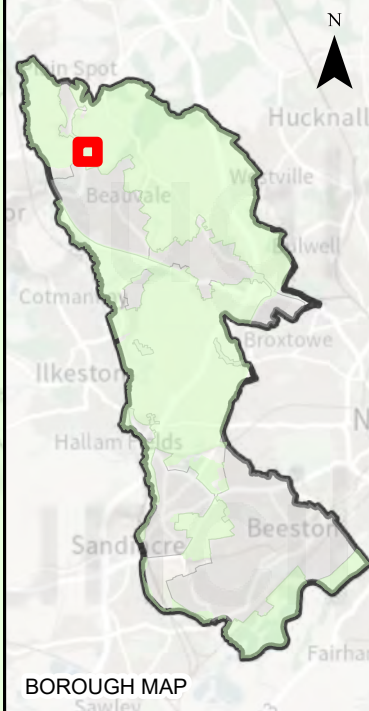
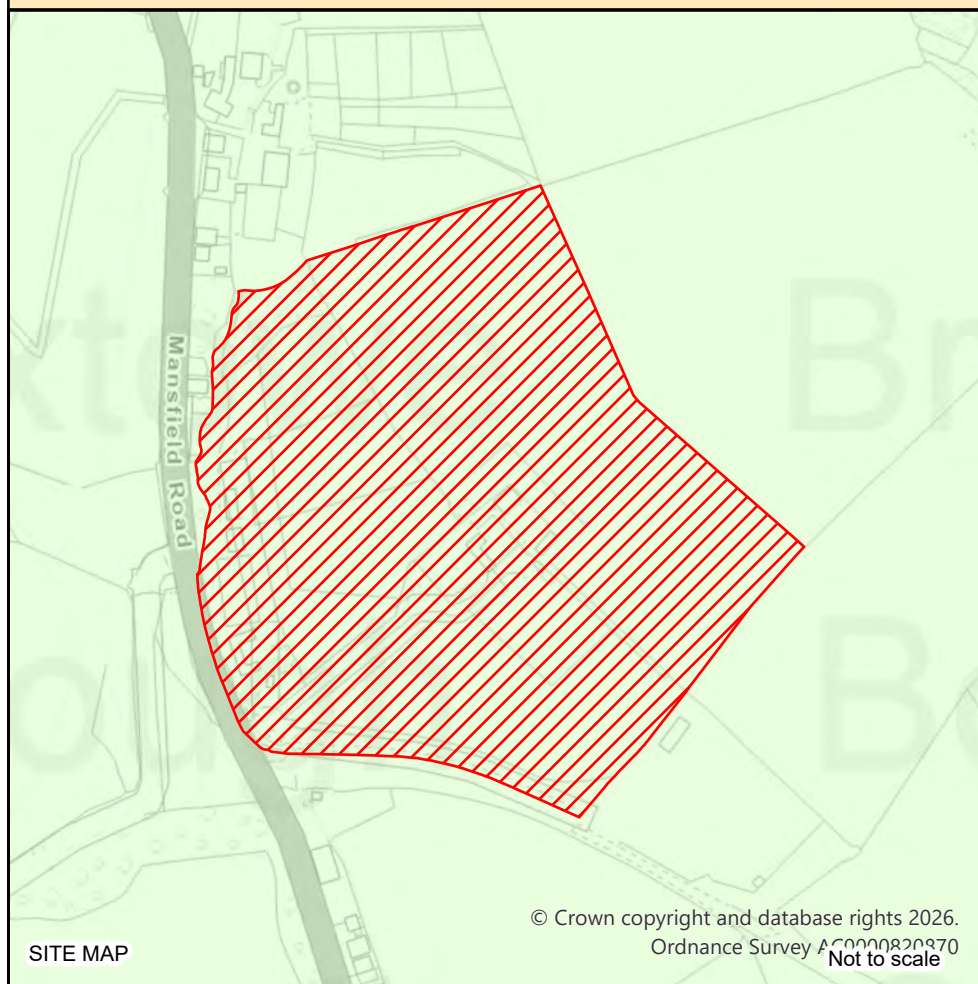




Settlement: Eastwood

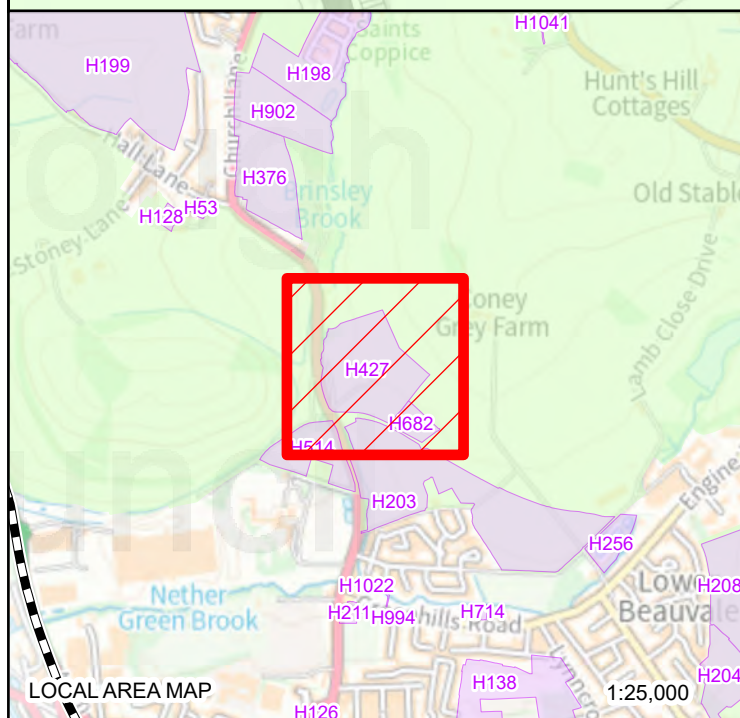


BOROUGH MAP



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 is located between Eastwood and Brinsley and would therefore result in some merging together of settlements. In addition the site is in a former coal mining area and there is a gas pipeline (intermediate pressure) which crosses the site.

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

Site area (ha): **8.73**

Potential dwellings:

Site type:

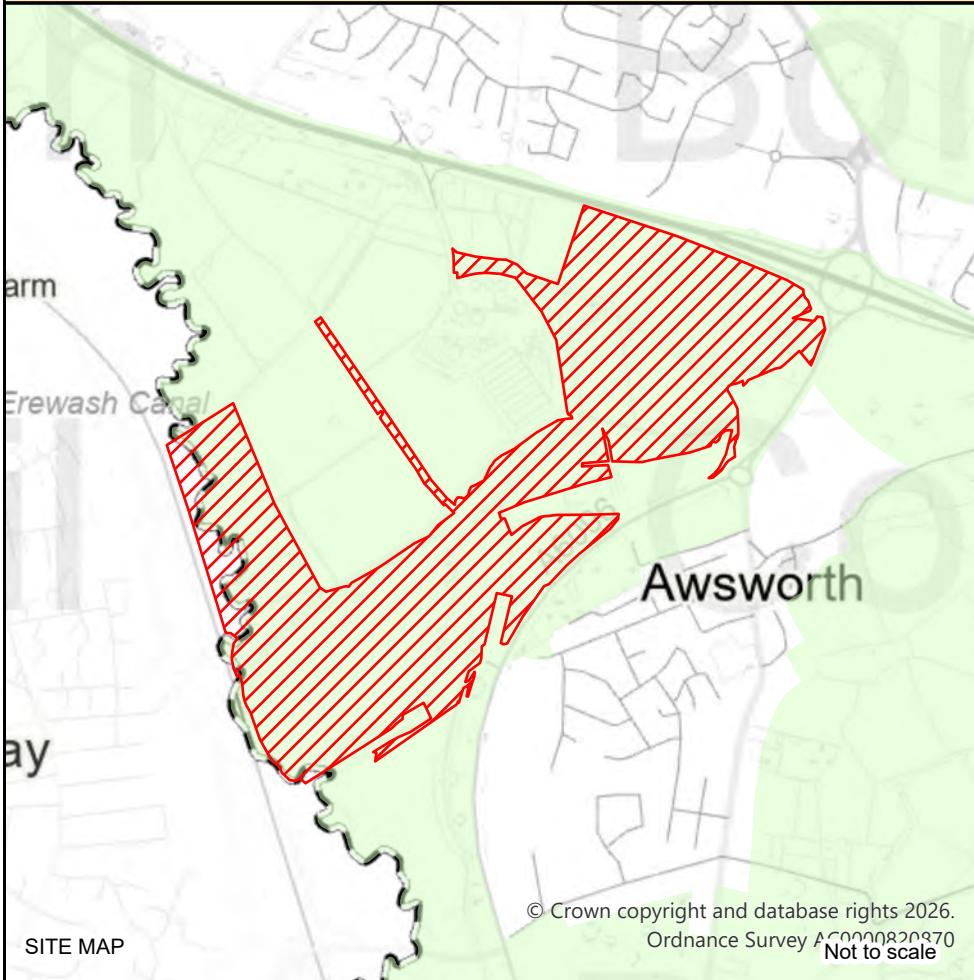
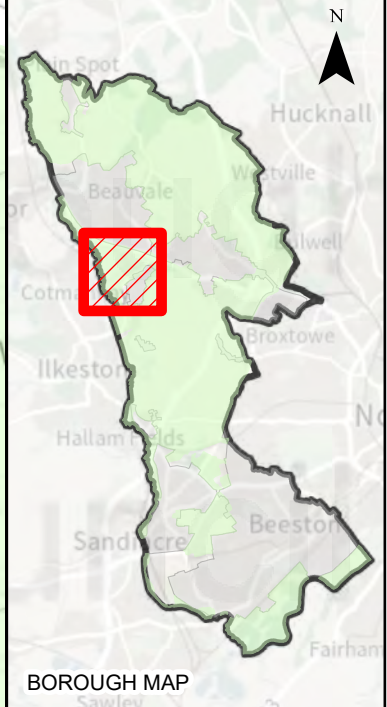
Easting: **446624**Northing: **348192*****Non Deliverable or Developable***

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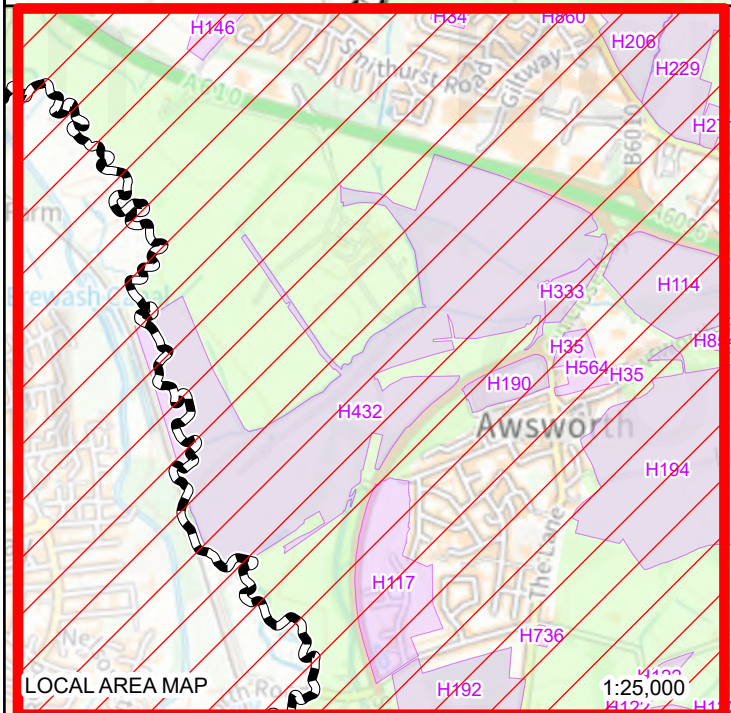
Settlement: Awsworth



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Not to scale

SITE MAP

BOROUGH MAP



LOCAL AREA MAP

**Final Reasoned Judgement:**

This site is in the Green Belt between the settlements of Eastwood/Giltbrook, Awsworth and Ilkeston/Cotmanhay. Part of the site is in the setting of the Grade 2\* listed Bennerley Viaduct.

Other constraints include public rights of way, flood risk areas and Local Wildlife Site (LWS).

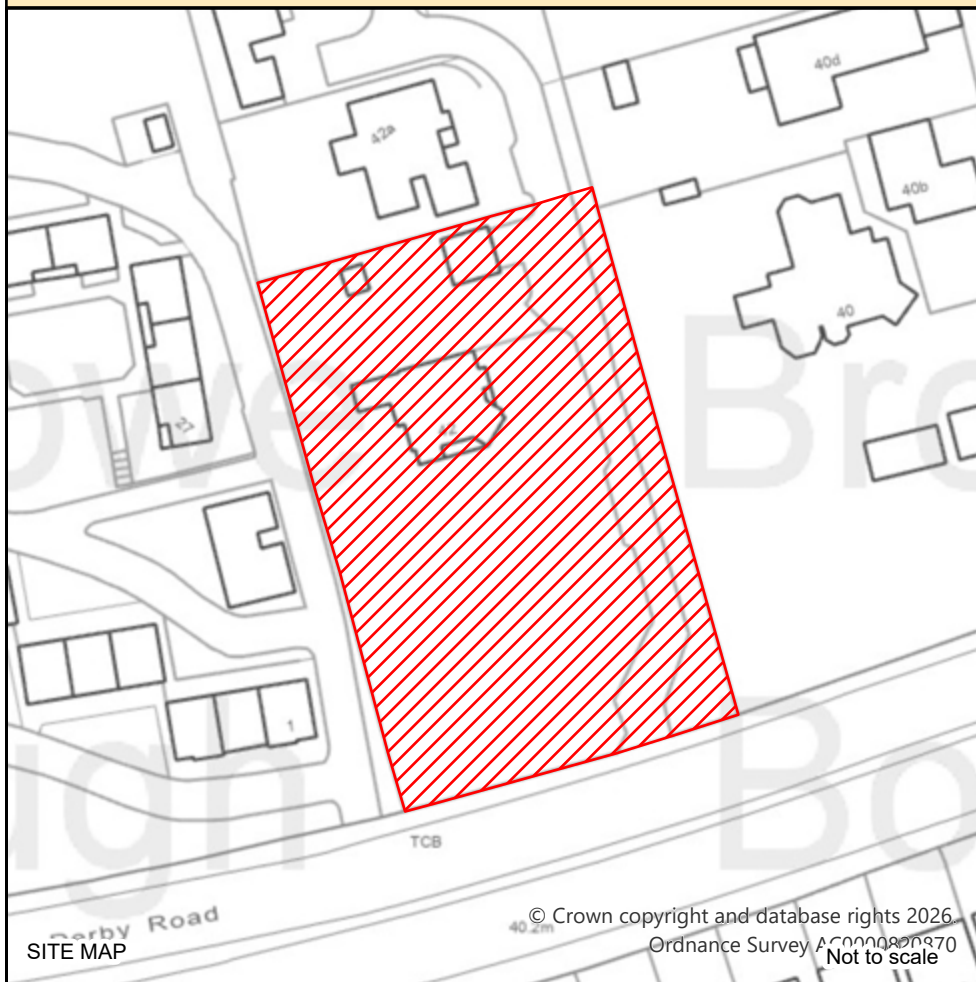
The Greater Nottingham Strategic Plan proposes the site for allocation for rail-related logistics development and so it is considered to be inappropriate for residential development. The site could be suitable if both Green Belt policy and emerging Greater Nottingham Strategic Plan employment policy were to change.

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

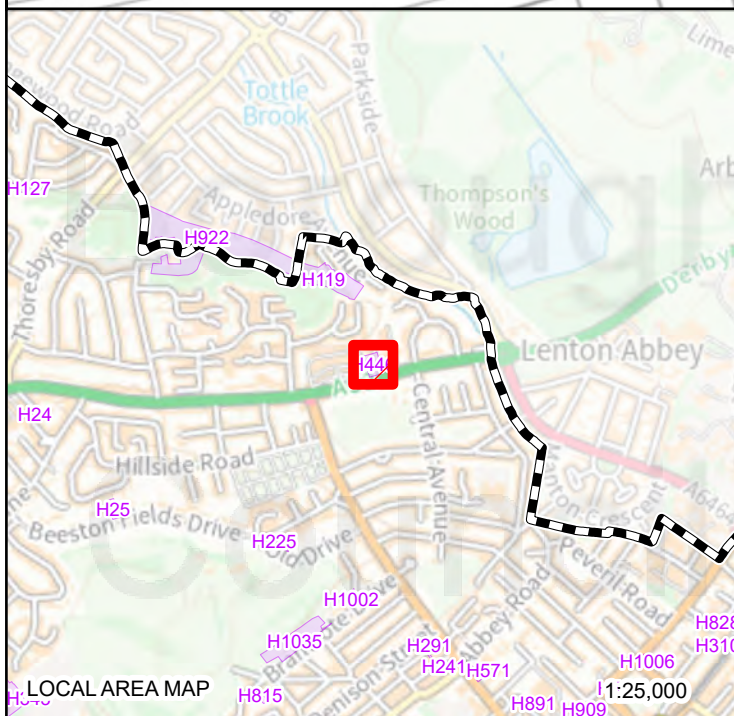
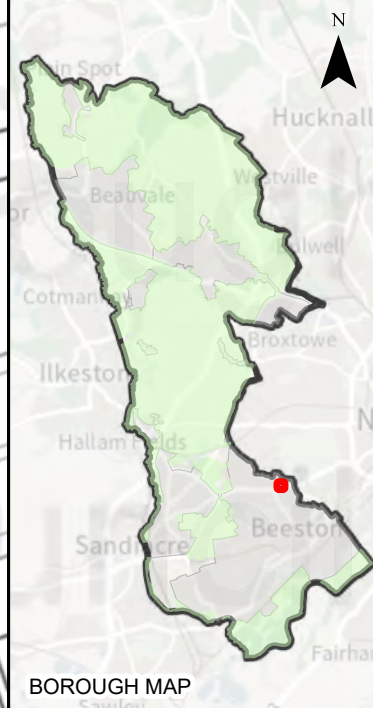
Site area (ha): **69.73**Potential dwellings: **1274**

Site type:

Easting: **447604**Northing: **344487***Could be suitable if policy changes*



Settlement: Main Built Up Area

**Final Reasoned Judgement:**

The site is located in the Main Build-Up Area of Beeston and has planning permission (granted on appeal). Construction on site is underway.

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

Site area (ha): 0.33

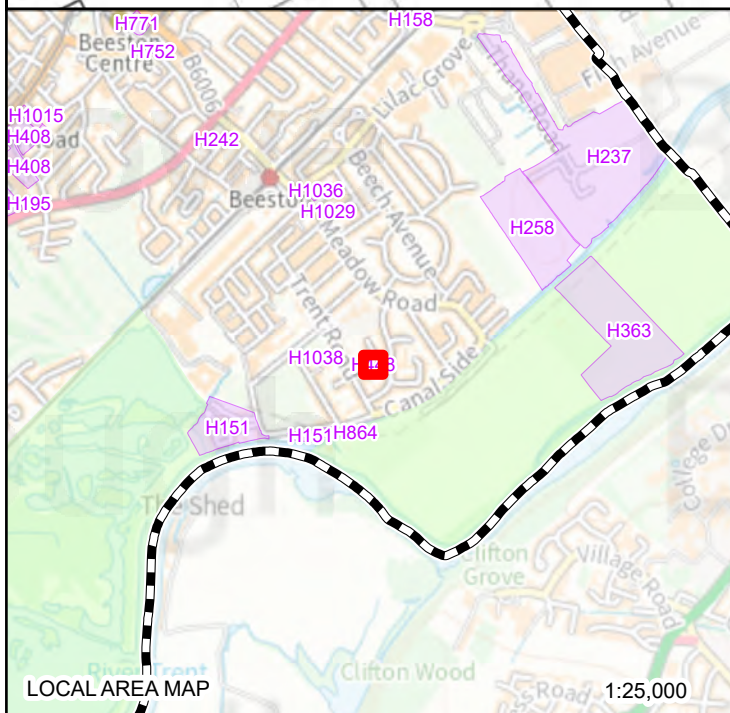
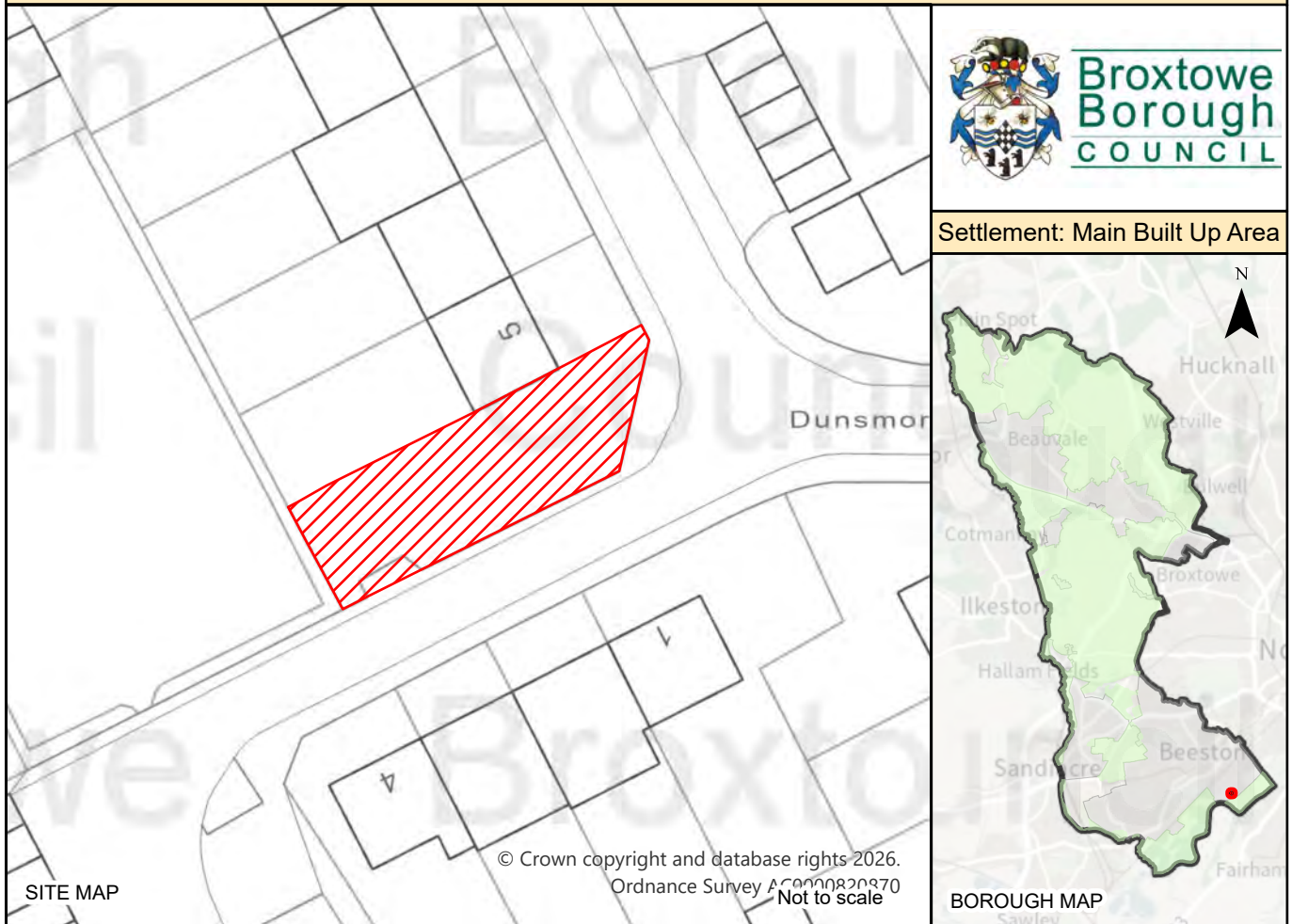
Potential dwellings: 3

Site type:

Easting: 452320

Northing: 338196

0-5 Years

**Final Reasoned Judgement:**

The site is located in the Main Build-Up Area of Beeston and has planning permission. Construction on site is underway.

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

Site area (ha): 0.02

Potential dwellings: 1

Site type:

Easting: 453724

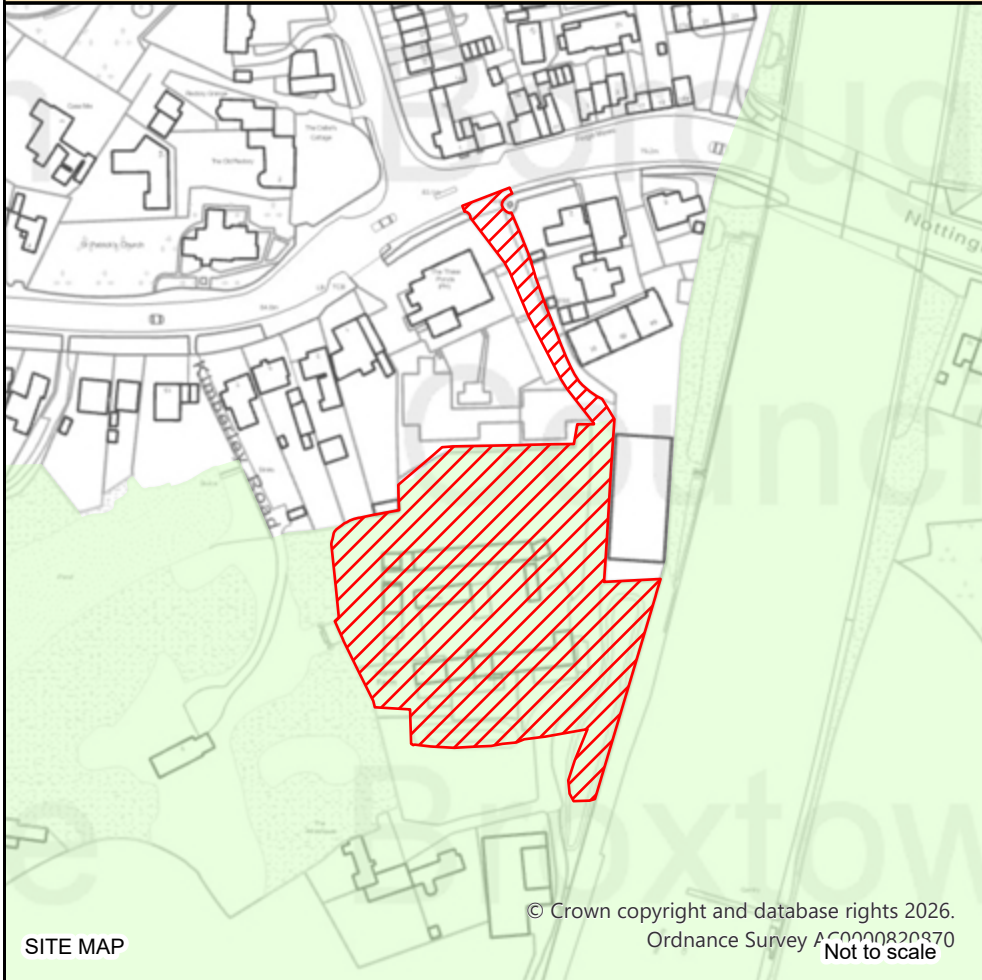
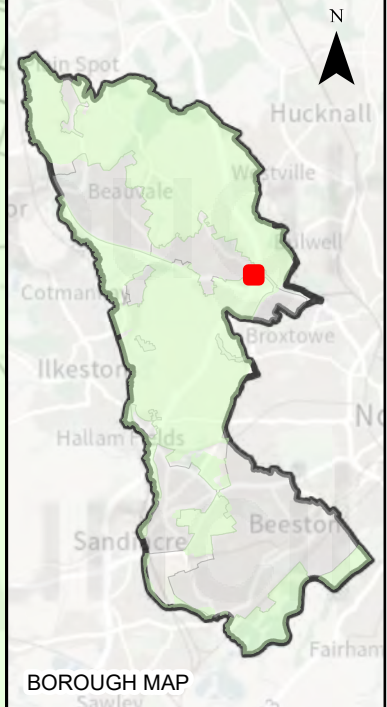
Northing: 335603

0-5 Years



**Broxtowe  
Borough  
COUNCIL**

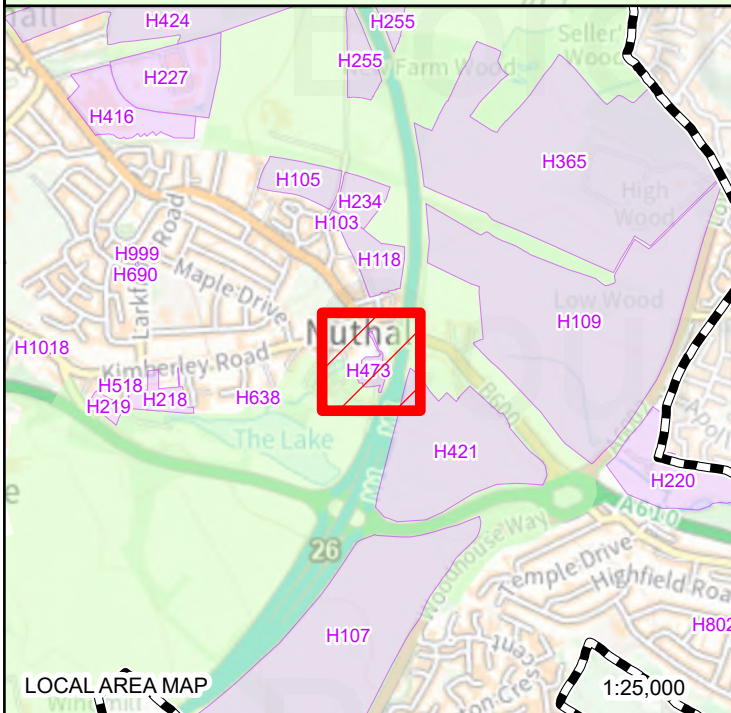
Settlement: Kimberley



SITE MAP

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Not to scale

BOROUGH MAP



LOCAL AREA MAP

### Final Reasoned Judgement:

The site consists of a range of Grade II Listed Buildings (on the 'at Risk Register') located within the Green Belt.

