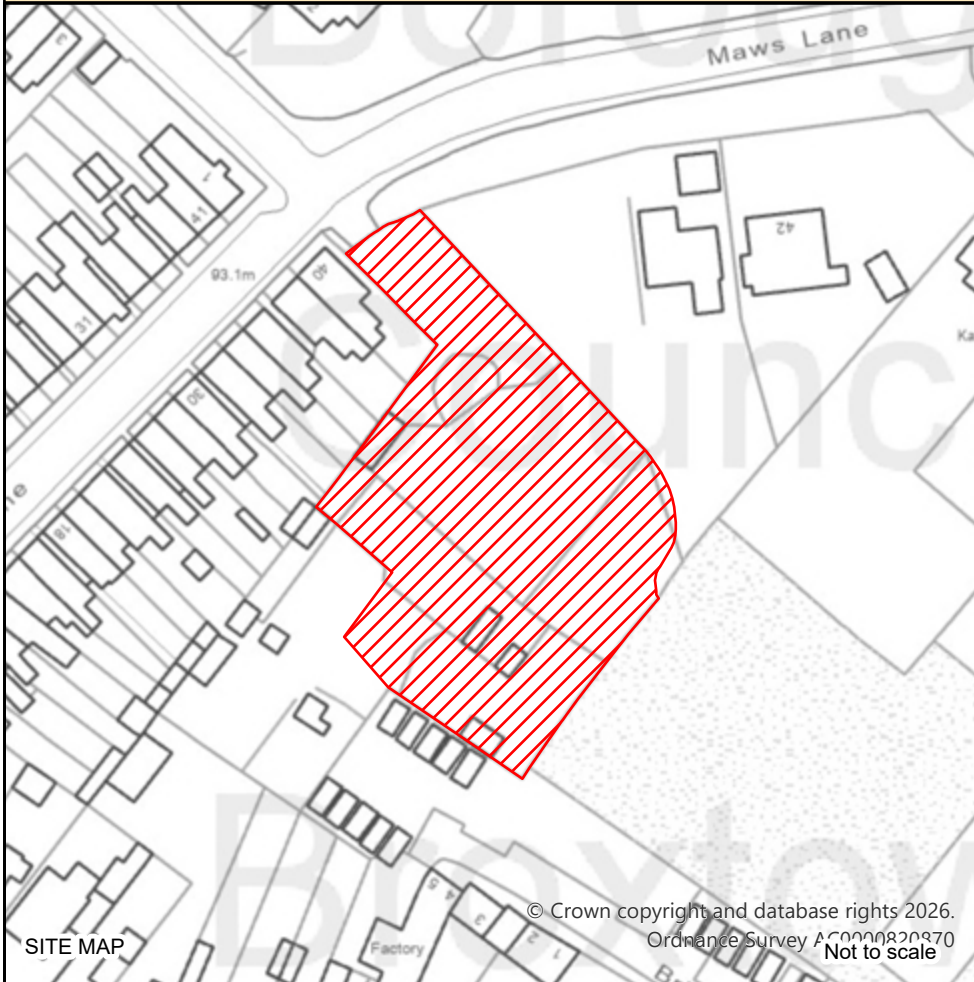
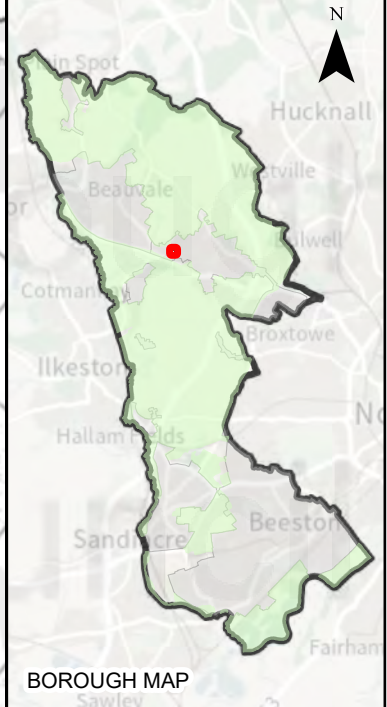
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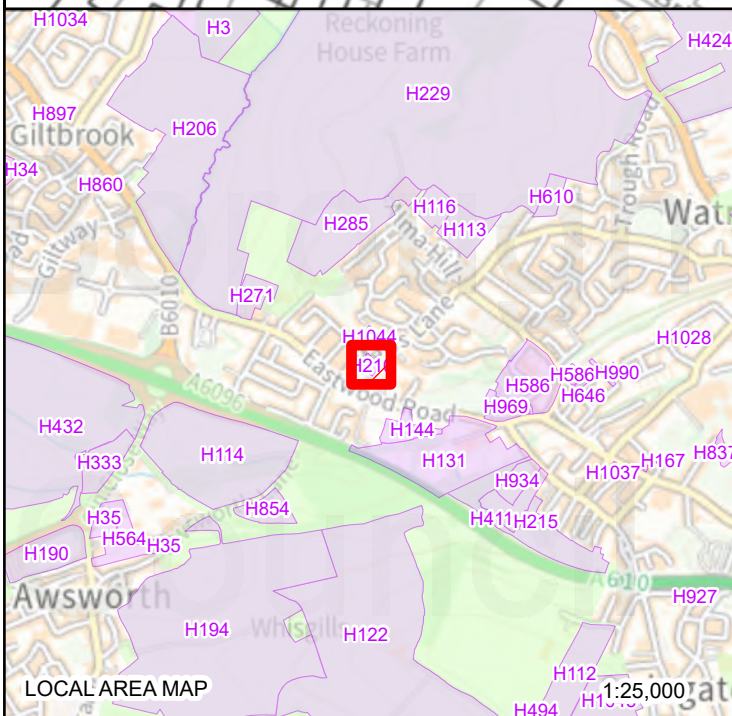
**Broxtowe
Borough
COUNCIL**

Settlement: Kimberley



SITE MAP

BOROUGH MAP



LOCAL AREA MAP

Final Reasoned Judgement:

The site is situated within a sustainable area within the Main Built Up Area. There may however be issues with availability.

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

Site area (ha): **0.19**

Potential dwellings: **12**

Site type:

Easting: **449164**

Northing: **345030**

Non Deliverable or Developable