Planning application withdrawn for 14 dwellings.

Other issues include Conservation Area, noise from the motorway, access and potential contaminated land.

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

Site area (ha): **0.92**

Potential dwellings: **14**

Site type:

Easting: **451567**

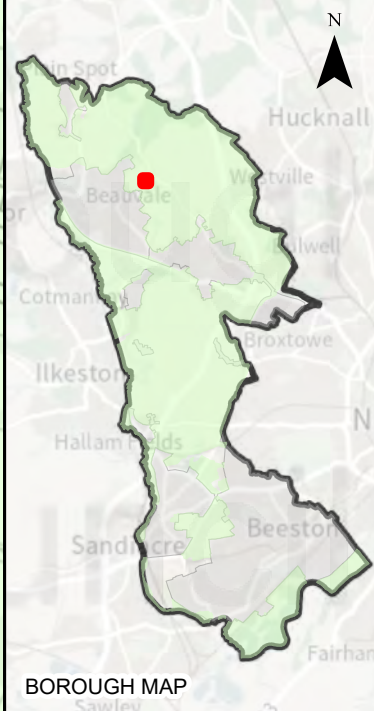
Northing: **344362**

**Non Deliverable or Developable**

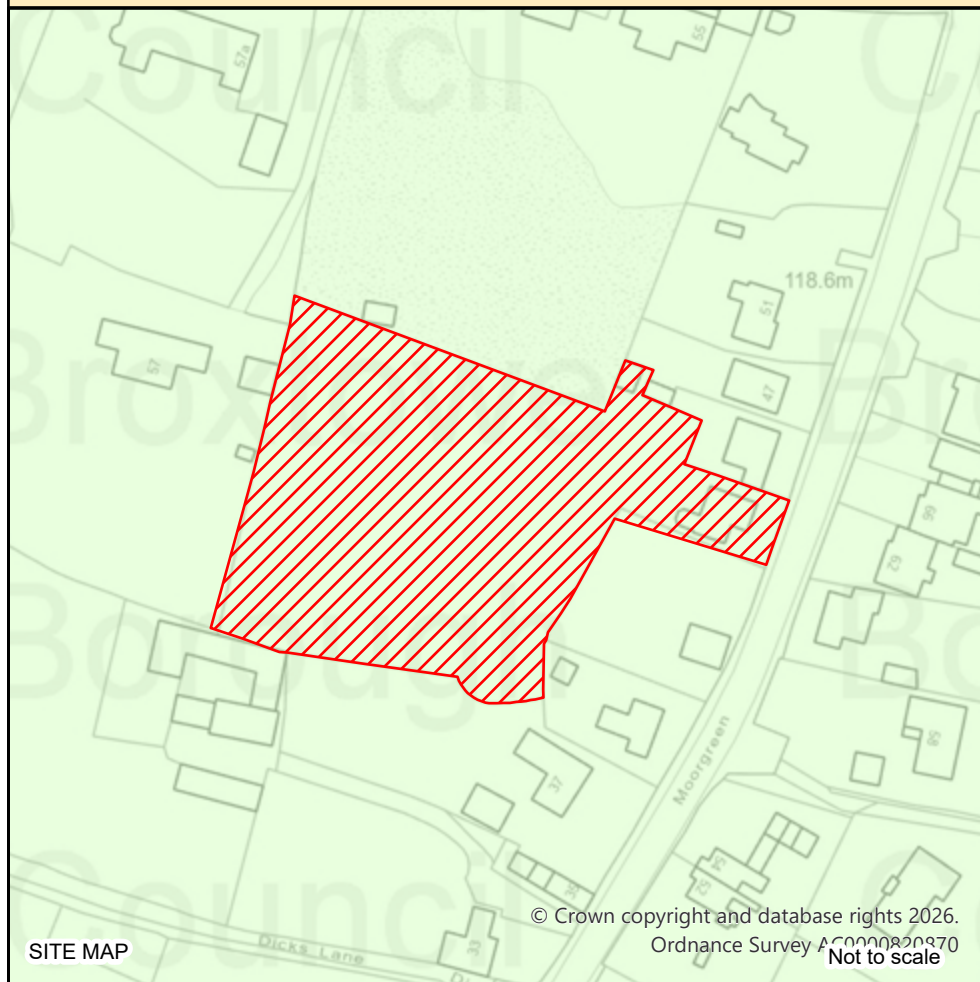


**Broxtowe  
Borough  
COUNCIL**

Settlement: Eastwood

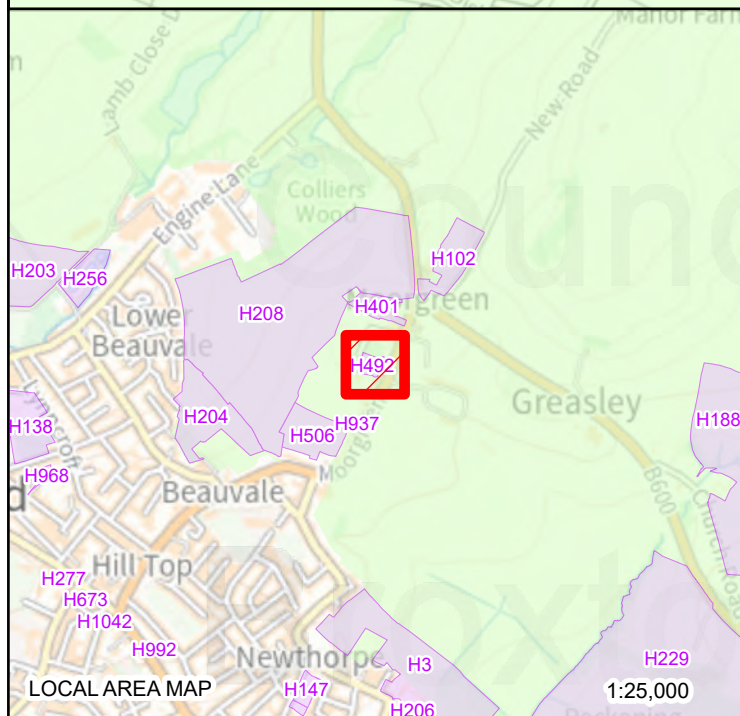


BOROUGH MAP



SITE MAP

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Not to scale



LOCAL AREA MAP

1:25,000

### Final Reasoned Judgement:

The site located in the Green Belt and so is considered unsuitable for development. The site is an isolated location and would create a form of back land development that would be out of keeping with the surrounding area.



SHLAA Site



Other SHLAA sites



Green Belt Extent



Broxtowe Boundary

Site area (ha): 0.5

Potential dwellings: 10

Site type:

Easting: 448377

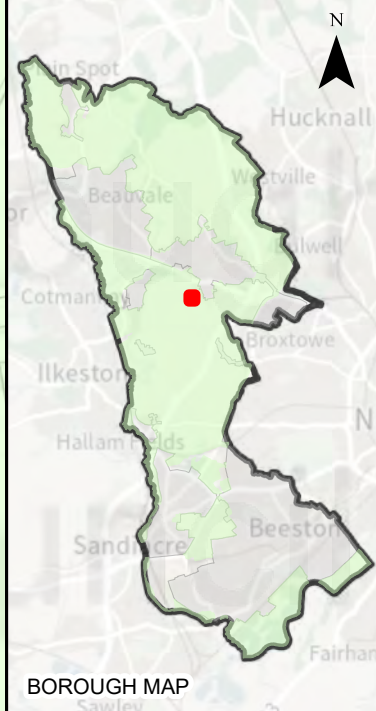
Northing: 347329

*Non Deliverable or Developable*

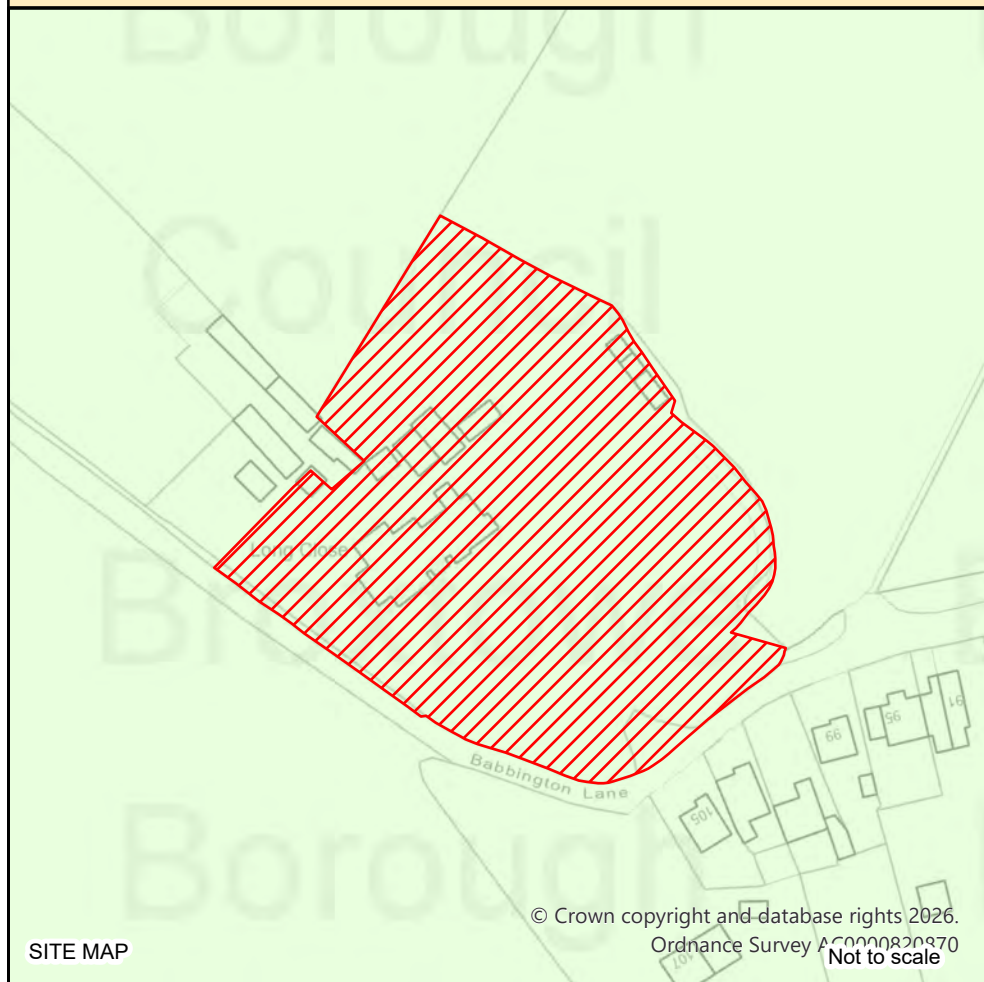


**Broxtowe  
Borough  
COUNCIL**

Settlement: Kimberley

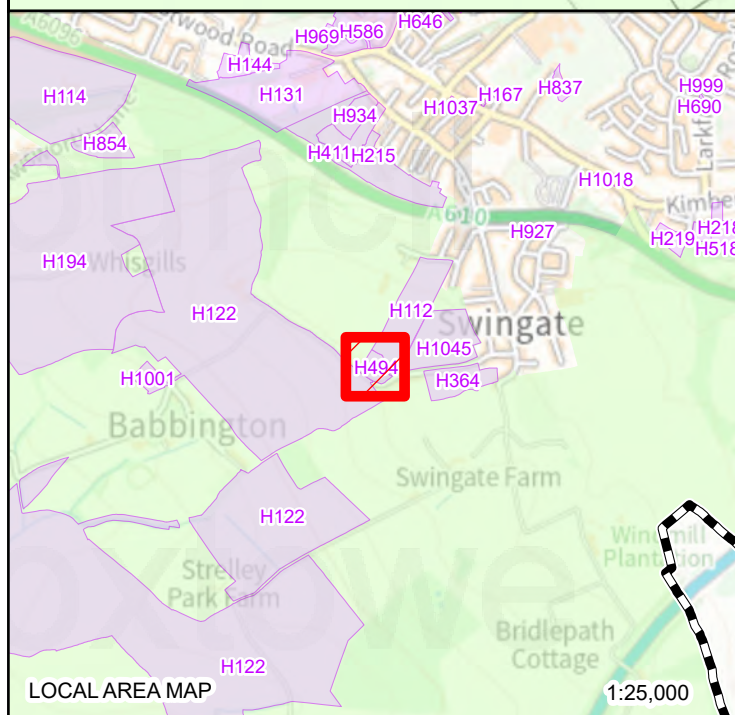


BOROUGH MAP



SITE MAP

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Not to scale



LOCAL AREA MAP

1:25,000

### Final Reasoned Judgement:

The site located in the Green Belt and so is considered unsuitable for development. The site would represent a substantial expansion into open countryside and is unrelated to the main settlement of Kimberley.



SHLAA Site



Other SHLAA sites



Green Belt Extent



Broxtowe Boundary

Site area (ha): **0.74**

Potential dwellings: **15**

Site type:

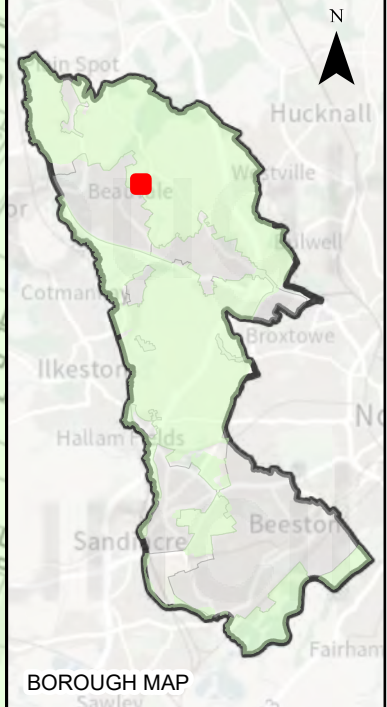
Easting: **449719**

Northing: **343813**

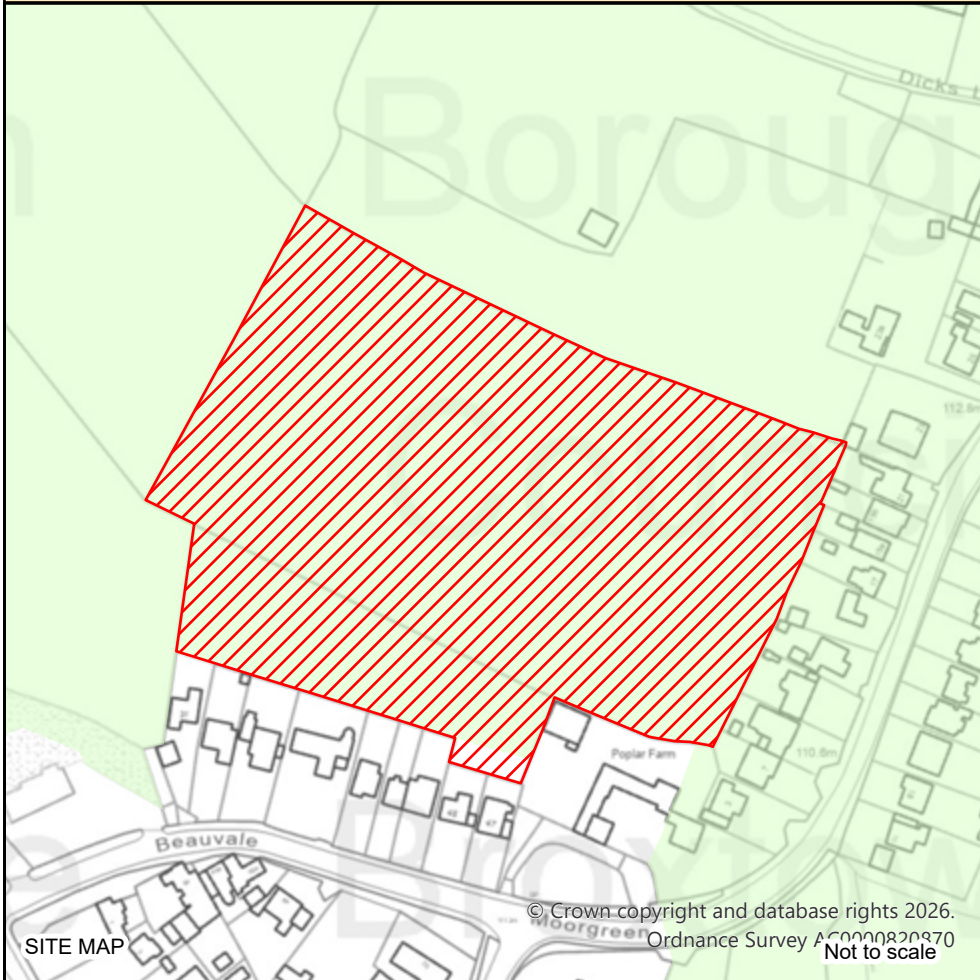
**Non Deliverable or Developable**



Settlement: Eastwood

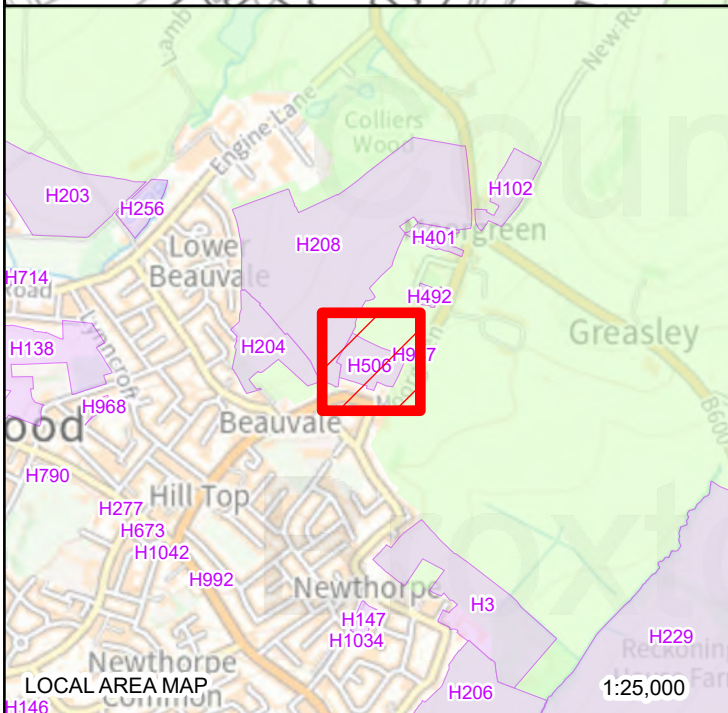


BOROUGH MAP



SITE MAP

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Not to scale



LOCAL AREA MAP

1:25,000

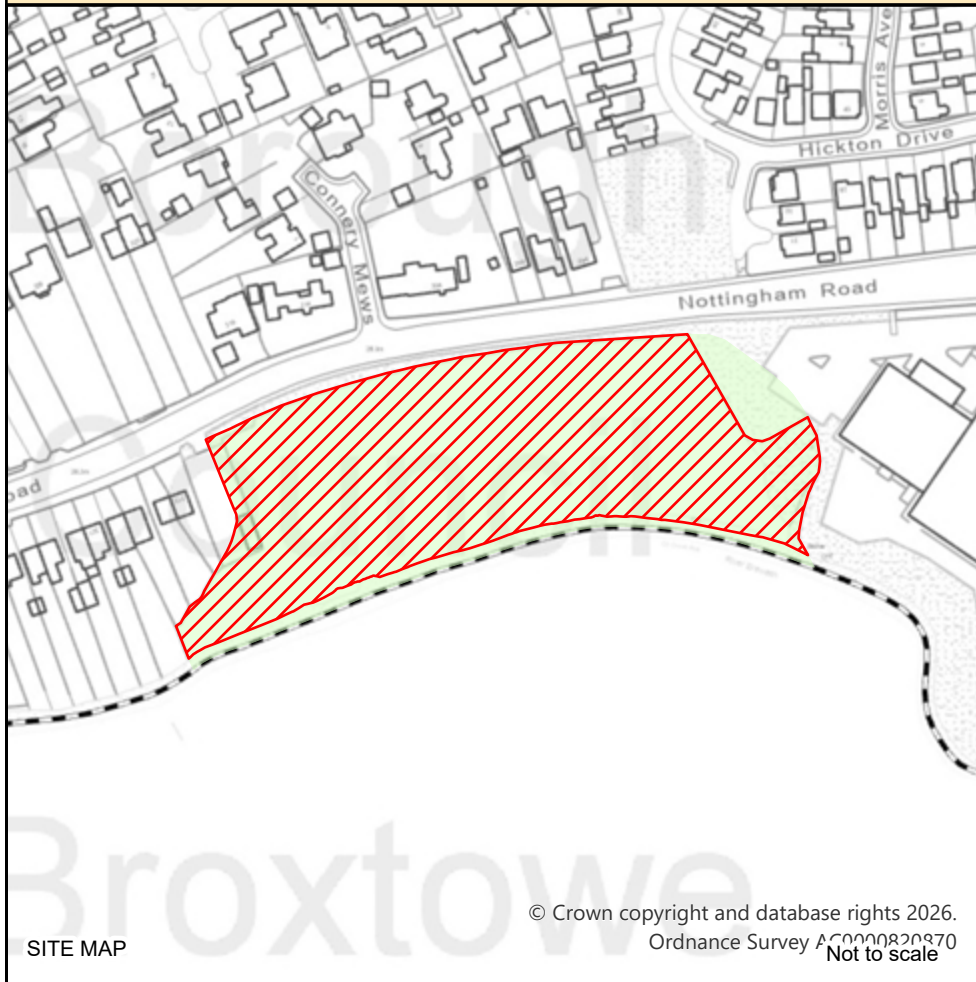
**Final Reasoned Judgement:**

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

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

Site area (ha): 2.62  
 Potential dwellings: 47  
 Site type:  
 Easting: 448178  
 Northing: 347104

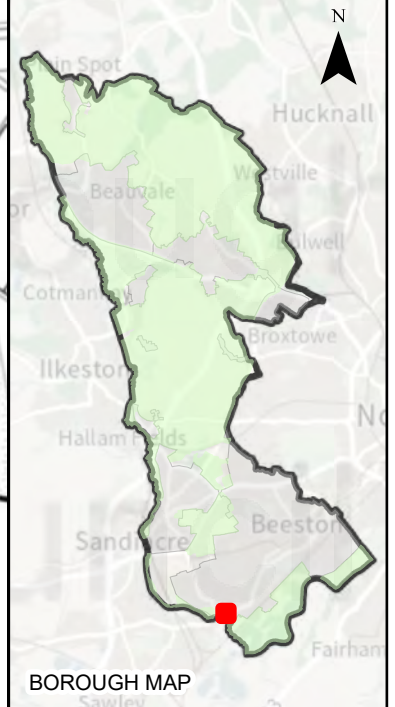
**Non Deliverable or Developable**



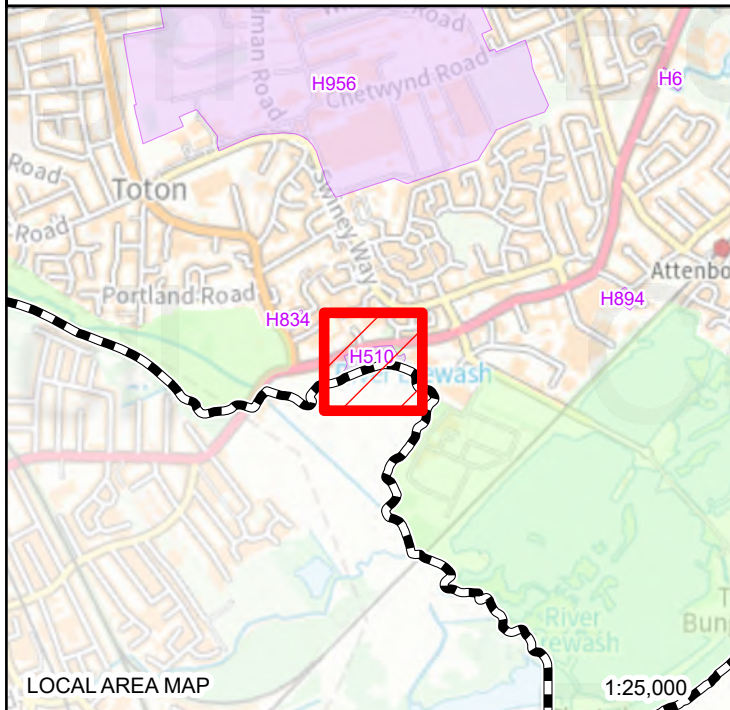
SITE MAP



Settlement: Main Built Up Area



BOROUGH MAP



LOCAL AREA MAP

**Final Reasoned Judgement:**

The site is located within the Green Belt and so is considered to be inappropriate for development. Although the site is immediately adjacent to the built up area of Attenborough it is within an area of high risk of flooding from the River Erewash.

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

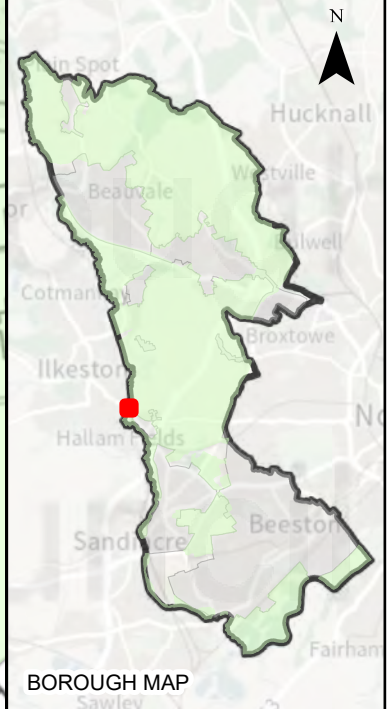
Site area (ha): 1.17  
 Potential dwellings: 25  
 Site type:  
 Easting: 450669  
 Northing: 334255

**Non Deliverable or Developable**

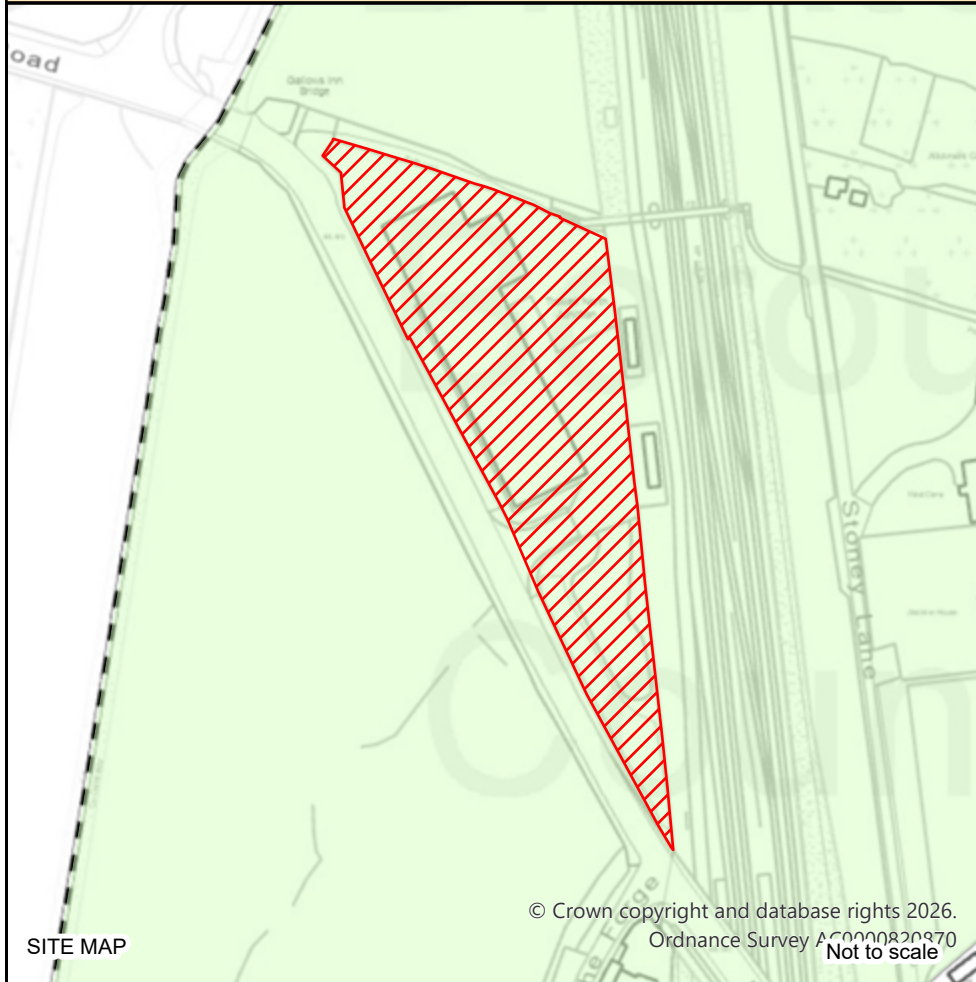


**Broxtowe  
Borough  
COUNCIL**

Settlement: Other Rural

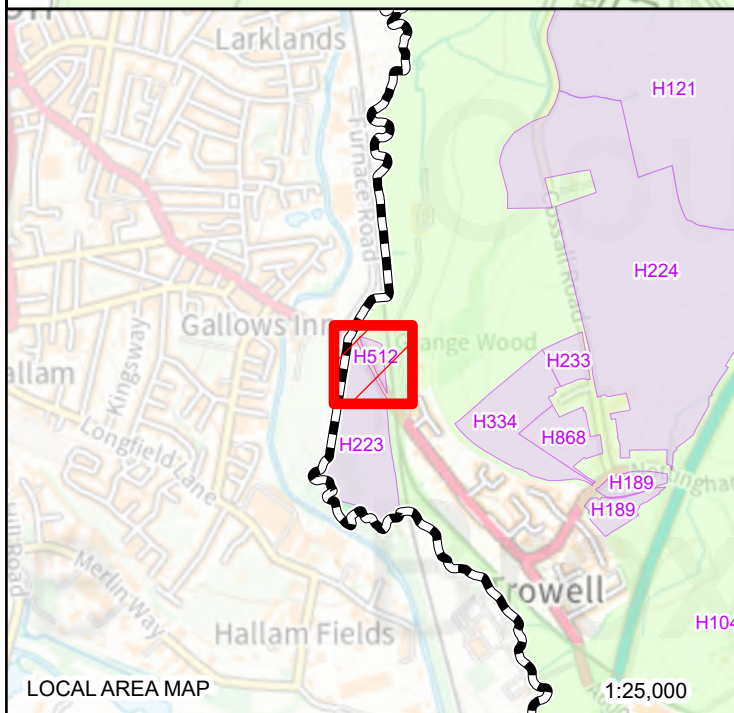


BOROUGH MAP



SITE MAP

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Not to scale



LOCAL AREA MAP

1:25,000

### Final Reasoned Judgement:

Brownfield site in the Green Belt. The site does not relate well to the existing settlements. Issues including noise would require consideration, due to the location adjacent to a railway line. Contamination may also be an issue. A previous planning application for employment use has been refused. The site is currently located within the Green Belt and so is considered to be unsuitable for residential development.

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

Site area (ha): **0.63**

Potential dwellings: **13**

Site type:

Easting: **447837**

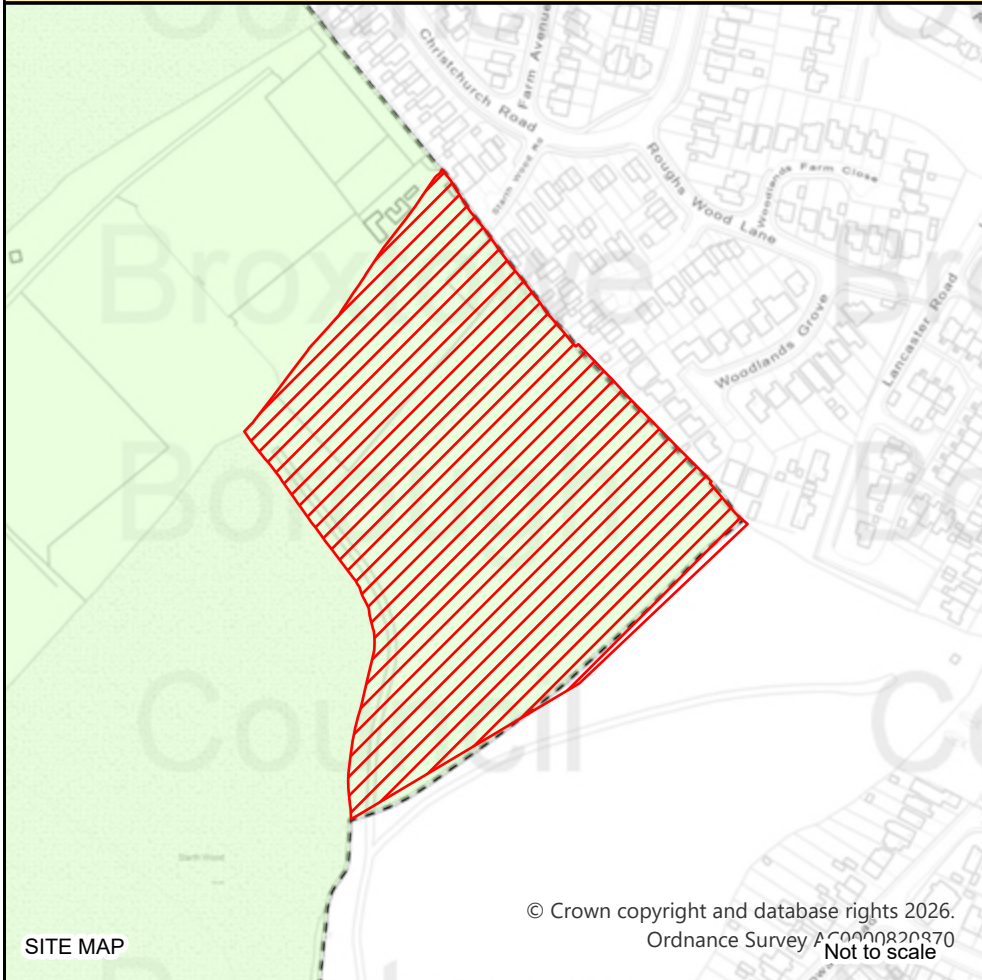
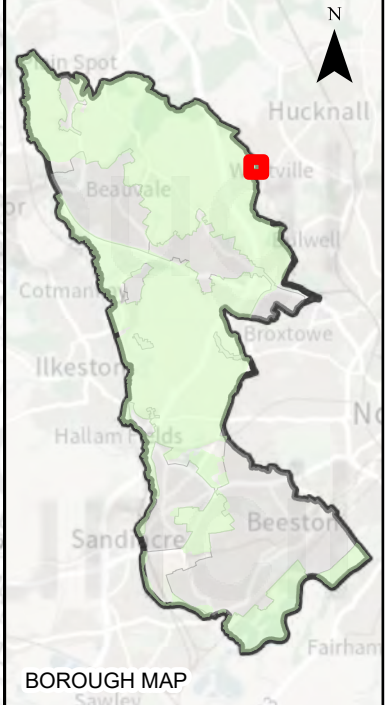
Northing: **340424**

***Non Deliverable or Developable***



**Broxtowe  
Borough  
COUNCIL**

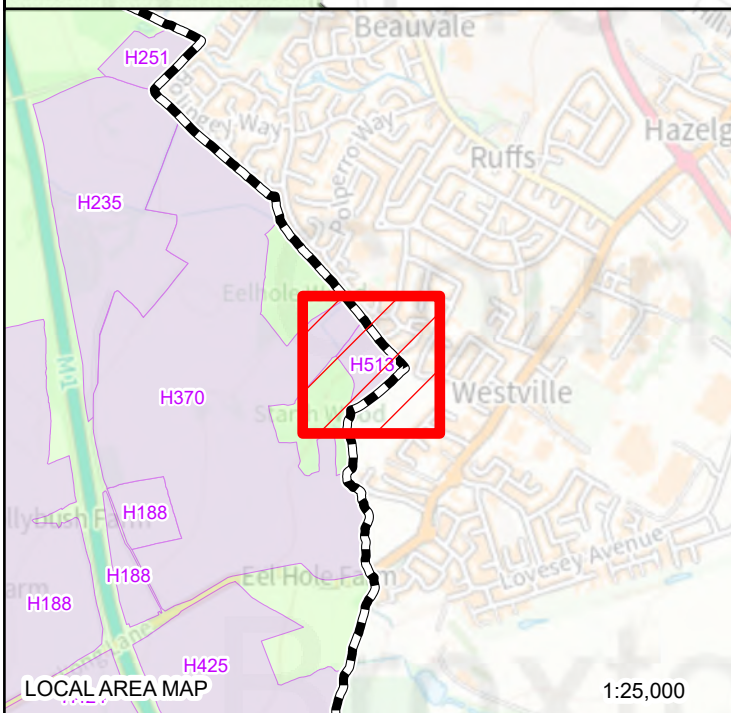
Settlement: Adjacent Hucknall



SITE MAP

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BOROUGH MAP



LOCAL AREA MAP

1:25,000

### Final Reasoned Judgement:

The site is located within the Green Belt and so is considered to be inappropriate for development. The site is located adjacent to Hucknall. Key issues would include the impact upon the Listed Building, access and any impact upon the adjacent Group TPO.

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

Site area (ha): **3.32**

Potential dwellings: **66**

Site type:

Easting: **451692**

Northing: **347562**

***Non Deliverable or Developable***

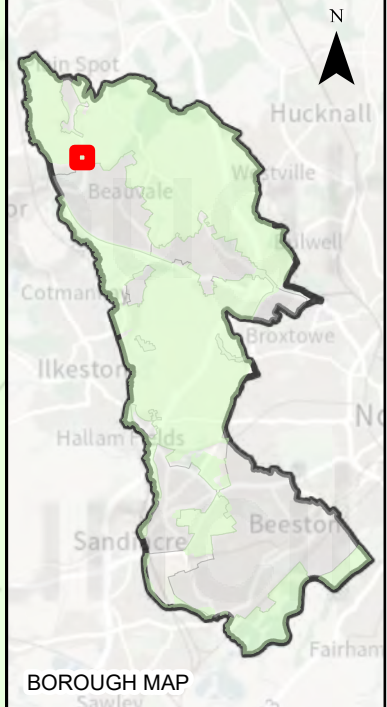
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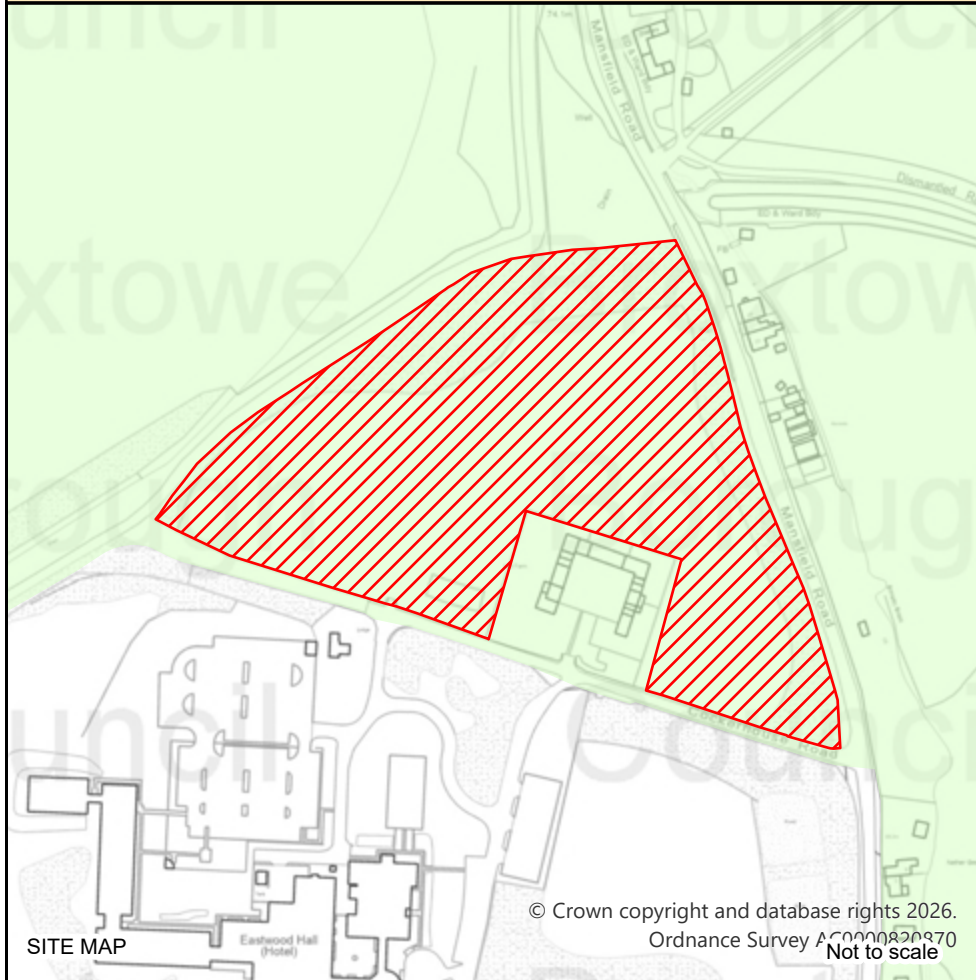


**Broxtowe  
Borough  
COUNCIL**

Settlement: Eastwood



BOROUGH MAP



SITE MAP

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LOCAL AREA MAP

### Final Reasoned Judgement:

The site is located within the Green Belt and so is considered to be inappropriate for development. Issues would include the impact upon the Listed Building, access and any impact upon the group TPO which surrounds the East and North West of the site.

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

Site area (ha): **3.6**

Potential dwellings: **40**

Site type:

Easting: **446440**

Northing: **347916**

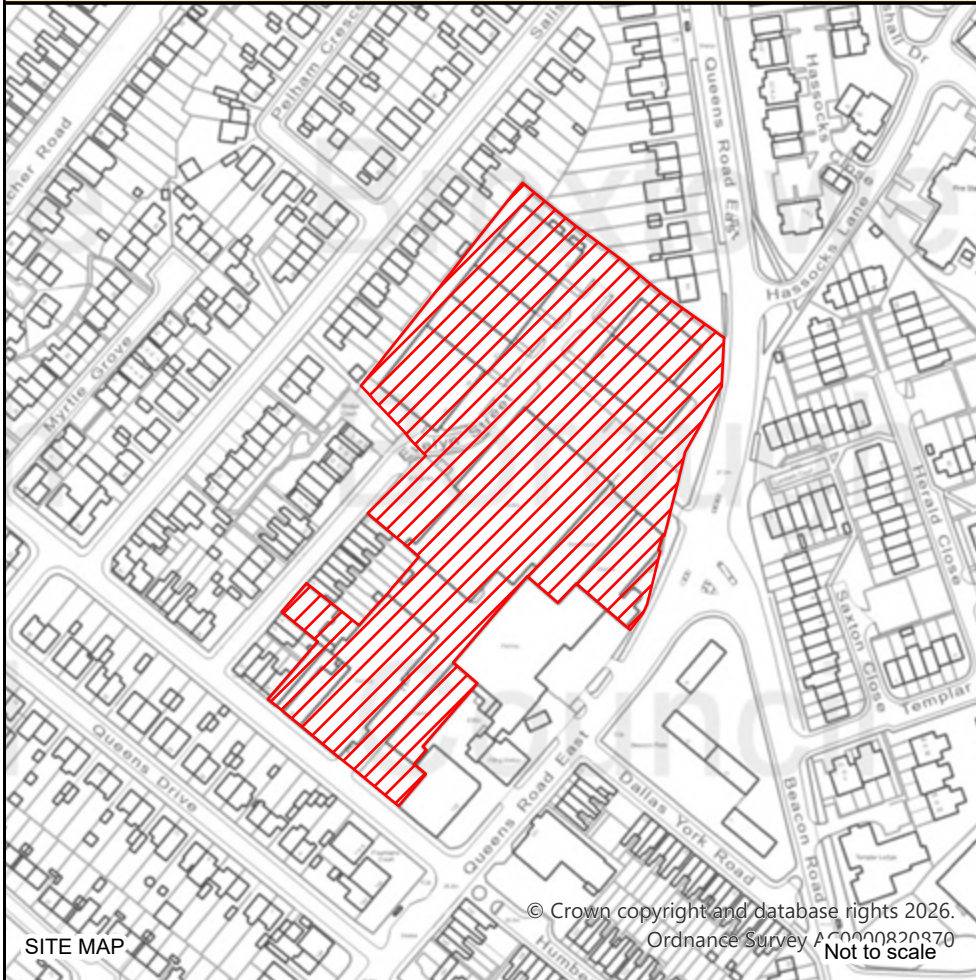
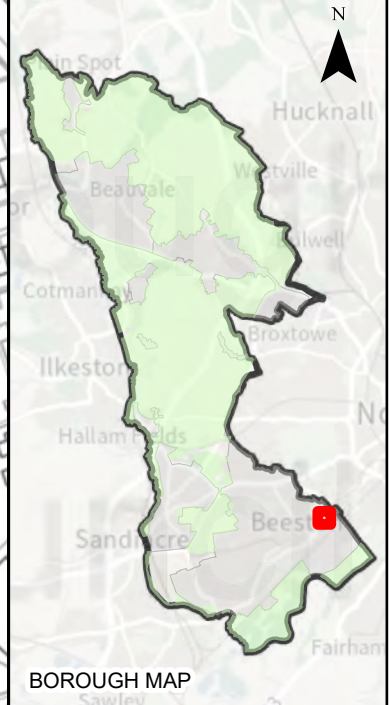
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Settlement: Main Built Up Area



SITE MAP

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BOROUGH MAP



LOCAL AREA MAP

### Final Reasoned Judgement:

The vast majority of the site is in employment use and large parts are designated as an Existing Employment Site in the Part 2 Local Plan. The site is therefore not available, suitable or achievable and is therefore assessed to be Non Deliverable or Developable.

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

Site area (ha): **2.03**

Potential dwellings: **1**

Site type:

Easting: **453627**

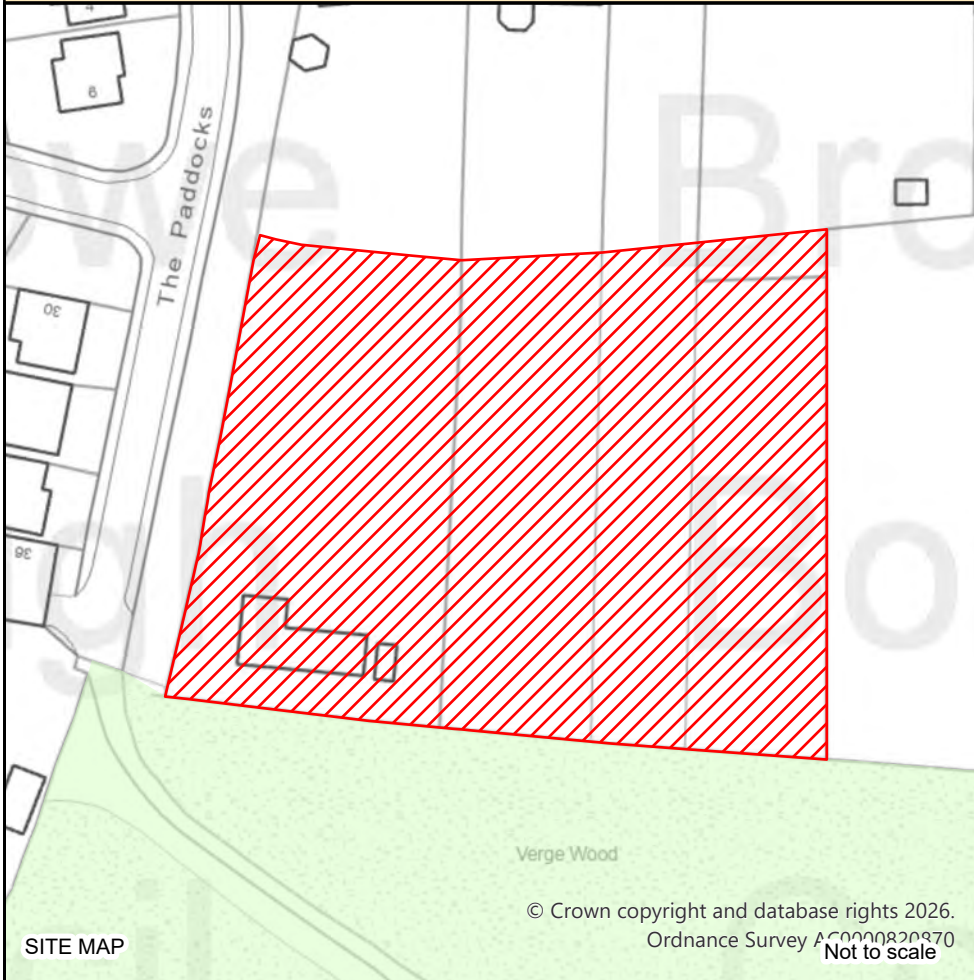
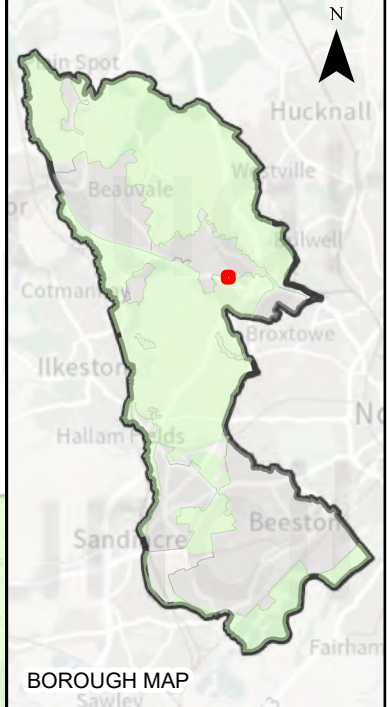
Northing: **337055**

**0-5 Years**



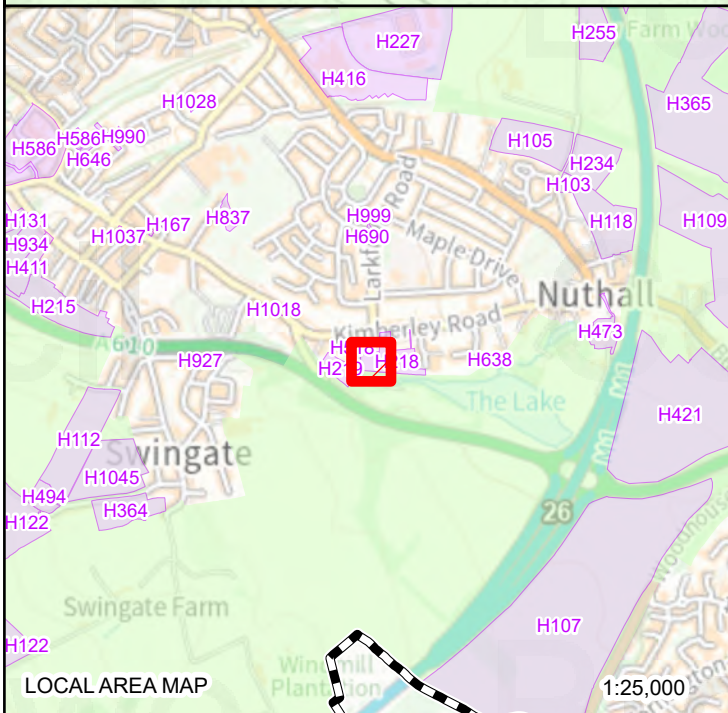
**Broxtowe  
Borough  
COUNCIL**

Settlement: Kimberley



SITE MAP

BOROUGH MAP



LOCAL AREA MAP

### Final Reasoned Judgement:

The site is located in the urban area, in a suitable location. However, multiple ownerships may impede on delivery. Adjacent land may be required to create an acceptable access. Details of any application would need to be carefully considered, however the site is considered to be developable.

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

Site area (ha): **0.52**

Potential dwellings: **20**

Site type:

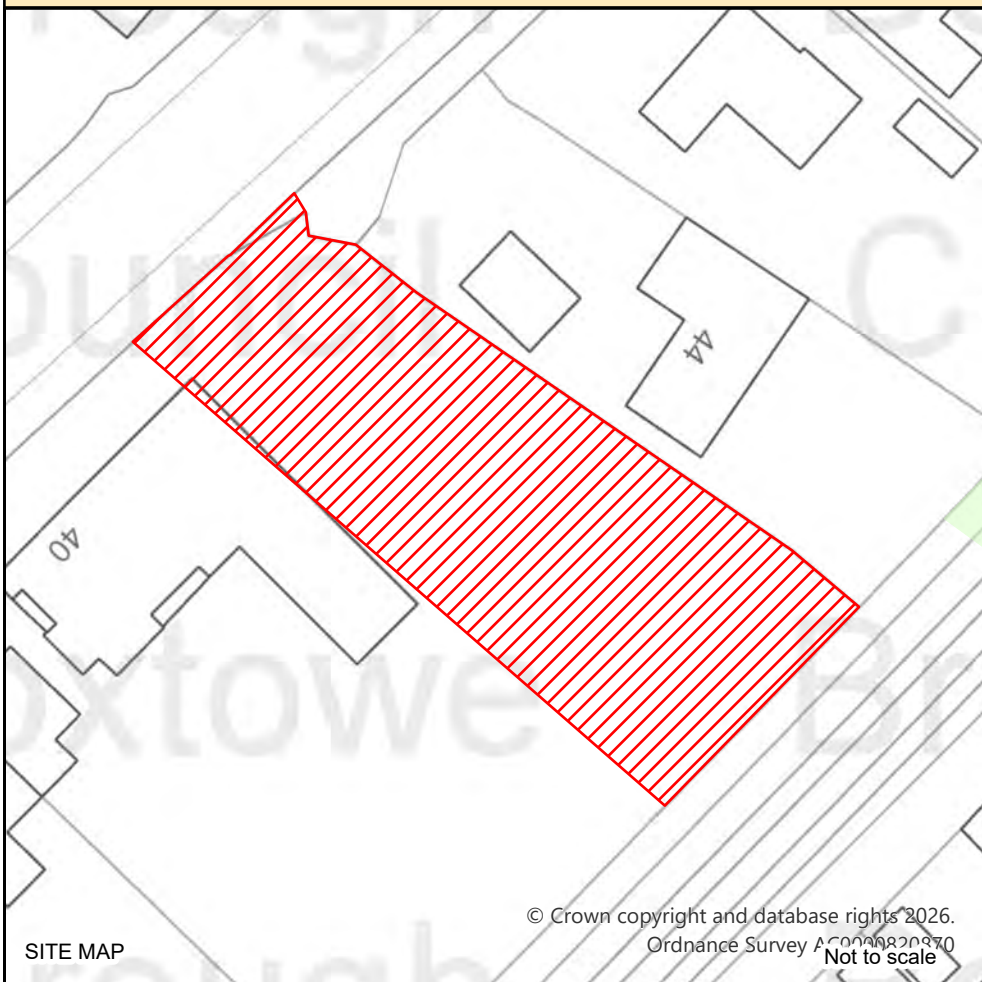
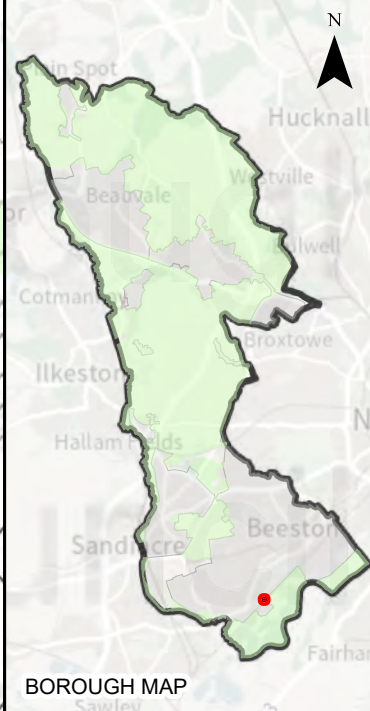
Easting: **450803**

Northing: **344263**

**Non Deliverable or Developable**



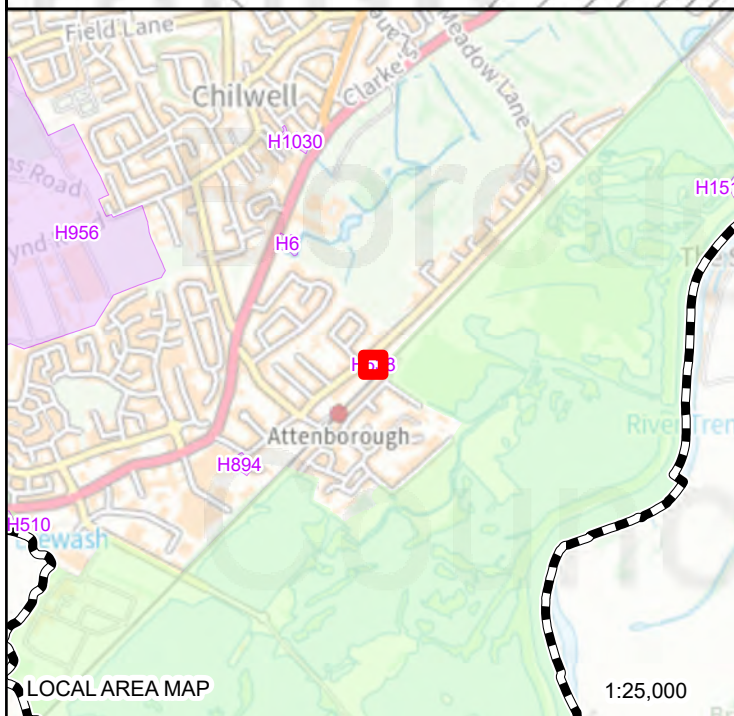
Settlement: Main Built Up Area



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 Main Built-Up Area. Planning permission (outline and reserved matters) was granted for a dwelling in the garden of the residential garden. Conditions were discharged in March 2023.

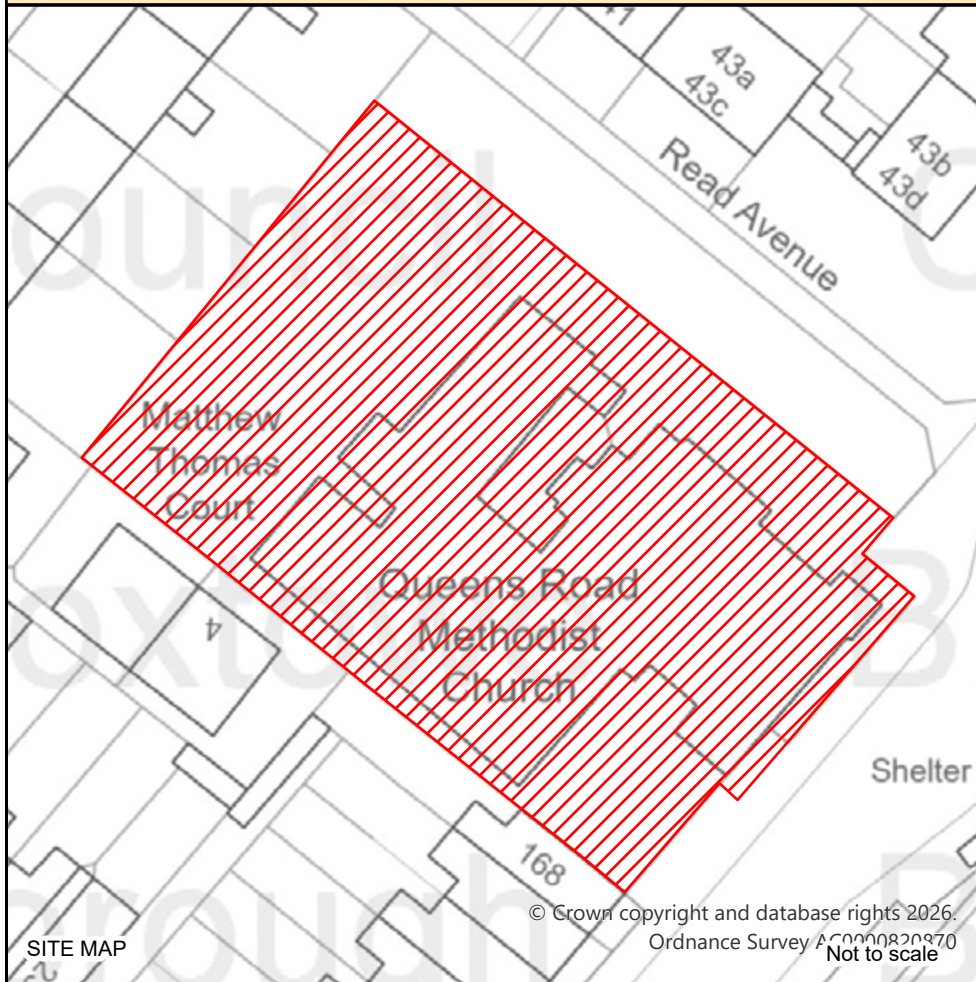
- SHLAA Site
- Other SHLAA sites
- Green Belt Extent
- Broxtowe Boundary

Site area (ha): 0.07  
 Potential dwellings: 1  
 Site type:  
 Easting: 451940  
 Northing: 334783

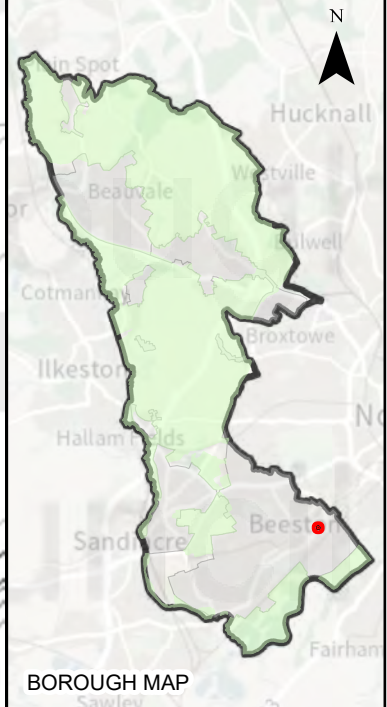
0-5 Years

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Settlement: Main Built Up Area

**Final Reasoned Judgement:**

The site is situated in a sustainable location in the Main Built-Up Area of Beeston. Planning permission has not been granted for the redevelopment of the site. Issues to be addressed could include flood risk and the heritage value of the existing buildings.

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

Site area (ha): 0.14

Potential dwellings: 14

Site type:

Easting: 453495

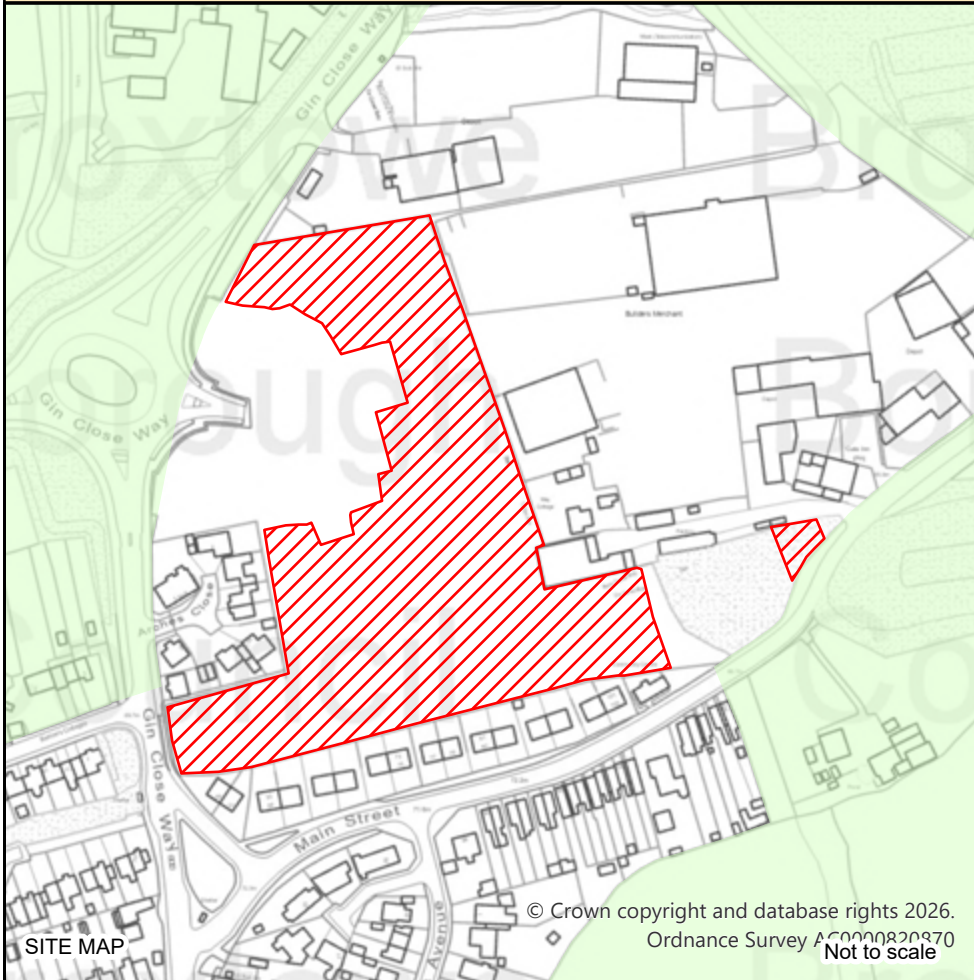
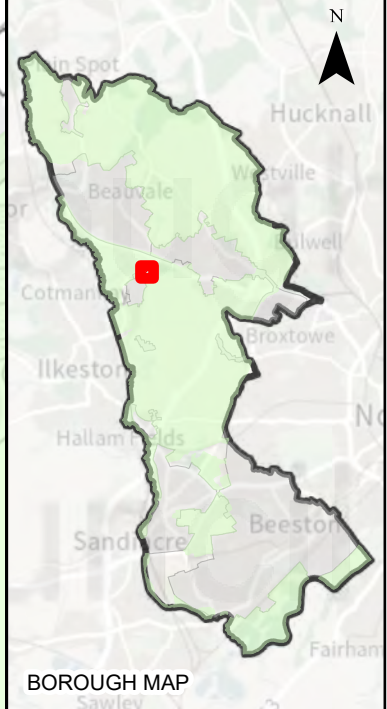
Northing: 336810

**Non Deliverable or Developable**



**Broxtowe  
Borough  
COUNCIL**

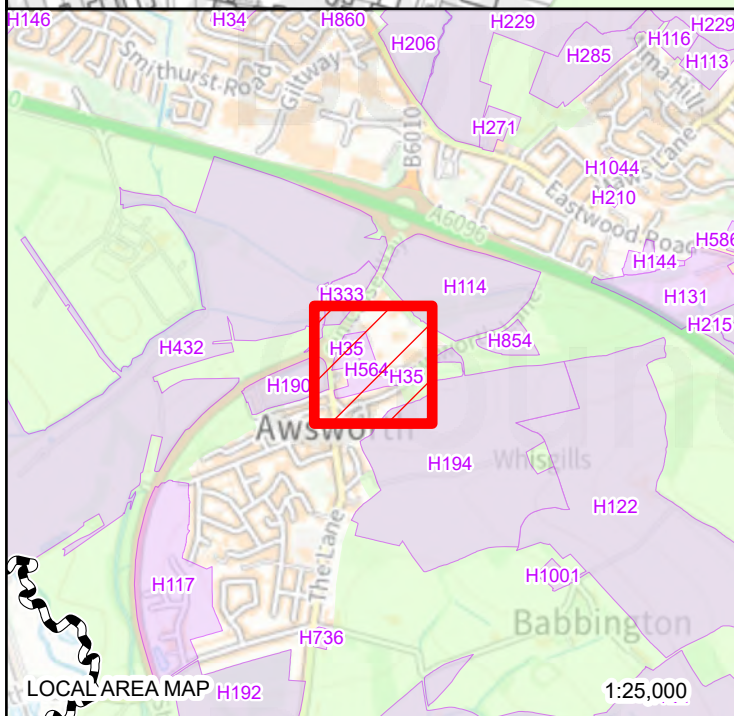
Settlement: Awsworth



SITE MAP

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BOROUGH MAP



LOCAL AREA MAP

1:25,000

### Final Reasoned Judgement:

The site is located within Awsworth, outside of the Green Belt. It has implemented planning permission and is under construction.

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

Site area (ha): **1.84**

Potential dwellings: **49**

Site type:

Easting: **448338**

Northing: **344460**

**6-10 Years**

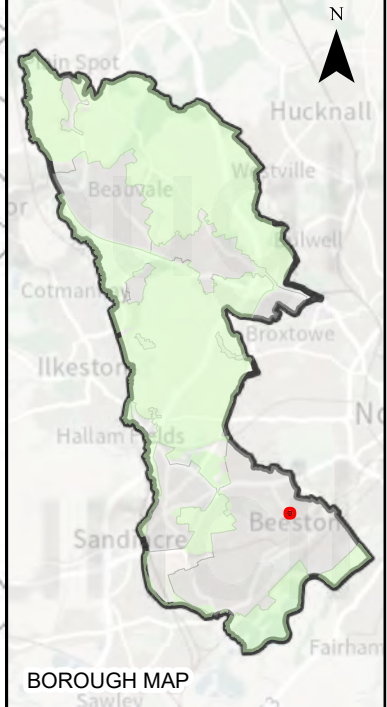
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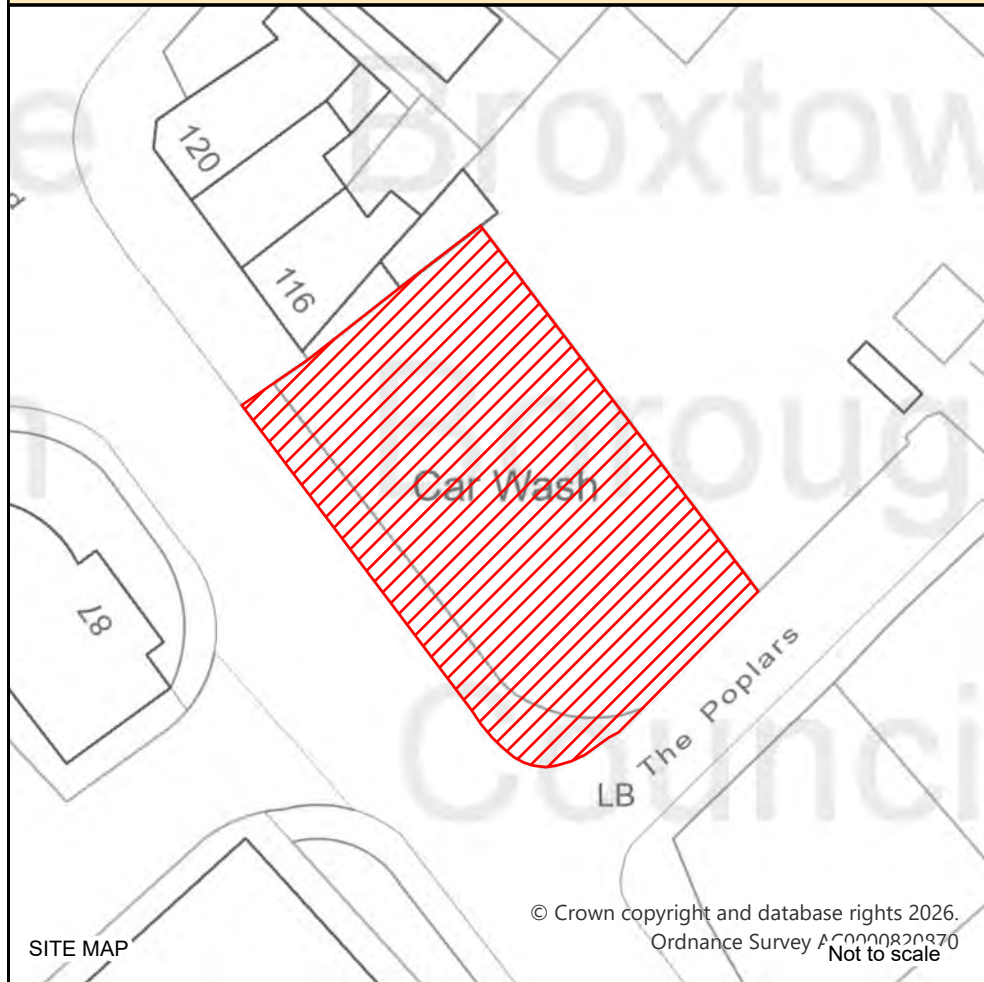


**Broxtowe  
Borough  
COUNCIL**

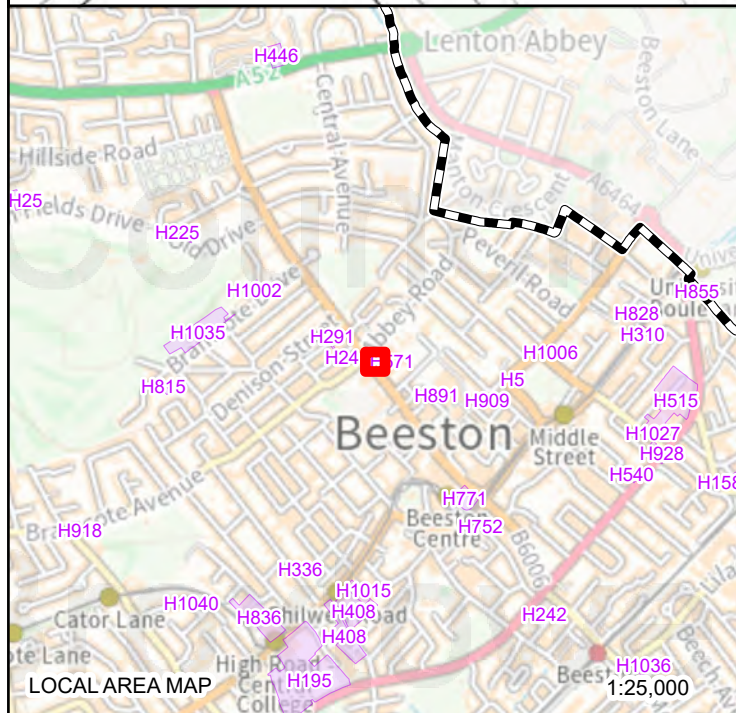
Settlement: Main Built Up Area



BOROUGH MAP



SITE MAP



### Final Reasoned Judgement:

The site is situated in a very sustainable location near to the centre of Beeston. The site is allocated for housing in the Part 2 Local Plan, but the site is currently occupied by a hand car wash.

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

Site area (ha): **0.06**

Potential dwellings: **12**

Site type:

Easting: **452647**

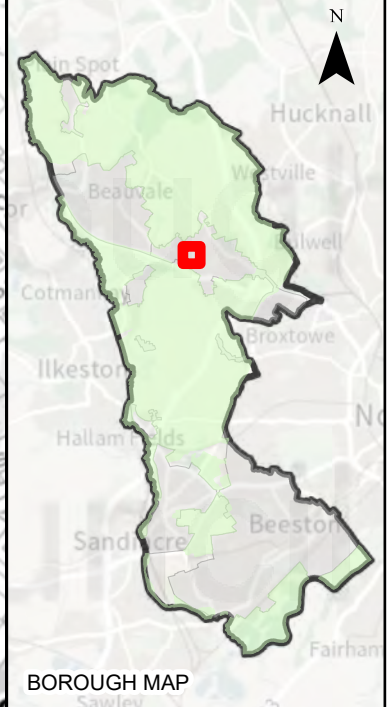
Northing: **337184**

**6-10 Years**

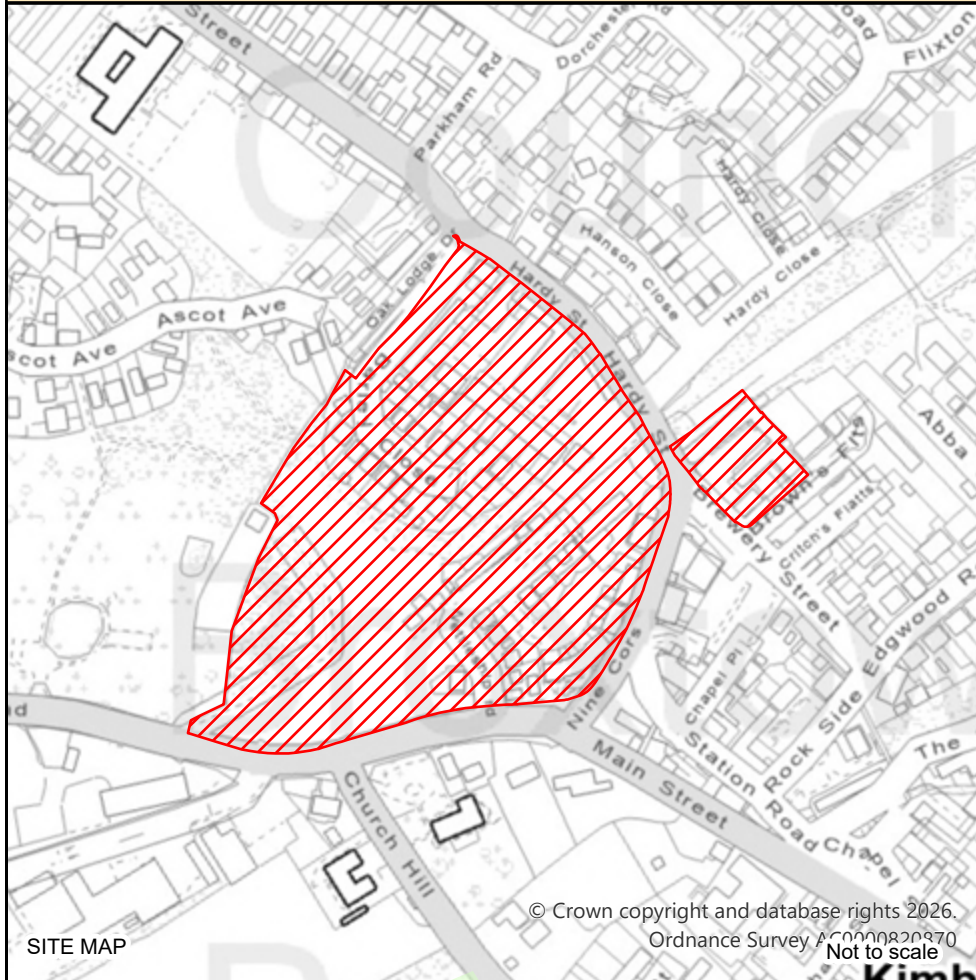


**Broxtowe  
Borough  
COUNCIL**

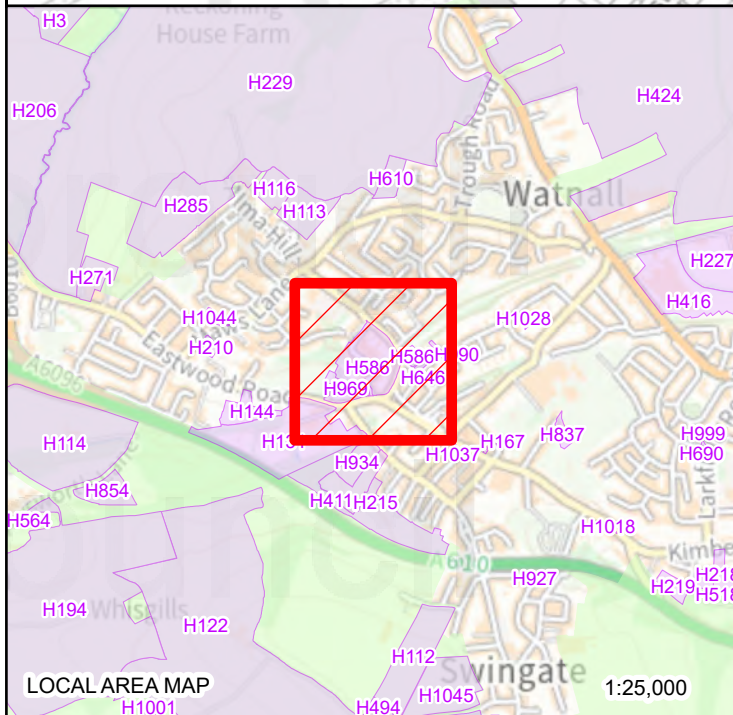
Settlement: Kimberley



BOROUGH MAP



SITE MAP



LOCAL AREA MAP

### Final Reasoned Judgement:

The site is situated in a sustainable location in Kimberley. It has various planning permissions and construction is underway.

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

Site area (ha): **4.44**

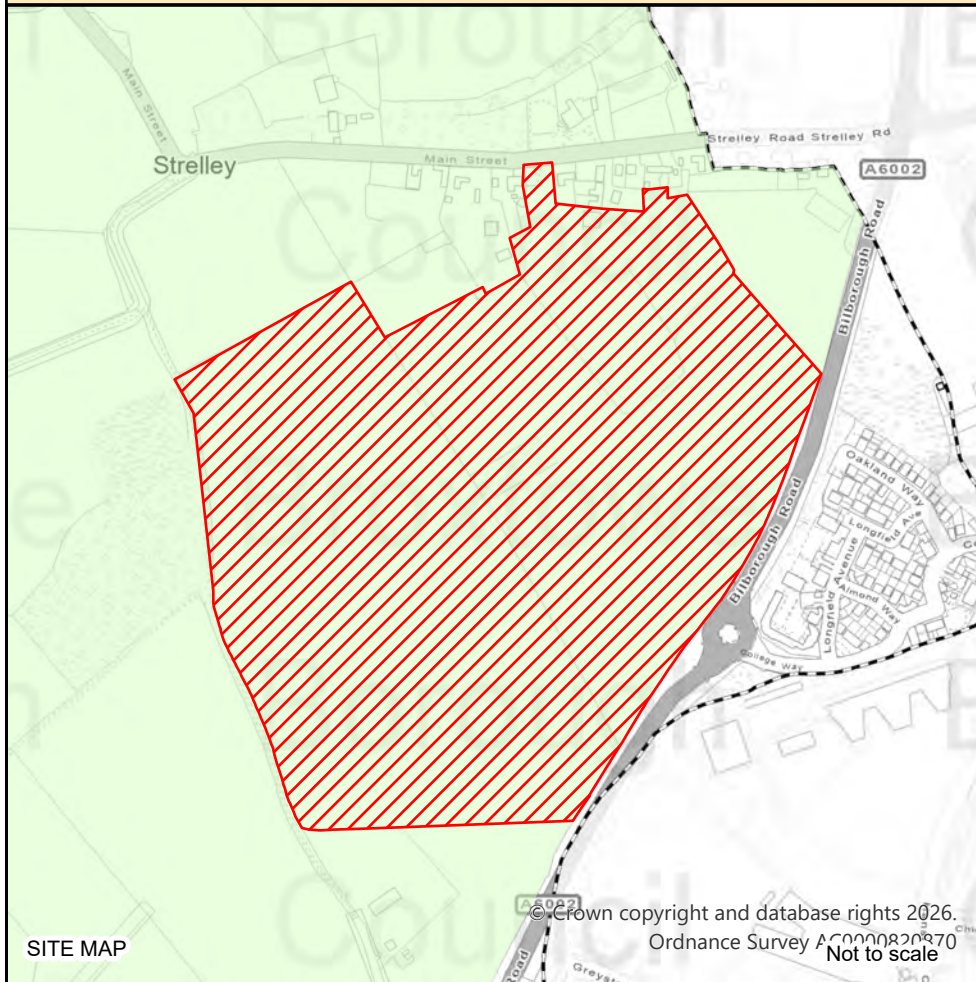
Potential dwellings: **135**

Site type:

Easting: **449684**

Northing: **344966**

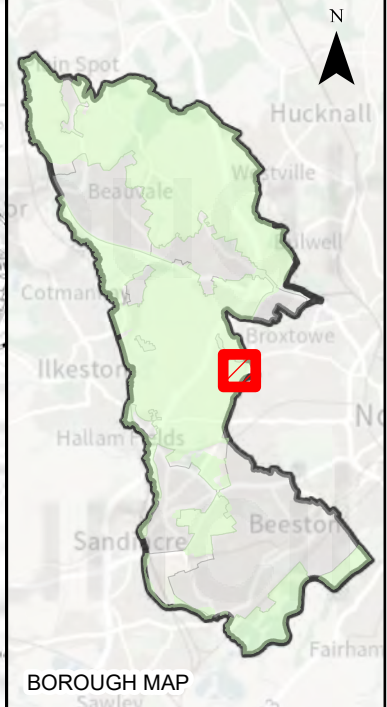
**0-5 Years**



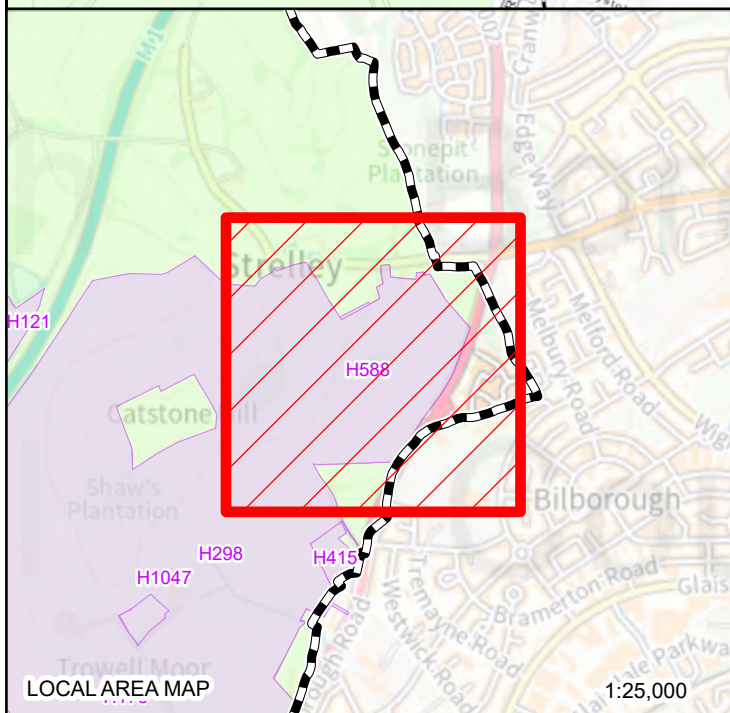
SITE MAP



Settlement: Main Built Up Area



BOROUGH MAP



LOCAL AREA MAP

**Final Reasoned Judgement:**

The site is located within the Green Belt, adjacent to Bilborough Road. As the site is located in the Green Belt, it is considered to be inappropriate for development. However, the site could be suitable were Green Belt policy to change, subject to the details of any proposals. Issues to be considered would need to include infrastructure and access and the relationship with the existing built-up area and the possibility of flooding from nearby small watercourses.

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

Site area (ha): **27.2**

Potential dwellings: **311**

Site type:

Easting: **451129**

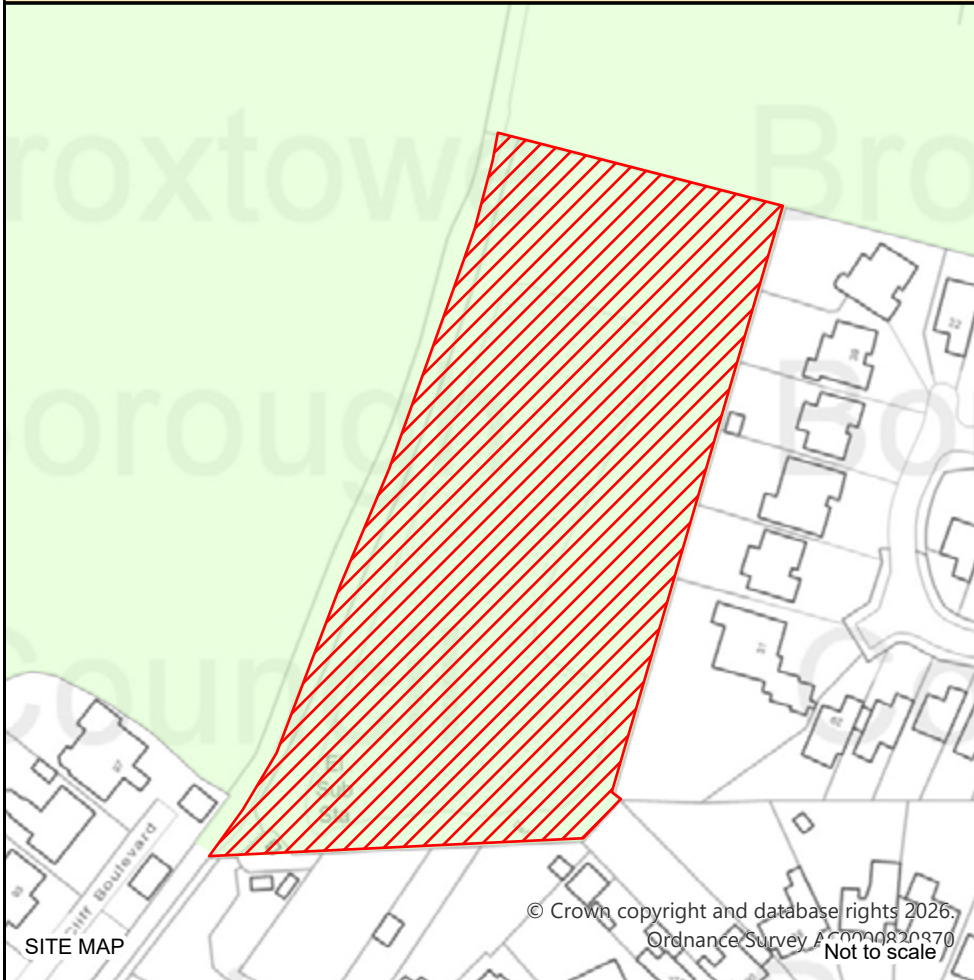
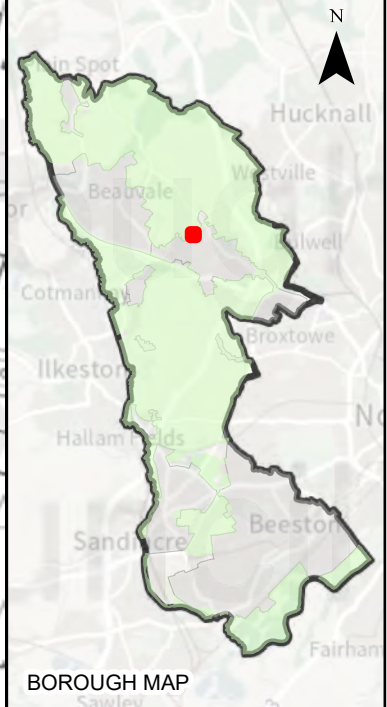
Northing: **341502**

*Could be suitable if policy changes*



**Broxtowe  
Borough  
COUNCIL**

Settlement: Kimberley



#### Final Reasoned Judgement:

The site is located in the Green Belt and so is considered to be inappropriate for development. The site could be suitable if Green Belt policy changes, subject to the details of any proposal. Adjacent land may be required in order to access the site.

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

Site area (ha): **0.86**

Potential dwellings: **18**

Site type:

Easting: **449759**

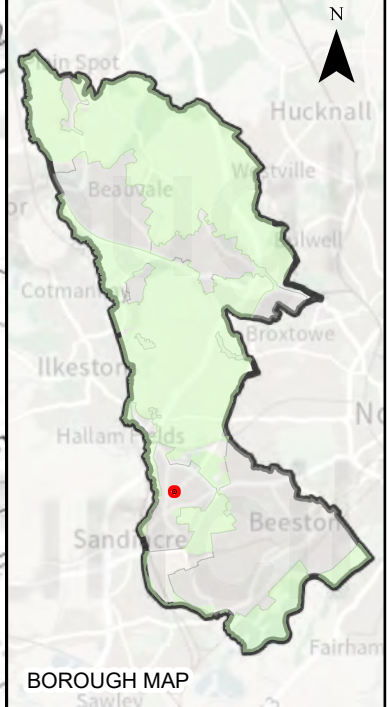
Northing: **345589**

***Non Deliverable or Developable***

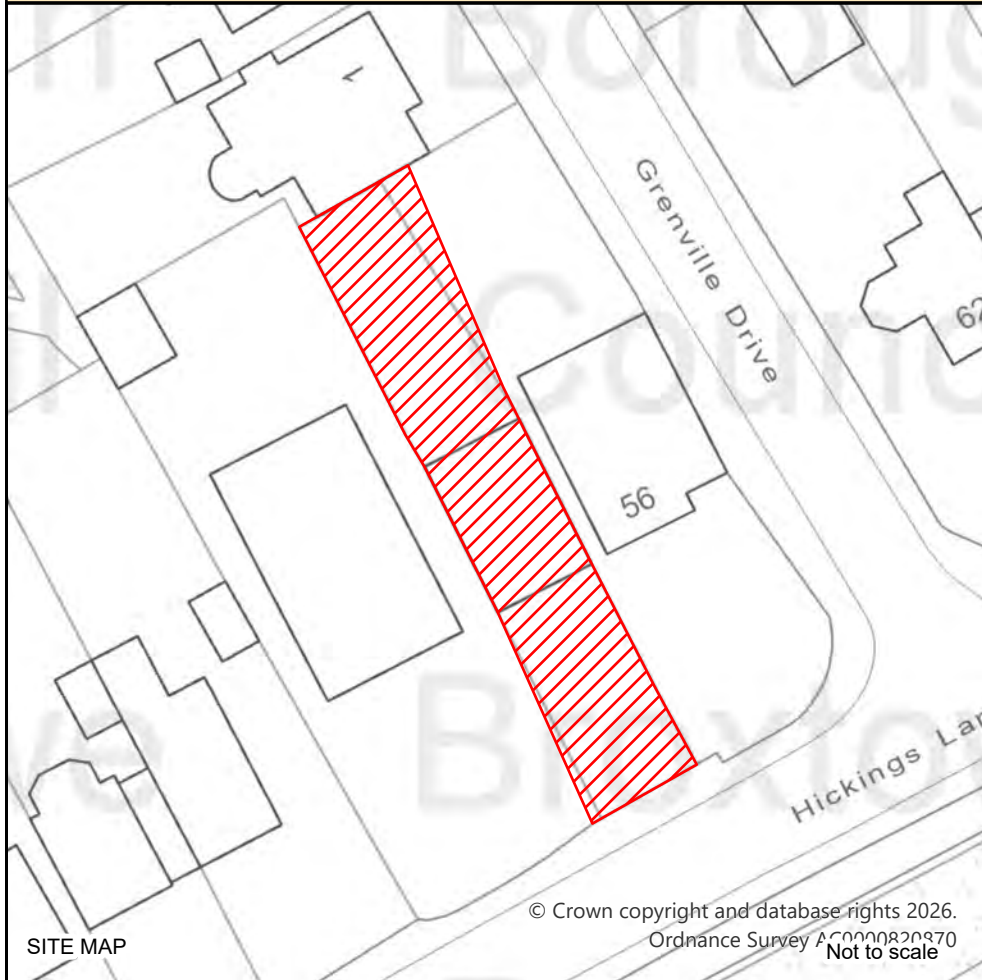


**Broxtowe  
Borough  
COUNCIL**

Settlement: Main Built Up Area

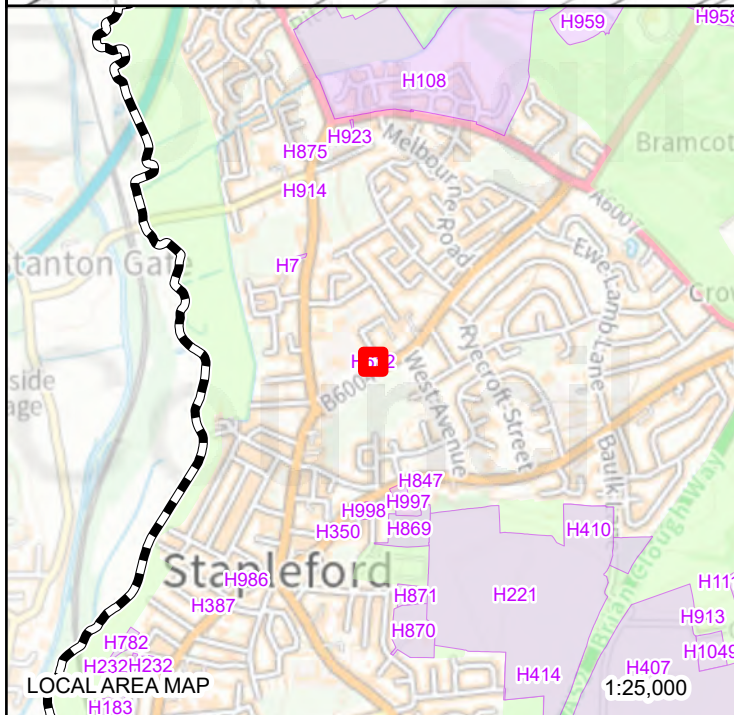


BOROUGH MAP



SITE MAP

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Not to scale



LOCAL AREA MAP

### Final Reasoned Judgement:

The site is situated in a sustainable location in Stapleford. The site had planning permission for 9 flats (following the loss of one dwelling), although this permission has now lapsed.

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

Site area (ha): **0.03**

Potential dwellings: **8**

Site type:

Easting: **449188**

Northing: **337835**

**Non Deliverable or Developable**

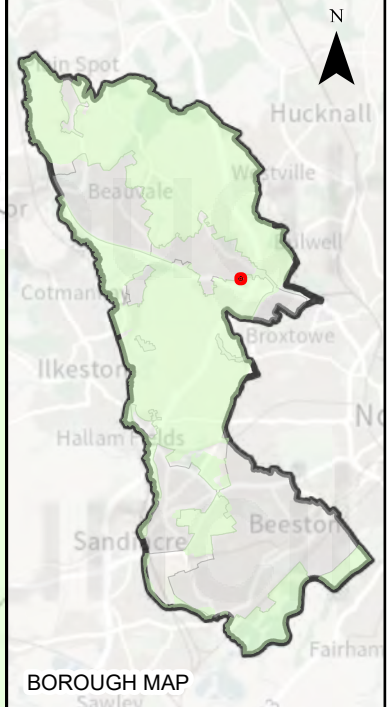
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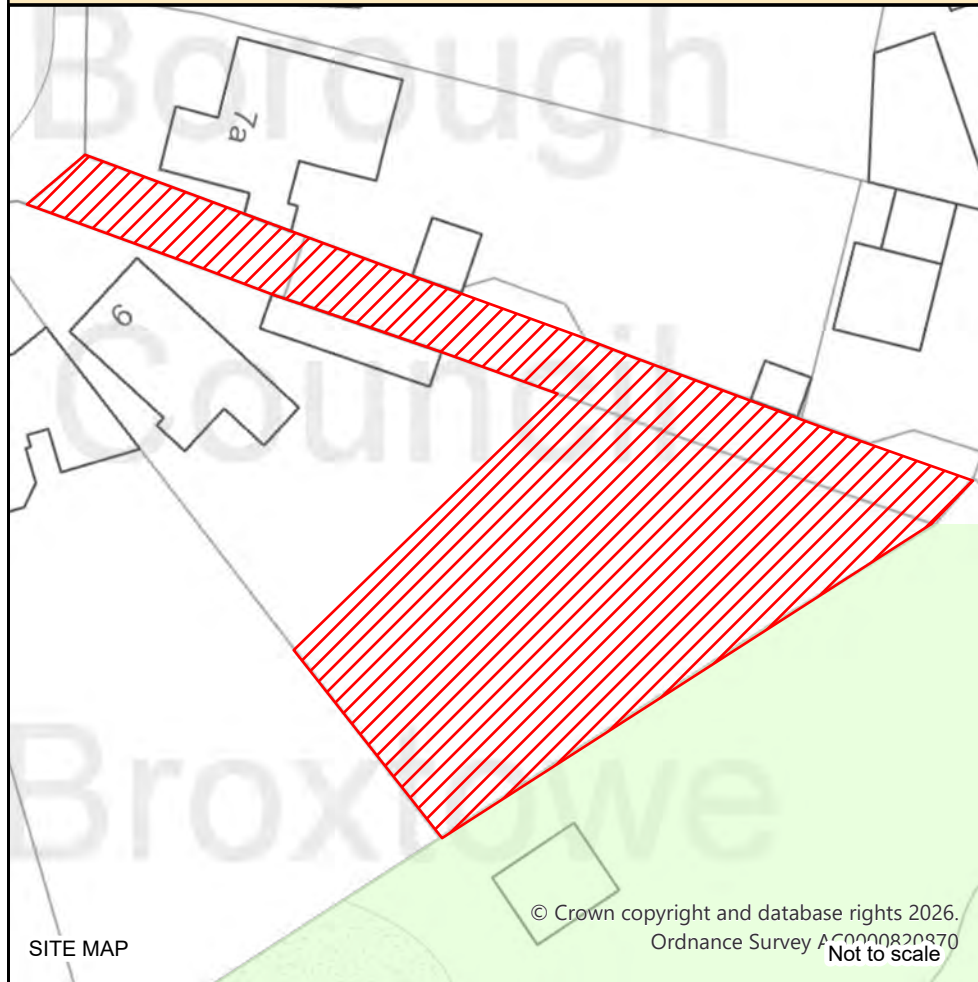


**Broxtowe  
Borough  
COUNCIL**

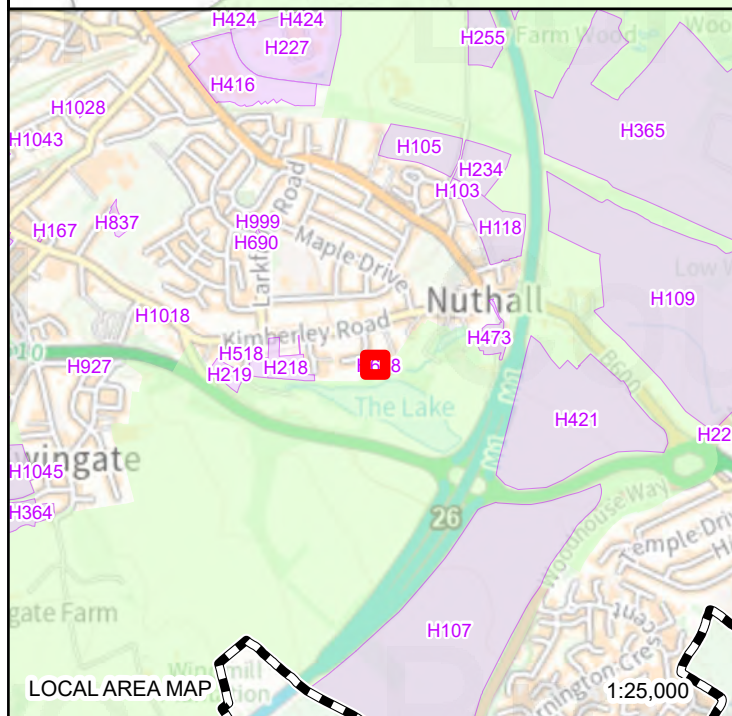
Settlement: Kimberley



BOROUGH MAP



SITE MAP



LOCAL AREA MAP

### Final Reasoned Judgement:

The site is located within the urban area of Kimberley. Planning permission has been granted for a new dwelling but this has lapsed.

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

Site area (ha): **0.08**

Potential dwellings: **1**

Site type:

Easting: **451183**

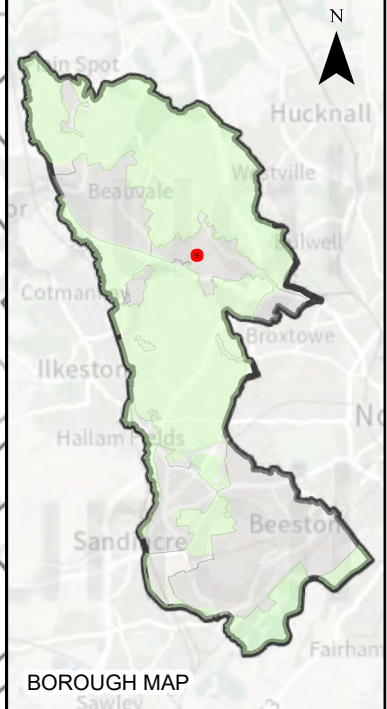
Northing: **344271**

**Non Deliverable or Developable**

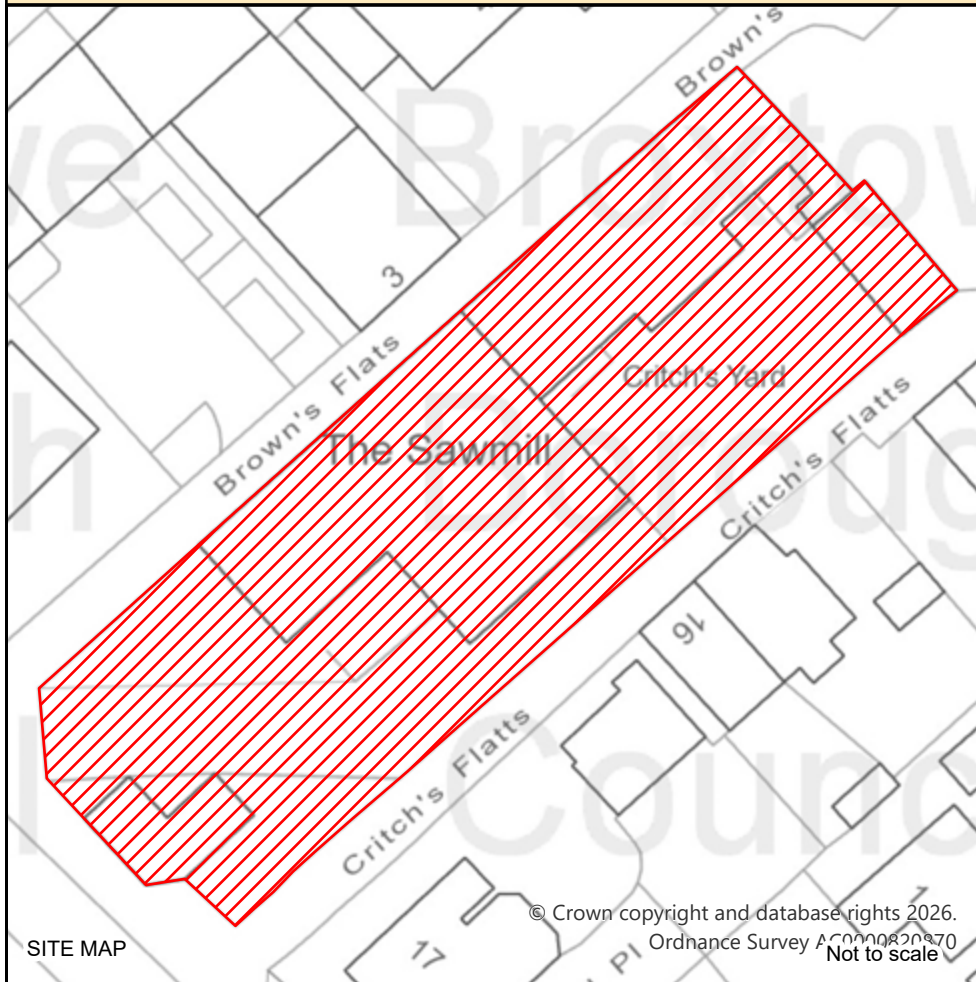


**Broxtowe  
Borough  
COUNCIL**

Settlement: Kimberley

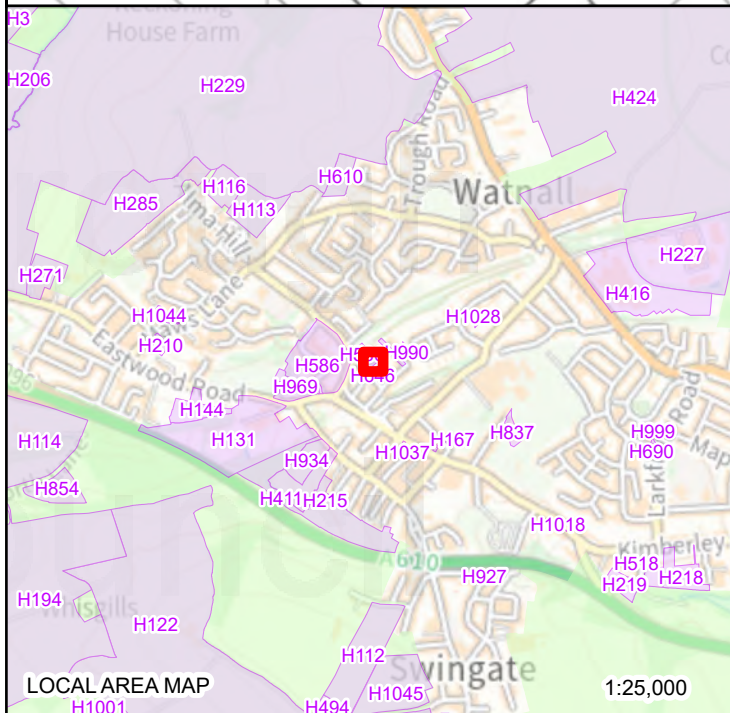


BOROUGH MAP



SITE MAP

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Not to scale



LOCAL AREA MAP

1:25,000

**Final Reasoned Judgement:**

**Planning application (24/00278/FUL)  
granted permission for construction of 1  
dwelling.**

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

Site area (ha): **0.13**

Potential dwellings: **1**

Site type:

Easting: **449866**

Northing: **344975**

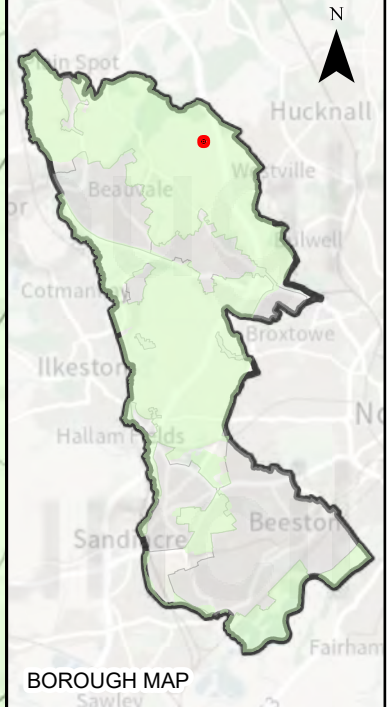
**0-5 Years**

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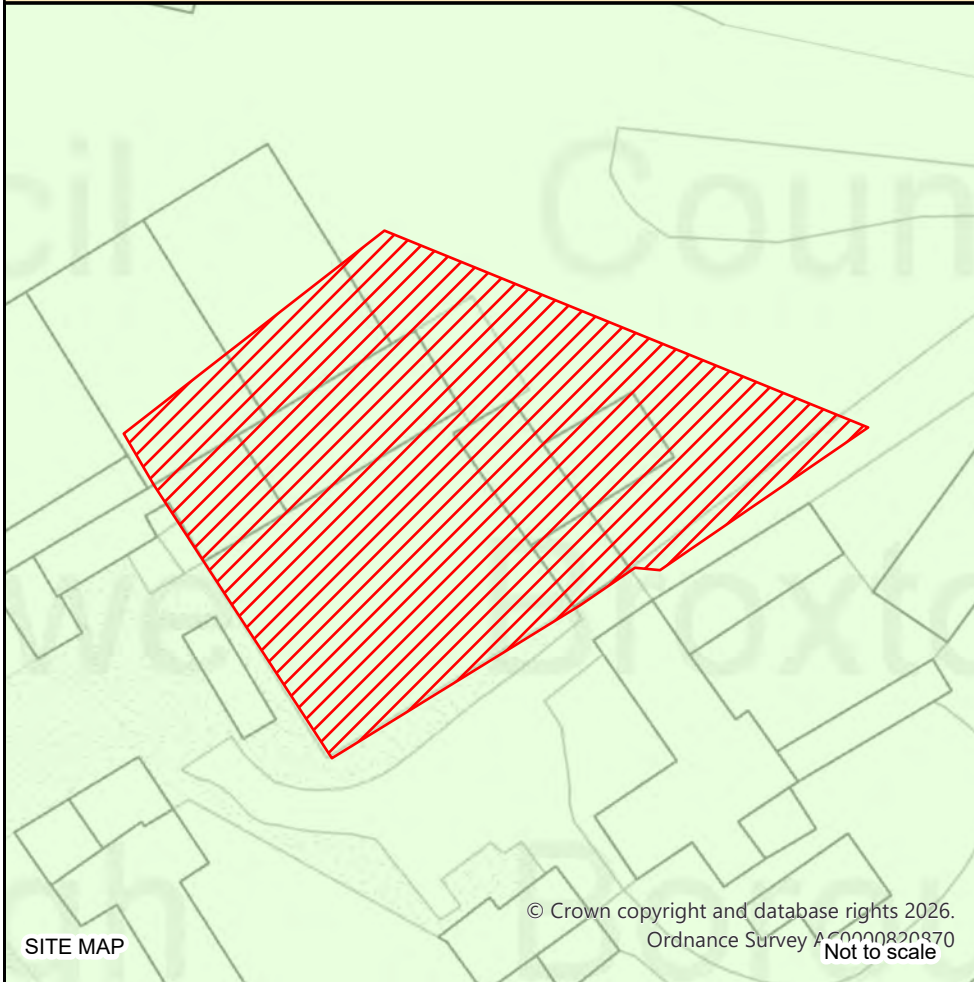
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Settlement: Eastwood

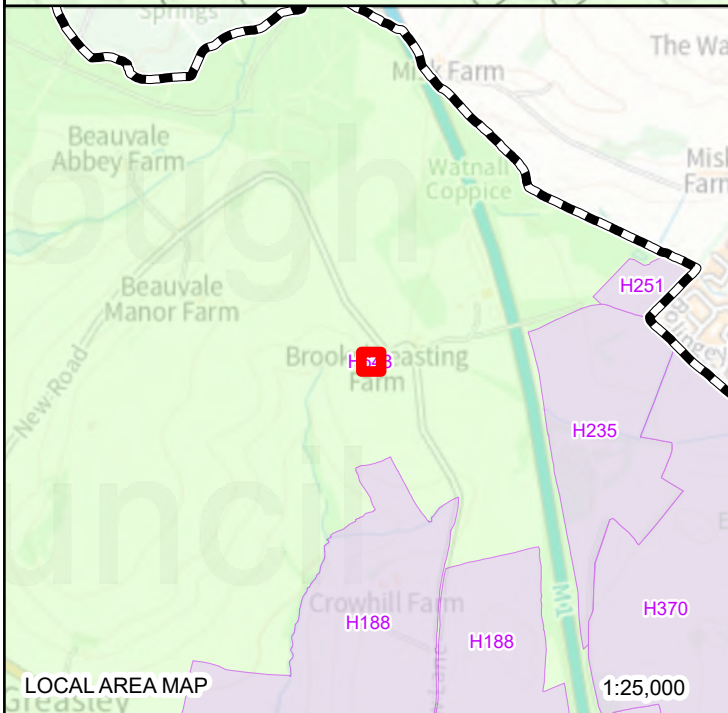


BOROUGH MAP



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 development is considered to be inappropriate. The site could potentially be suitable for very limited residential redevelopment, following the potential conversion of agricultural buildings. (It should be noted that there has been a Prior Approval (under Class Q) for the conversion to 3 dwellings although this has since lapsed). Major housing development at this site would, in any case, be inappropriate due to the site's isolated location.

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

Site area (ha): 0.09

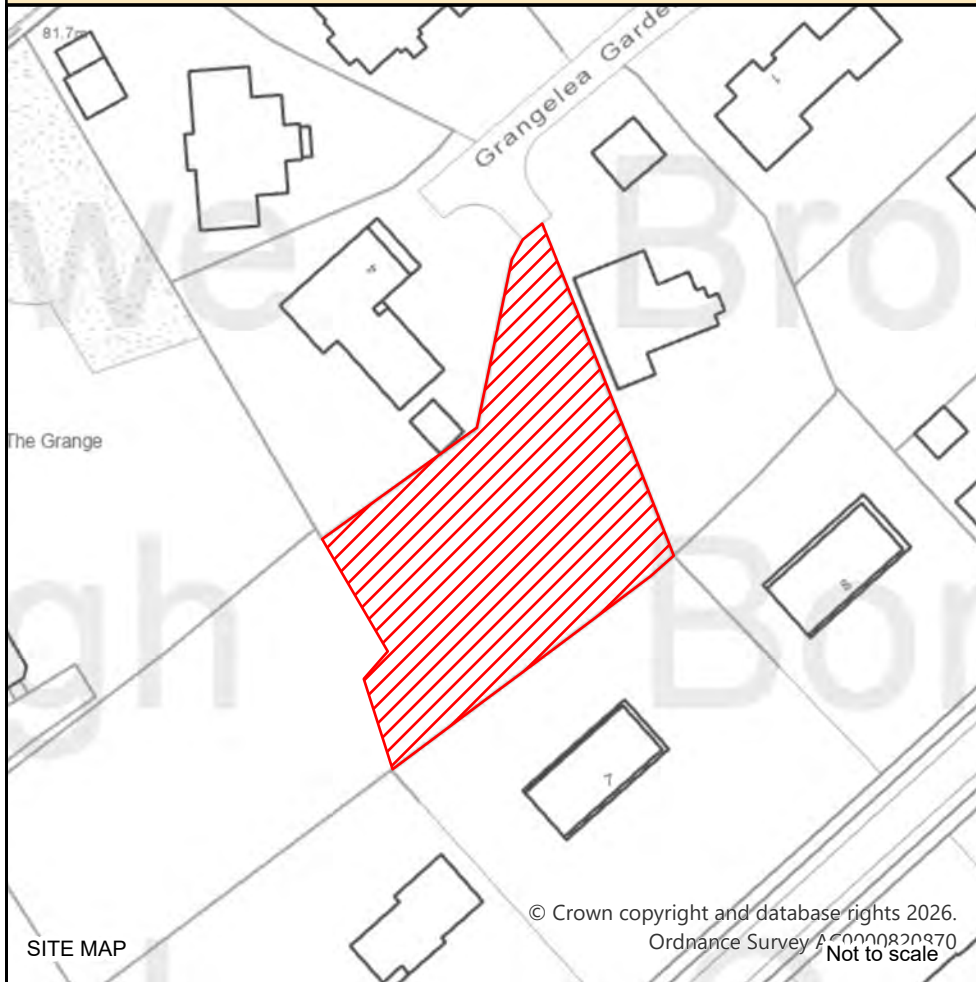
Potential dwellings: 3

Site type:

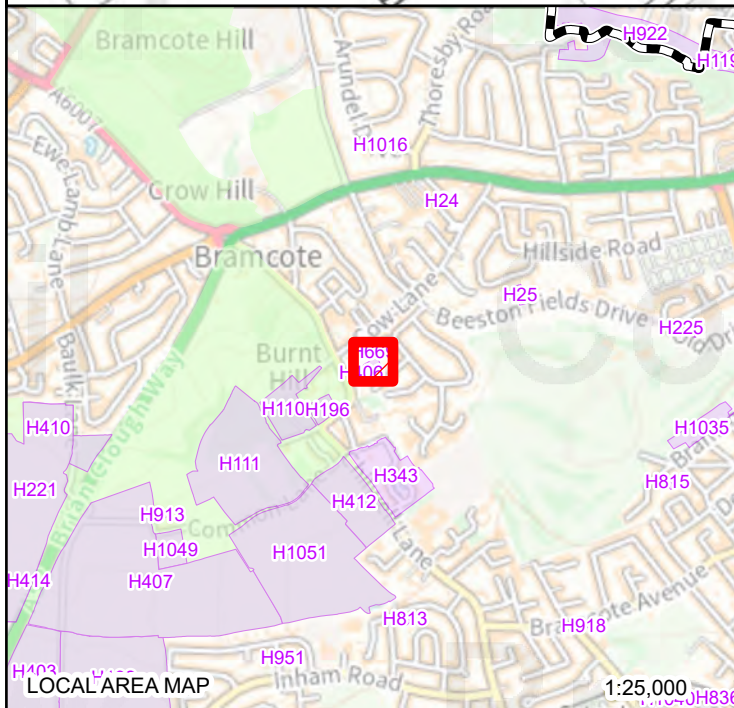
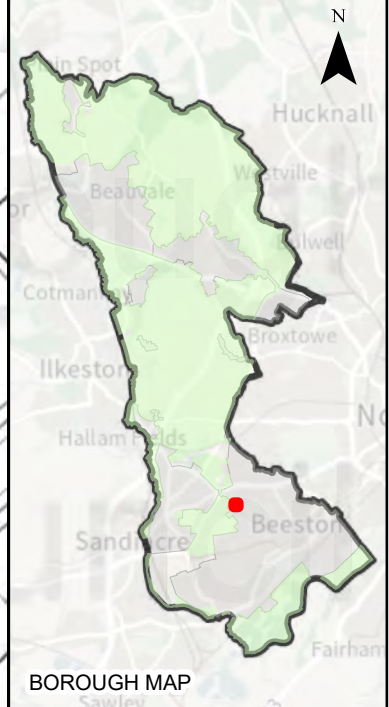
Easting: 450061

Northing: 348326

*Non Deliverable or Developable*



Settlement: Main Built Up Area

**Final Reasoned Judgement:**

The site has an implemented planning permission for the construction of a single dwelling in the garden of the existing residential property. The site is under construction.

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

Site area (ha): **0.15**

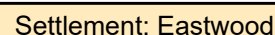
Potential dwellings: **1**

Site type:

Easting: **450975**

Northing: **337494**

**0-5 Years**



## SITE MAP

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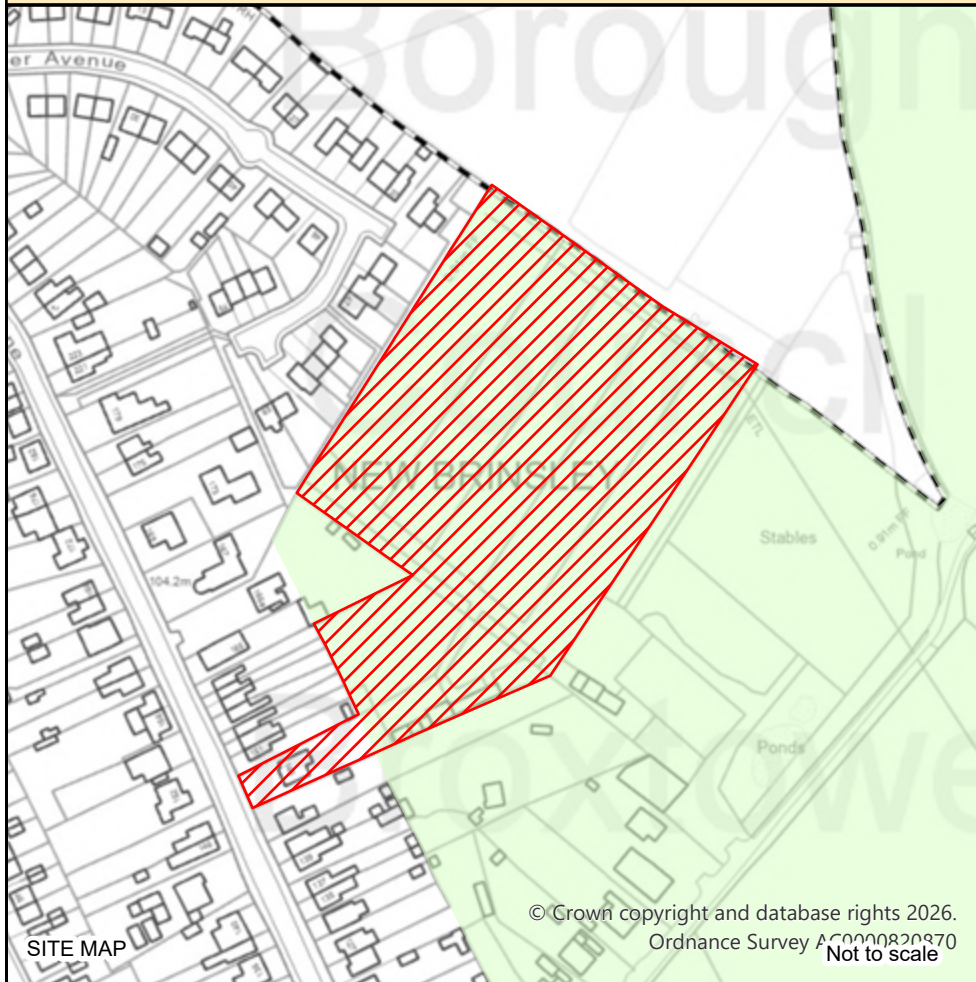
The site has extant full planning permission (19/00600/FUL) for 8 apartments lapsed in December 2022.

|                                                                                                       |                      |        |
|-------------------------------------------------------------------------------------------------------|----------------------|--------|
|  SHLAA Site        | Site area (ha):      | 0.06   |
|  Other SHLAA sites | Potential dwellings: | 8      |
|  Green Belt Extent | Site type:           |        |
|  Broxtowe Boundary | Easting:             | 447430 |
|                                                                                                       | Northing:            | 346554 |

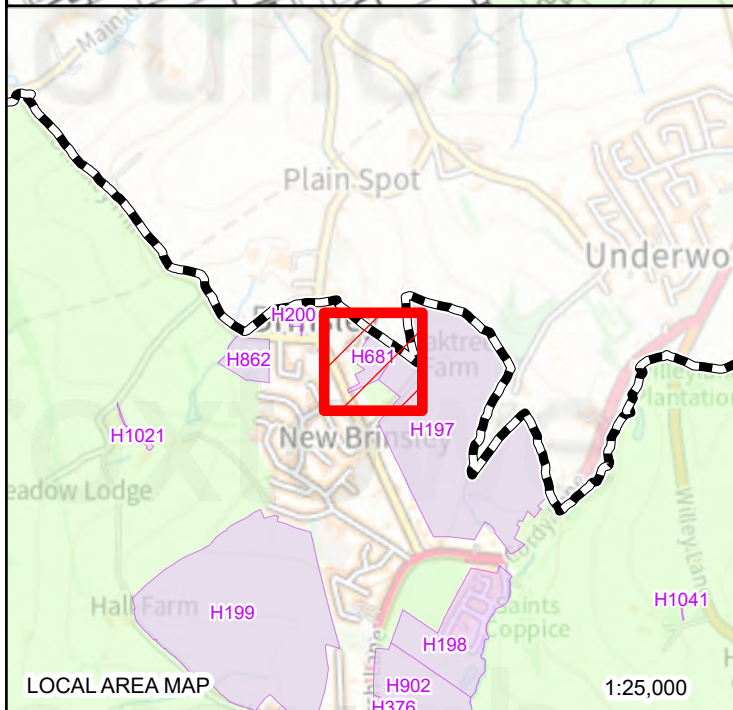
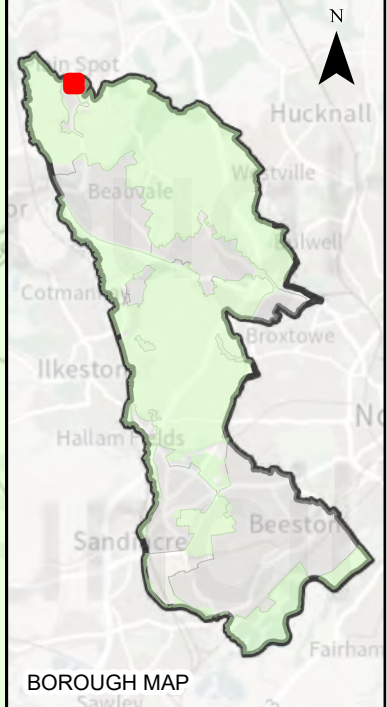
*Could be suitable if policy changes*

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Settlement: Brinsley

**Final Reasoned Judgement:**

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

Access issues would need to be resolved.

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

Site area (ha): 1.55

Potential dwellings: 40

Site type:

Easting: 446181

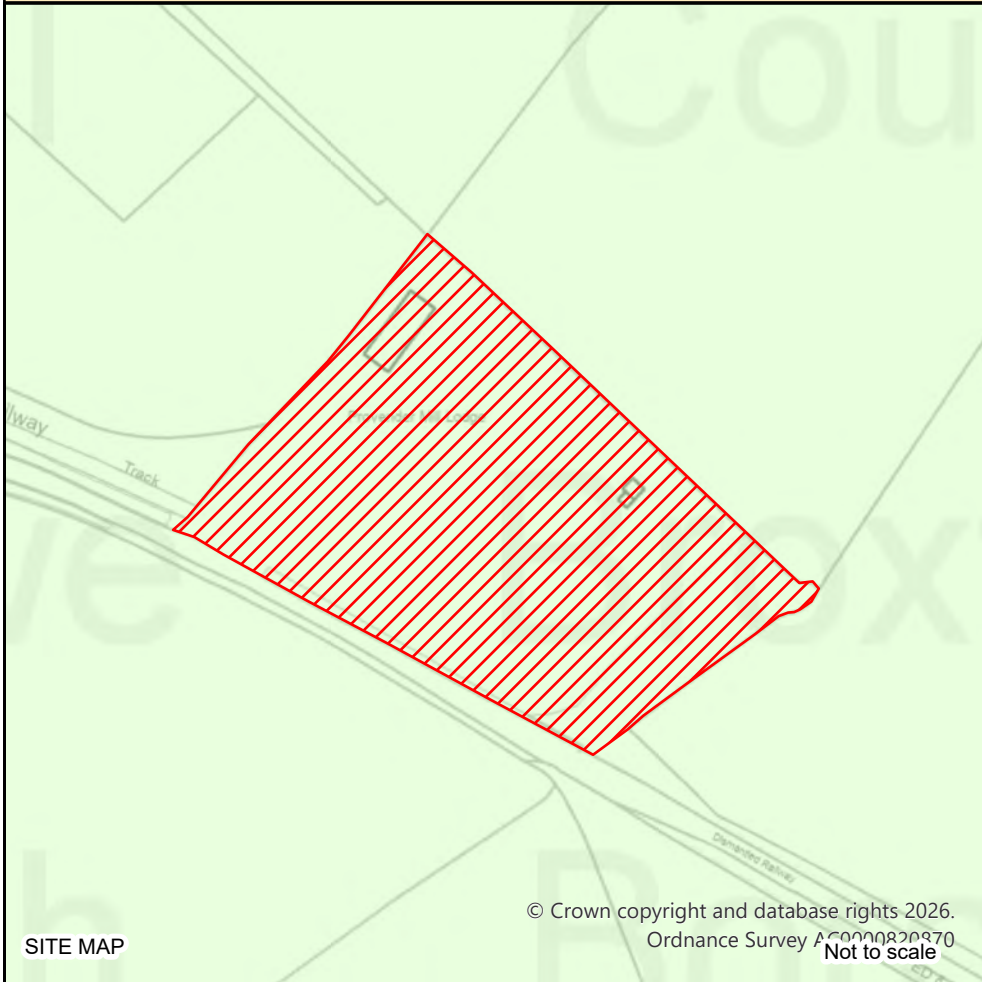
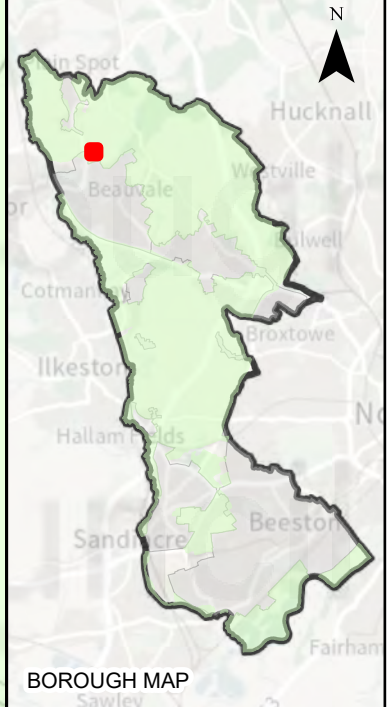
Northing: 350129

*Could be suitable if policy changes*



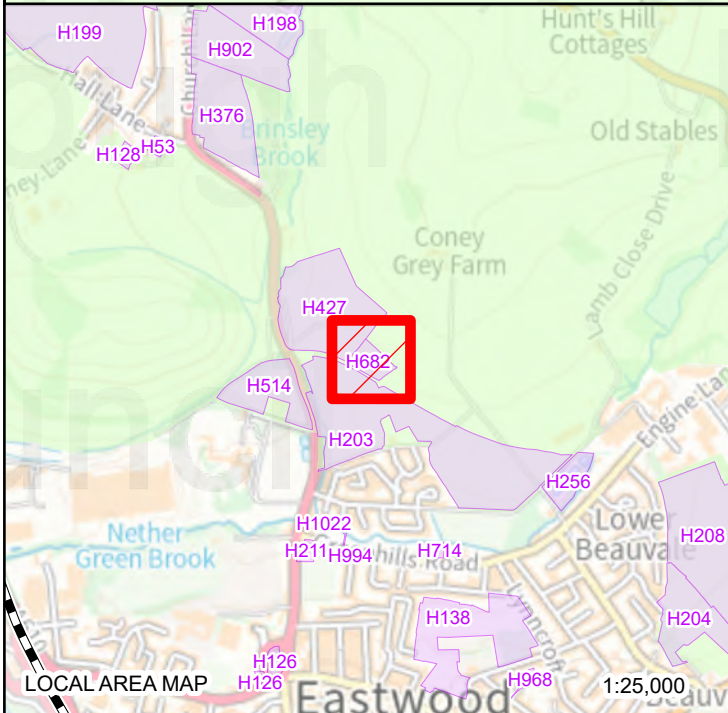
**Broxtowe  
Borough  
COUNCIL**

Settlement: Eastwood



SITE MAP

BOROUGH MAP



LOCAL AREA MAP

### Final Reasoned Judgement:

The site is located within the Green Belt and so is considered to be inappropriate for development. It is considerably isolated and no well related to any settlement.

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

Site area (ha): **1.11**

Potential dwellings: **23**

Site type:

Easting: **446775**

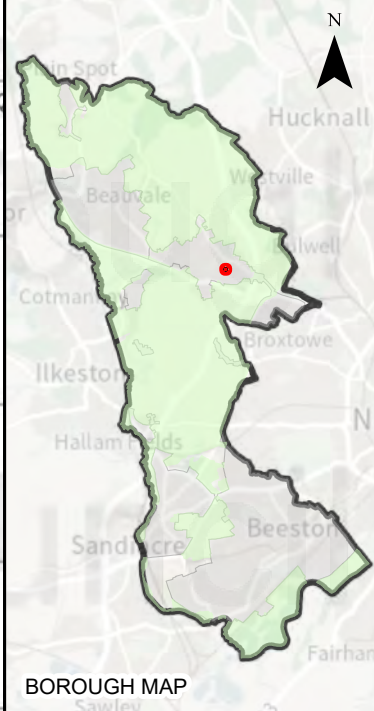
Northing: **348013**

**Non Deliverable or Developable**

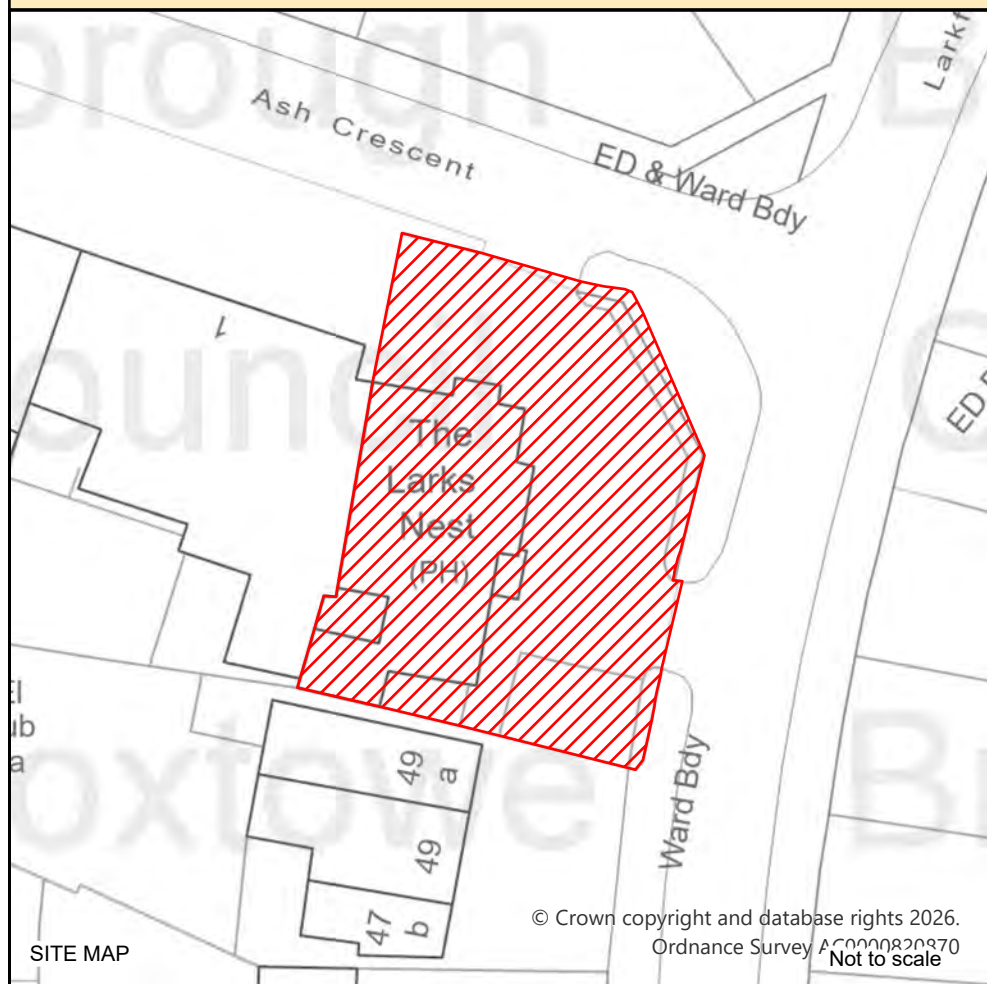


**Broxtowe  
Borough  
COUNCIL**

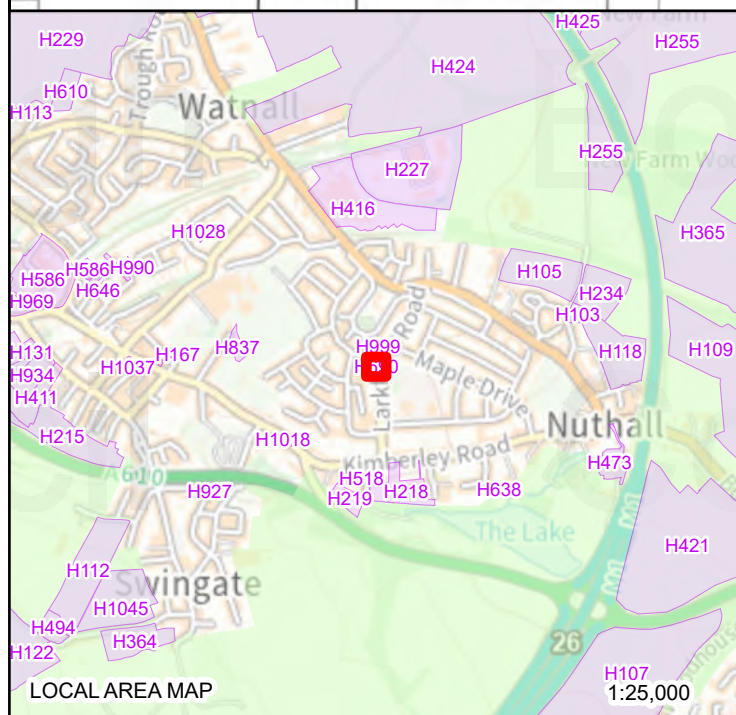
Settlement: Kimberley



BOROUGH MAP



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Not to scale



### Final Reasoned Judgement:

The site is located in the urban area (Nuthall) and has been granted planning permission for 5 dwellings, following the demolition of one dwelling. Construction is underway.

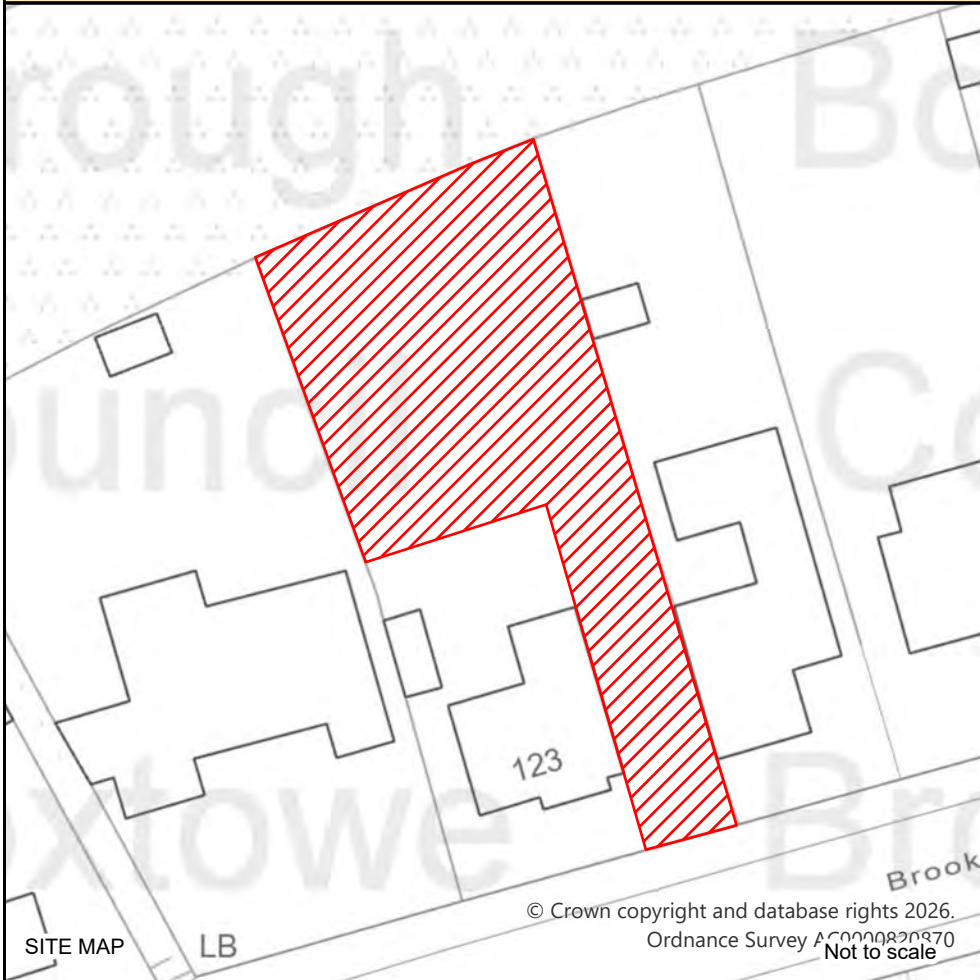
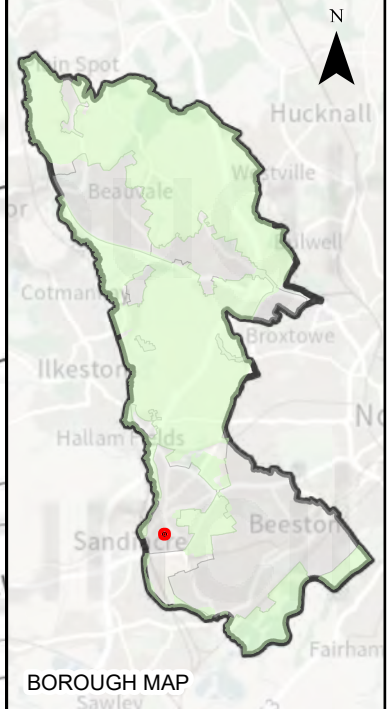
-  SHLAA Site
-  Other SHLAA sites
-  Green Belt Extent
-  Broxtowe Boundary

Site area (ha): 0.07  
Potential dwellings: 4  
Site type:  
Easting: 450786  
Northing: 344677

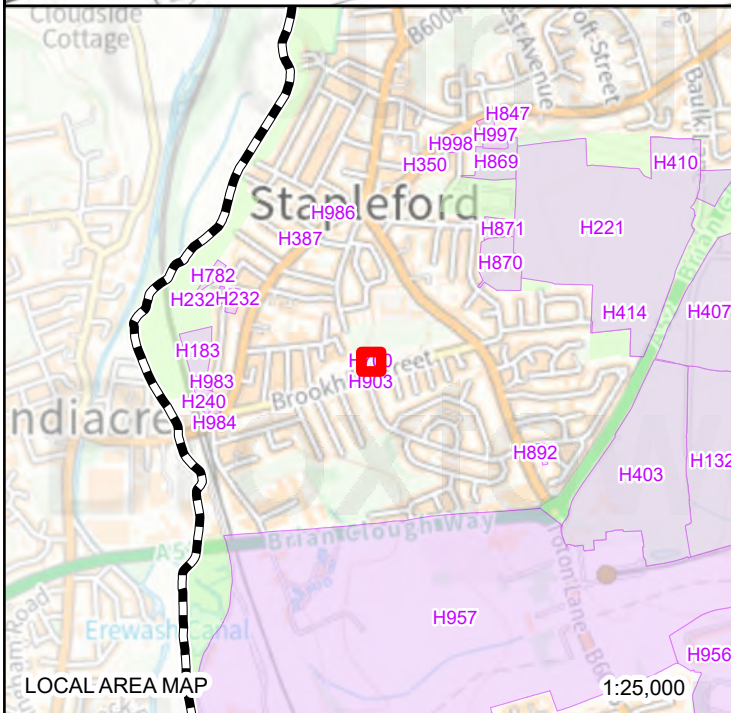
0-5 Years



Settlement: Main Built Up Area



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Not to scale

**Final Reasoned Judgement:**

The site is located within the Main Built-Up Area in a sustainable area of Stapleford. The site has planning permission for one dwelling. The planning permission has been implemented.

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

Site area (ha): 0.06

Potential dwellings: 1

Site type:

Easting: 448894

Northing: 336625

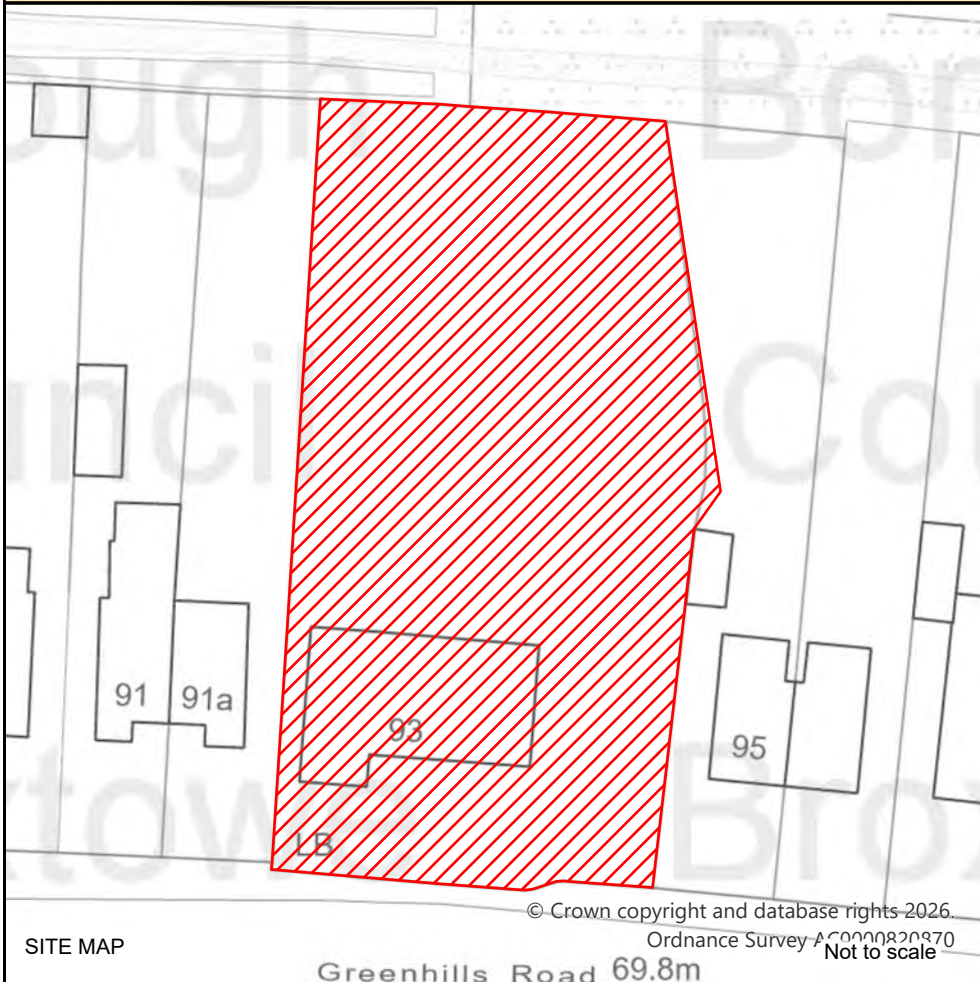
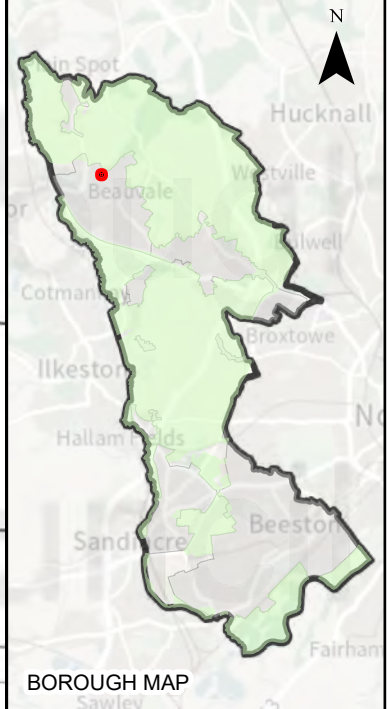
0-5 Years

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Settlement: Eastwood



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**Final Reasoned Judgement:**

The site is located in the urban area (Eastwood) and has planning permission for residential development, most recently for one dwelling. One dwelling has been delivered on the site.

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

Site area (ha): **0.13**

Potential dwellings: **1**

Site type:

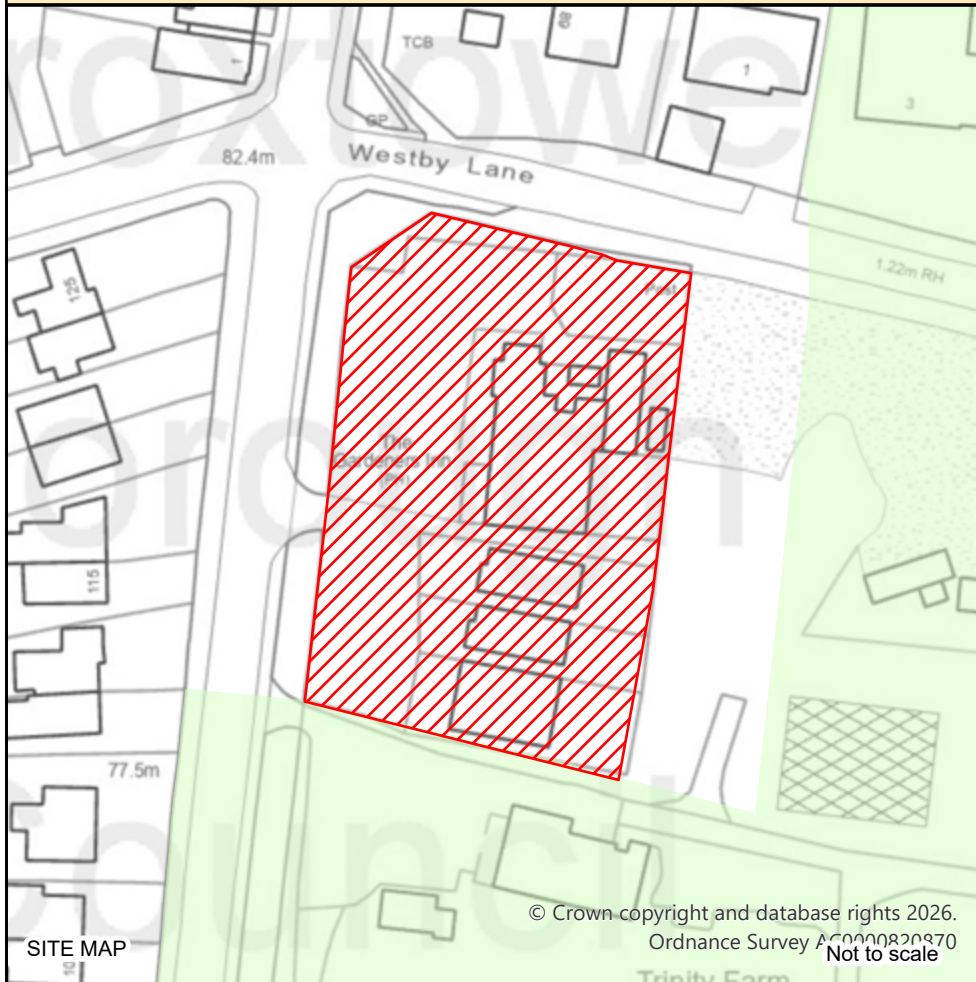
Easting: **447003**

Northing: **347389**

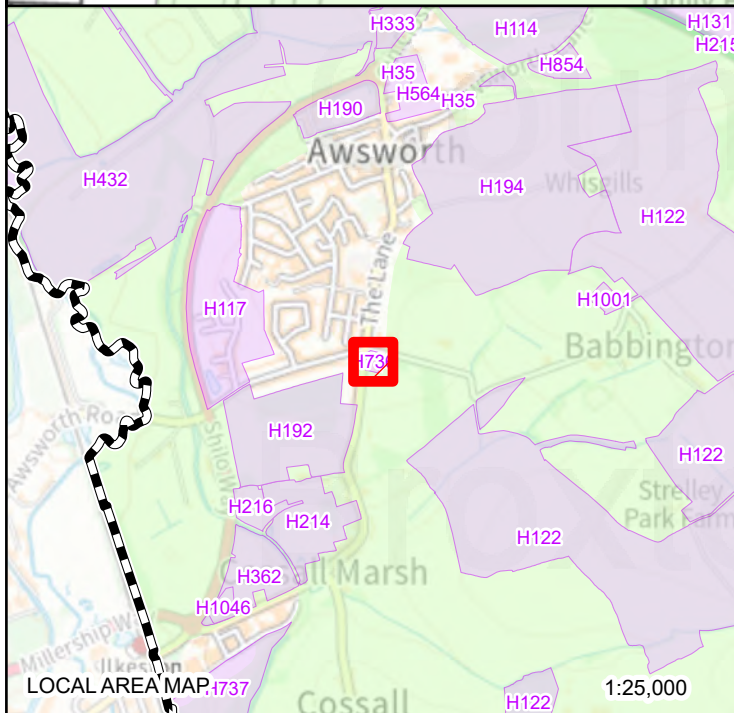
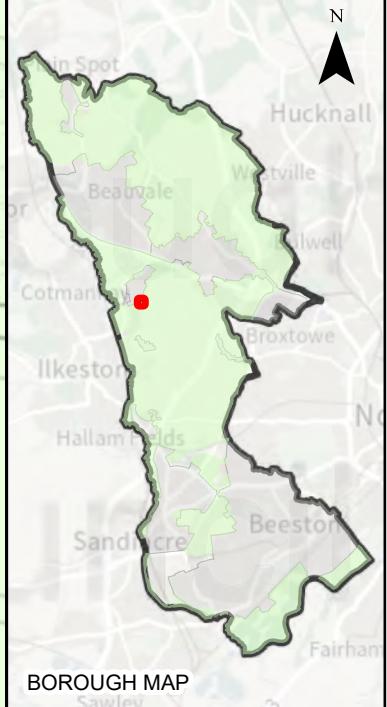
**0-5 Years**

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Settlement: Awsworth

**Final Reasoned Judgement:**

The site has extant outline planning permission (19/00387/OUT) to construct 3 dwellings.

20/00298/FUL has been granted and completed.

25/00179/FUL has been granted permission for demolition of public house and construction of 5 dwellings.

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

Site area (ha): 0.29

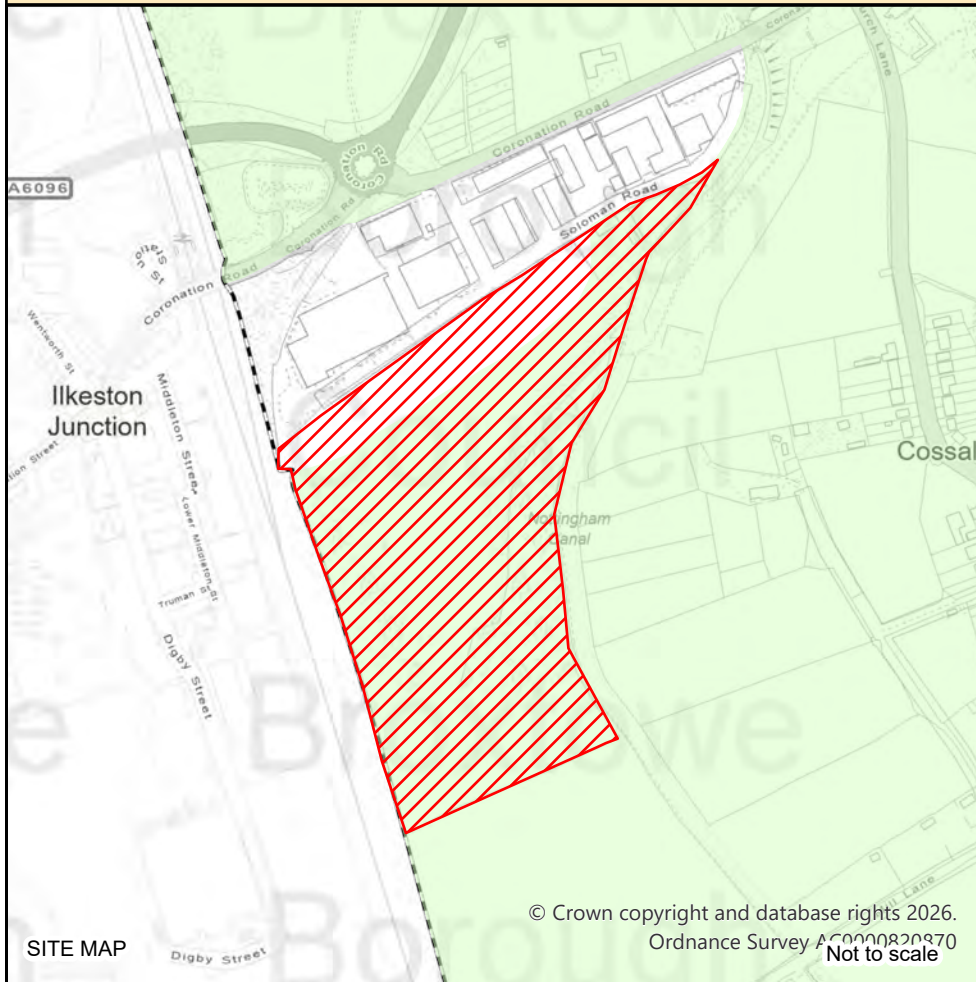
Potential dwellings: 8

Site type:

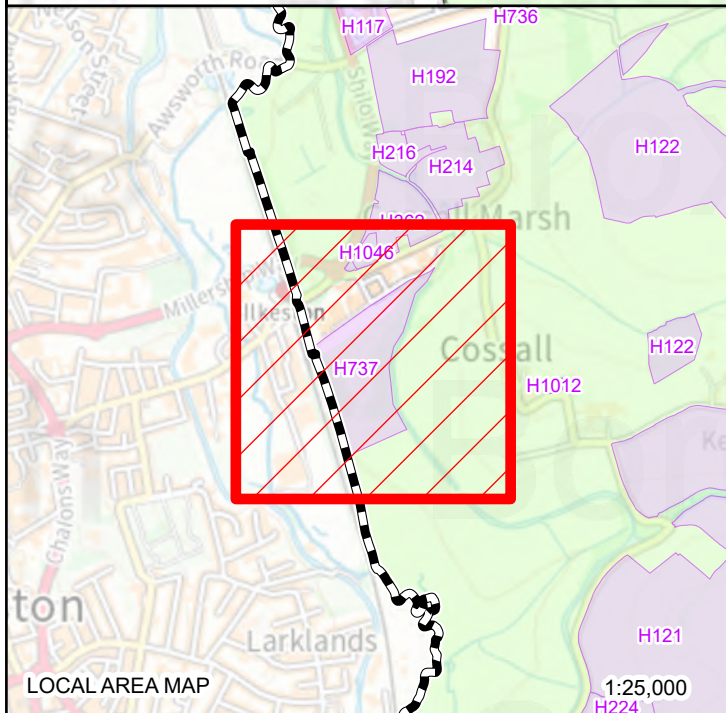
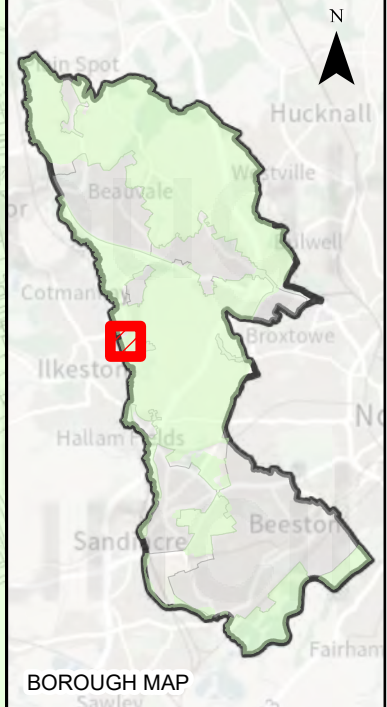
Easting: 448198

Northing: 343573

0-5 Years



Settlement: Other Rural

**Final Reasoned Judgement:**

The site comprises a former dry ski slope located close to the Cossall Industrial Estate to the east of the Erewash Valley Railway Line and east of Ilkeston in Erewash Borough. Hybrid planning permission has previously been granted at the site for up to 46 dwellings with all matters reserved and full permission for the change of use of the former dry ski slope into a country park. Outline planning permission was granted in 2021 for 64 dwellings. A reserved matters application for 64 dwellings is currently in the process of being determined. Almost 85% of the site is located within the Green Belt.

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

Site area (ha): **10.72**

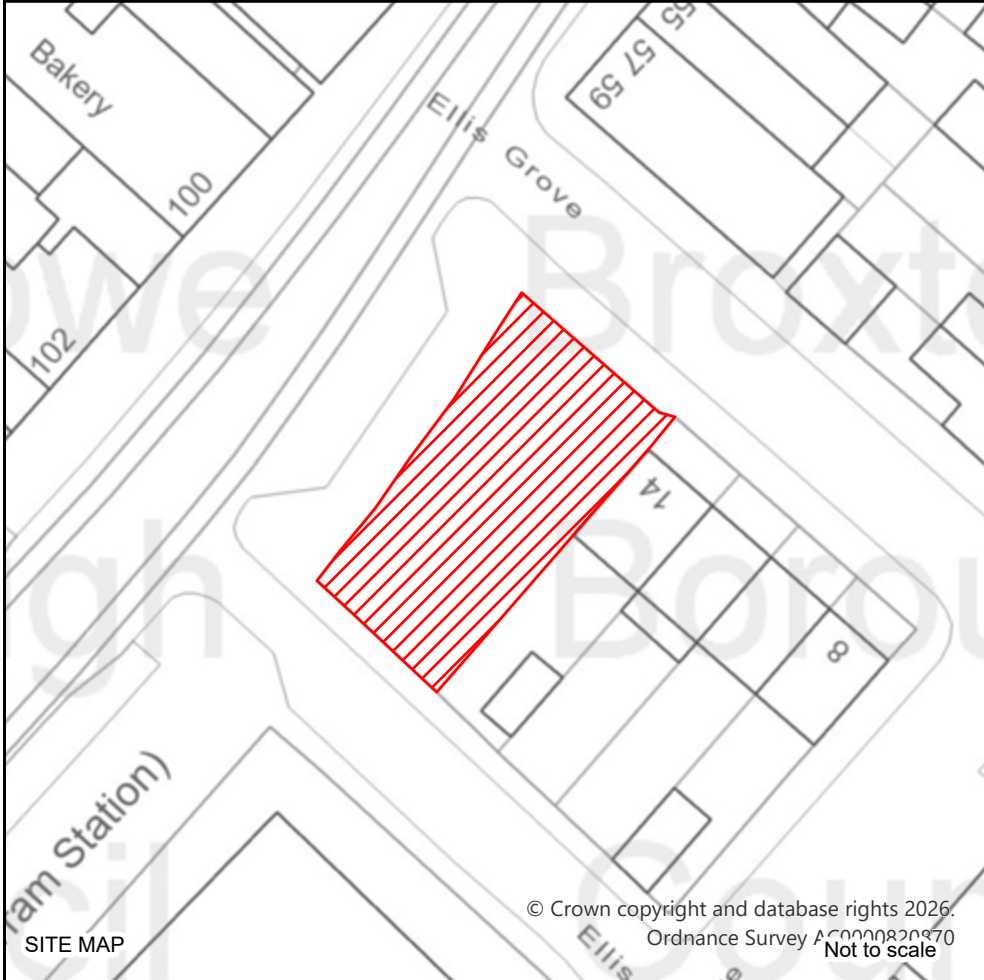
Potential dwellings: **64**

Site type:

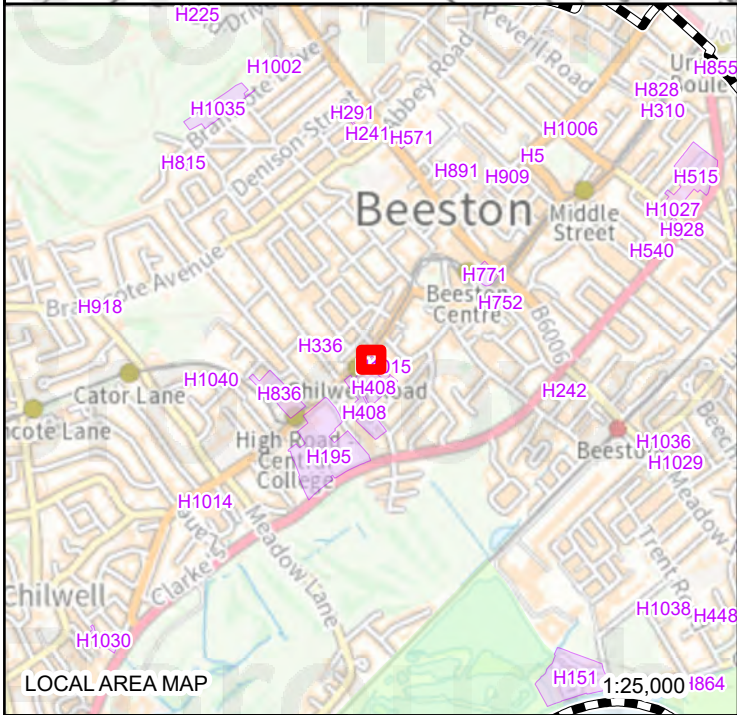
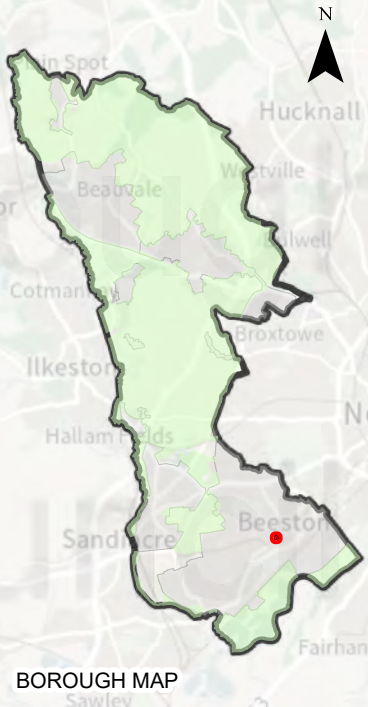
Easting: **447703**

Northing: **342378**

**6-10 Years**



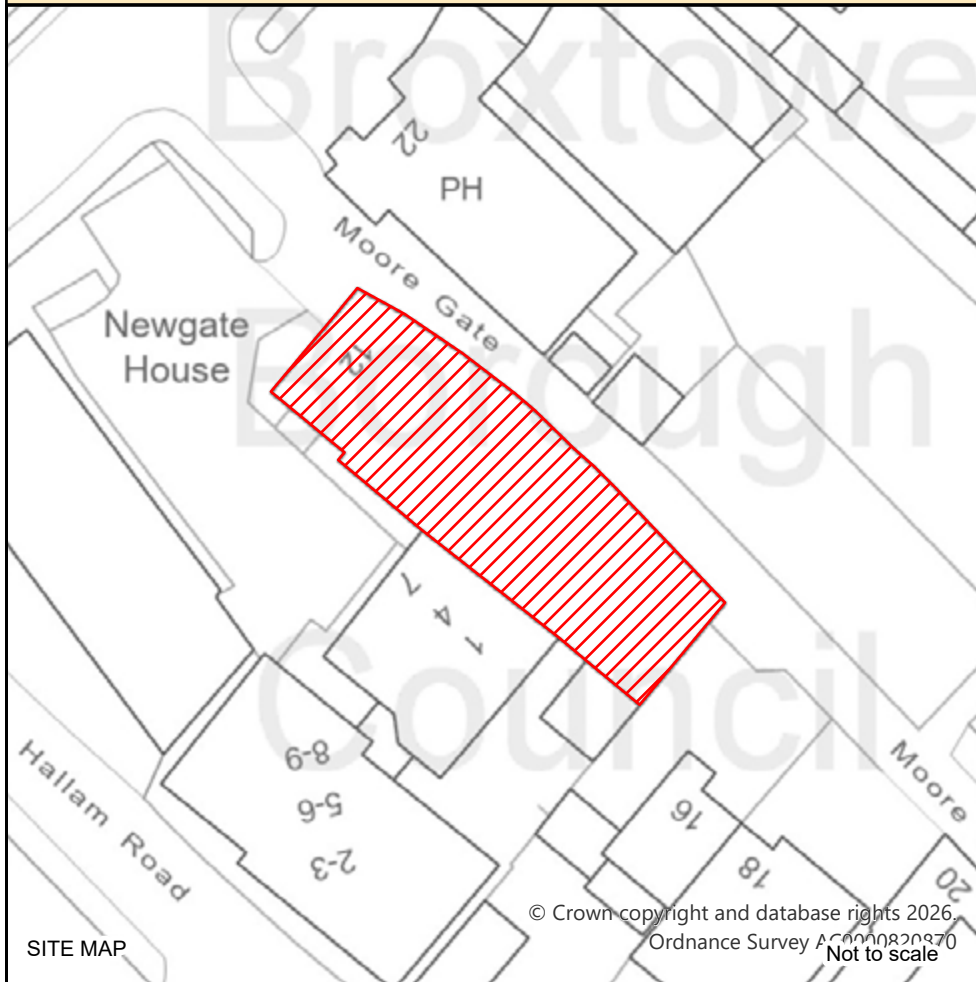
Settlement: Main Built Up Area



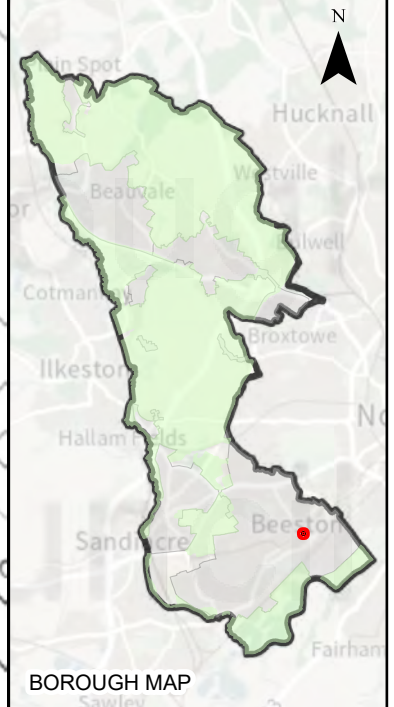
**Final Reasoned Judgement:**  
The site is located in a very sustainable location in Chilwell, close to a NET tramway stop. Planning permission has previously been granted for a retail unit with 10 apartments above, although this lapsed in 2020.

|                   |                         |
|-------------------|-------------------------|
| SHLAA Site        | Site area (ha): 0.03    |
| Other SHLAA sites | Potential dwellings: 10 |
| Green Belt Extent | Site type:              |
| Broxtowe Boundary | Easting: 452567         |
|                   | Northing: 336450        |

*Non Deliverable or Developable*



Settlement: Main Built Up Area

**Final Reasoned Judgement:**

The site is located in a very sustainable location in the centre of Beeston, close to the NET tramway and bus interchange. A planning application to 'construct two additional floors to facilitate conversion from Use Class E to form 4 cluster flats (Sui Generis Use)' is currently (as of January 2026) in the process of being determined.

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

Site area (ha): 0.03

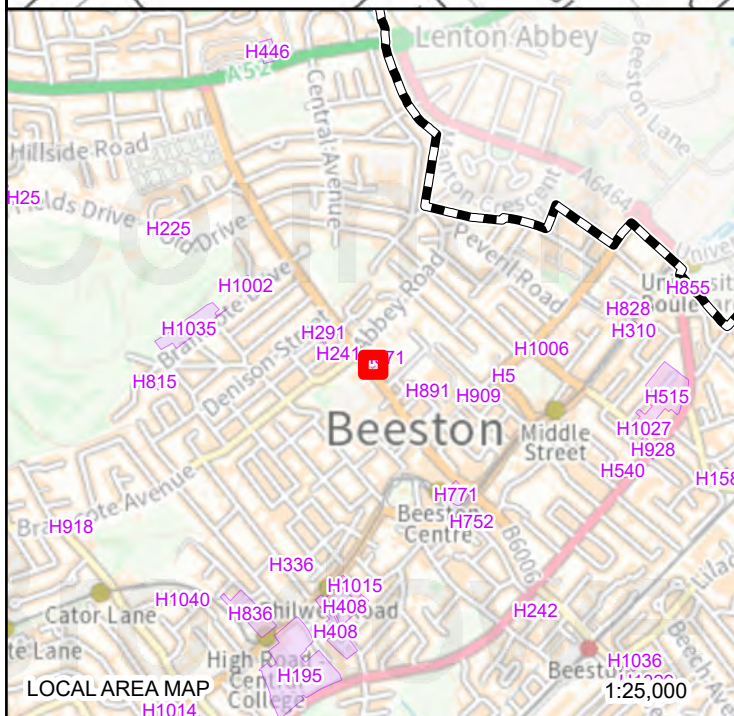
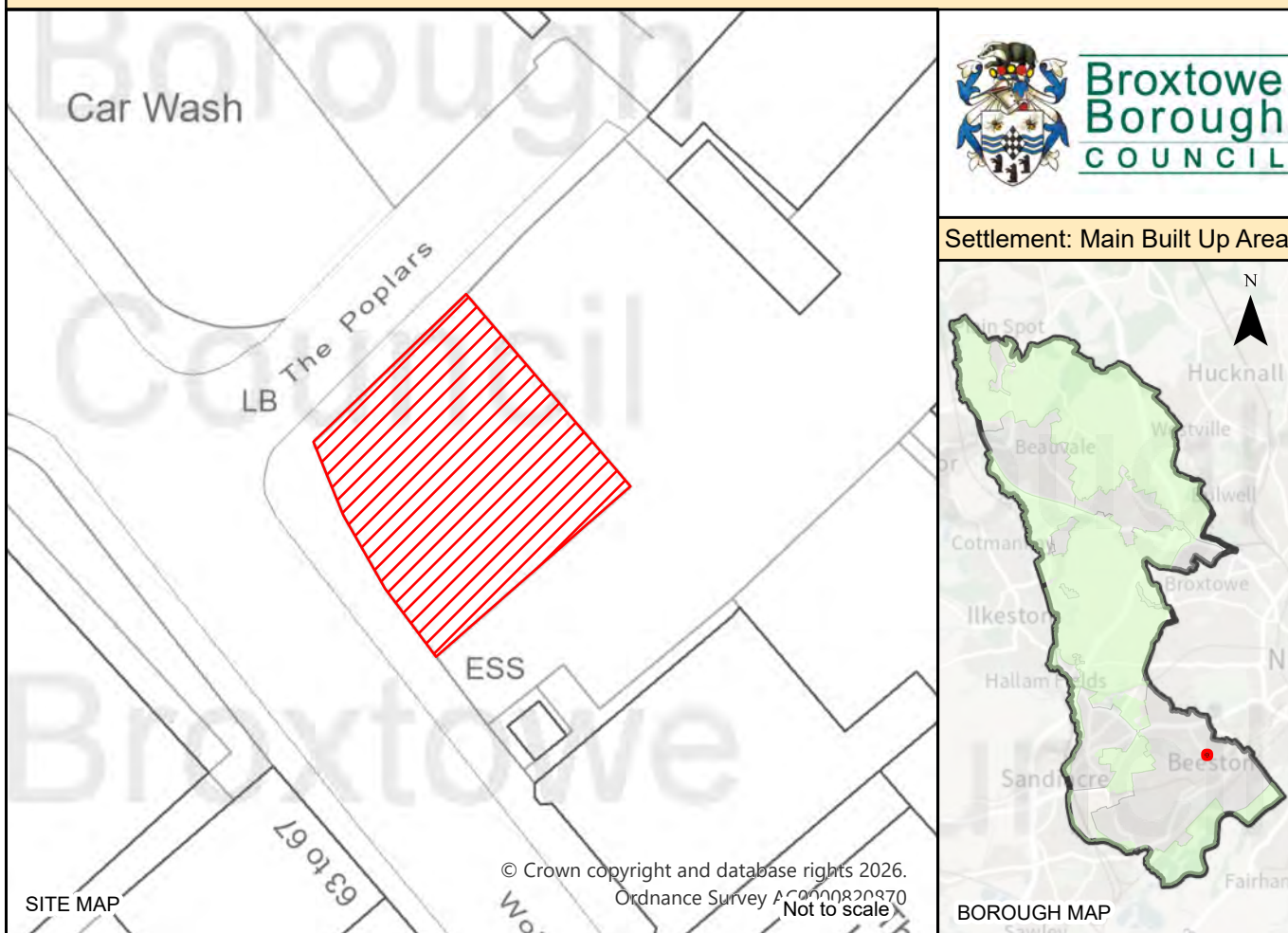
Potential dwellings: 14

Site type:

Easting: 452995

Northing: 336639

**Non Deliverable or Developable**



### Final Reasoned Judgement:

The site is situated in a very sustainable location close to the centre of Beeston. Planning permission has previously been granted for the construction of 10 apartments on site of car park, but this permission has since lapsed.

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

Site area (ha): 0.03

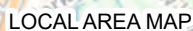
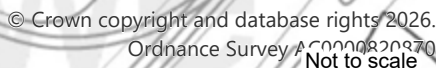
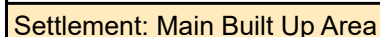
Potential dwellings: 10

Site type:

Easting: 452669

Northing: 337159

*Non Deliverable or Developable*



The site is located in a very sustainable location in the centre of Beeston, adjacent to the Beeston NET tramway and bus interchange. The site has planning permission for 419 student studio units, which was granted permission on appeal in May 2023. Construction is underway.

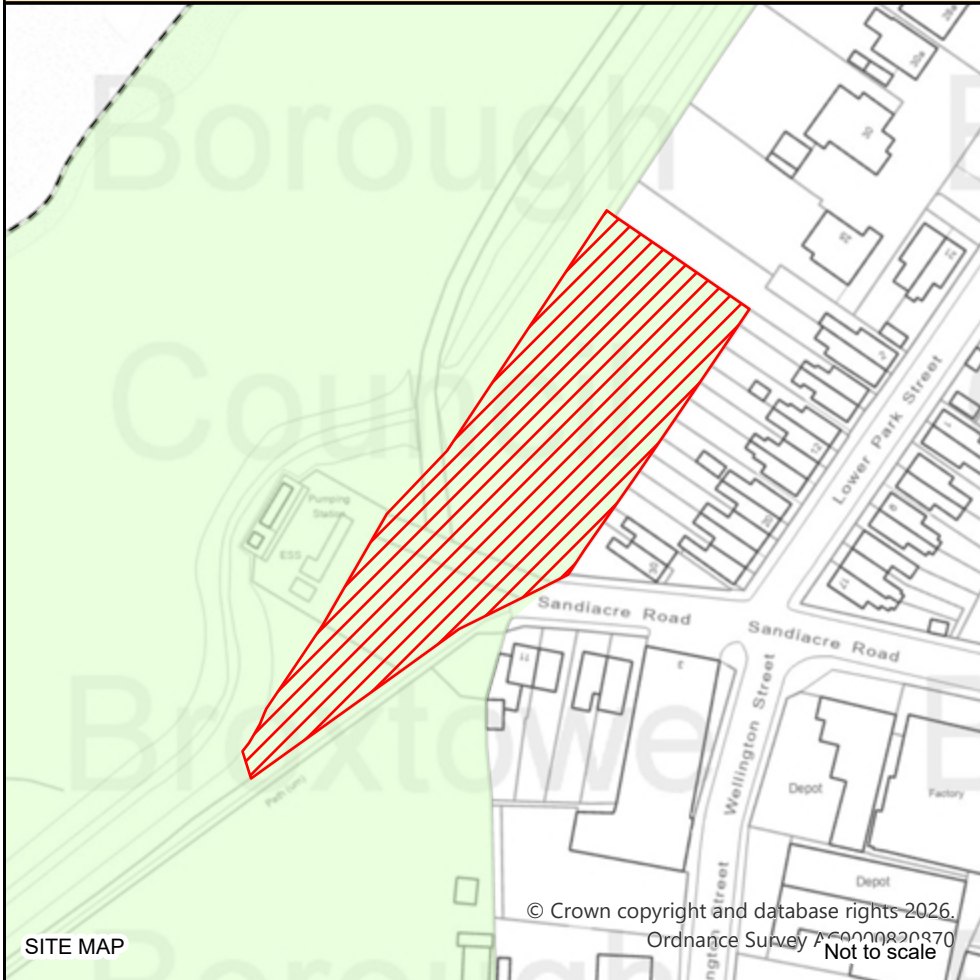
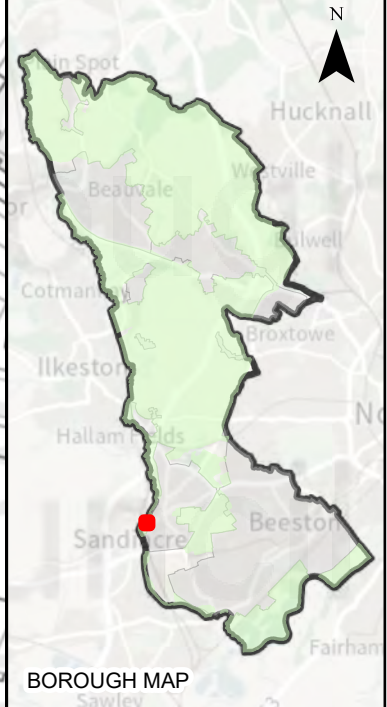
|                                                                                                       |                      |        |
|-------------------------------------------------------------------------------------------------------|----------------------|--------|
|  SHLAA Site        | Site area (ha):      | 1.39   |
|  Other SHLAA sites | Potential dwellings: | 419    |
|  Green Belt Extent | Site type:           |        |
|  Broxtowe Boundary | Easting:             | 452883 |
|                                                                                                       | Northing:            | 336785 |

0-5 Years



**Broxtowe  
Borough  
COUNCIL**

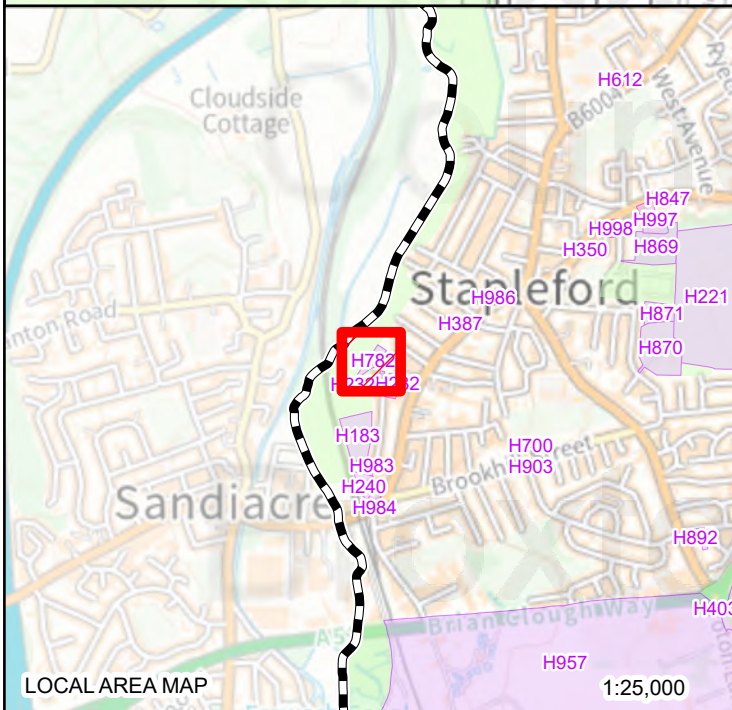
Settlement: Main Built Up Area



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 inappropriate for development. The site could be suitable if Green Belt policy were to change. However an issue is that 100% of the site is located in Flood Zone 3.

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

Site area (ha): **0.35**

Potential dwellings: **10**

Site type:

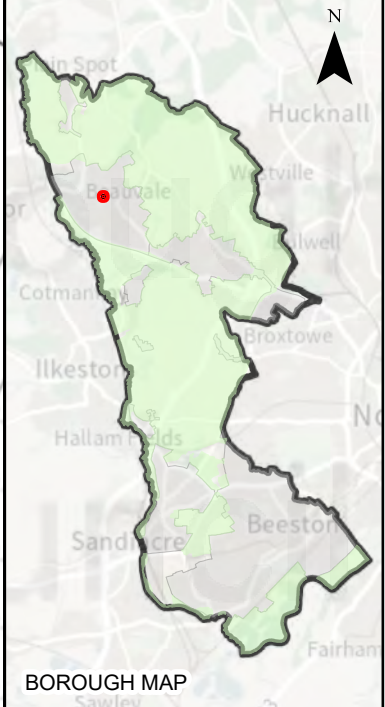
Easting: **448369**

Northing: **336905**

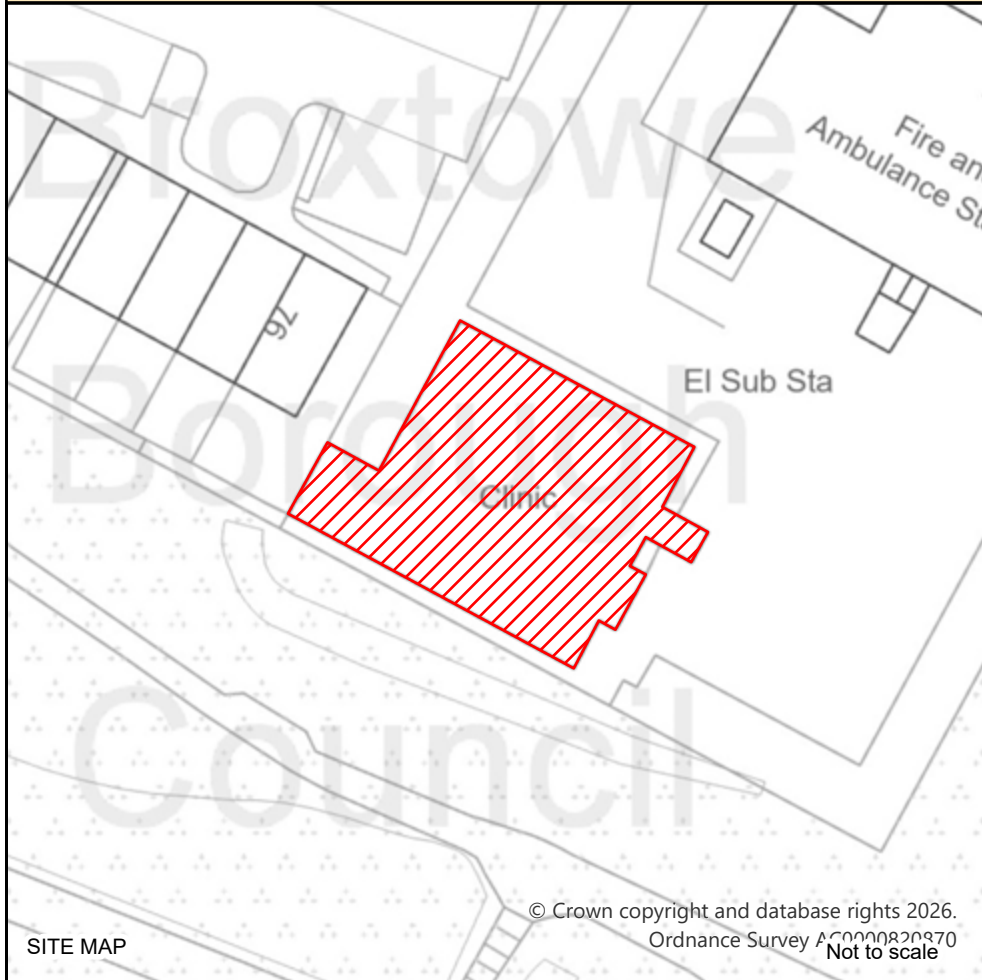
**Non Deliverable or Developable**



Settlement: Eastwood



BOROUGH MAP



SITE MAP

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Not to scale



LOCAL AREA MAP

**Final Reasoned Judgement:**

The site is situated within a sustainable area (Eastwood) and has planning for permission for change of use to 5 apartments. Construction on the site is underway.

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

Site area (ha): 0.03

Potential dwellings: 5

Site type:

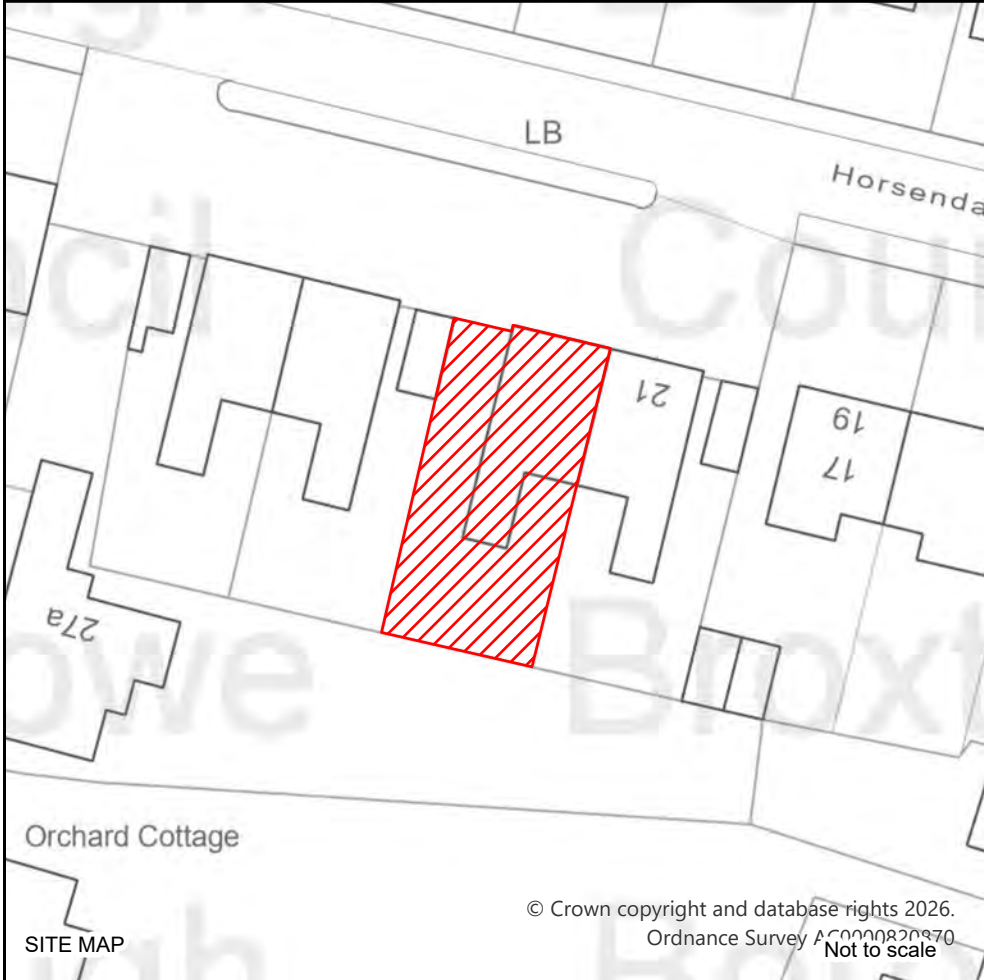
Easting: 447115

Northing: 346735

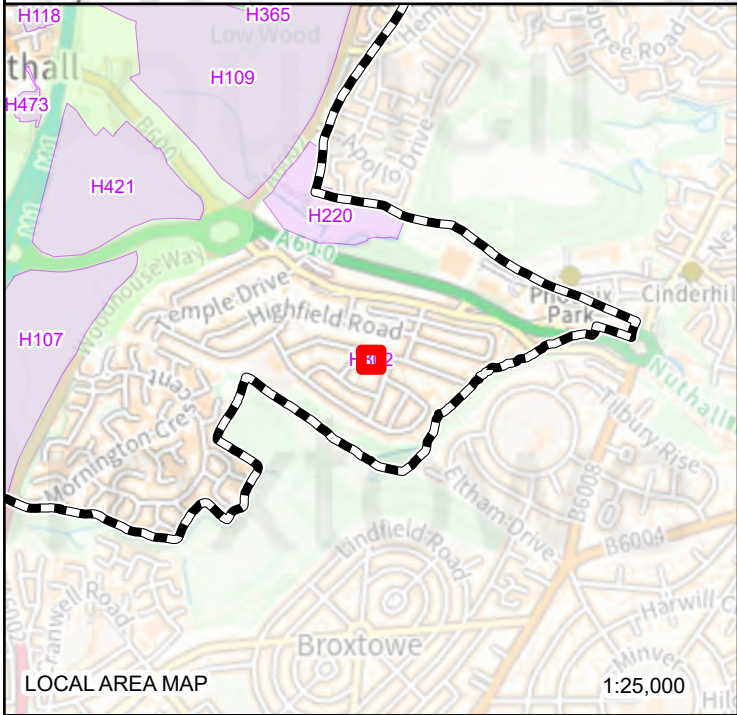
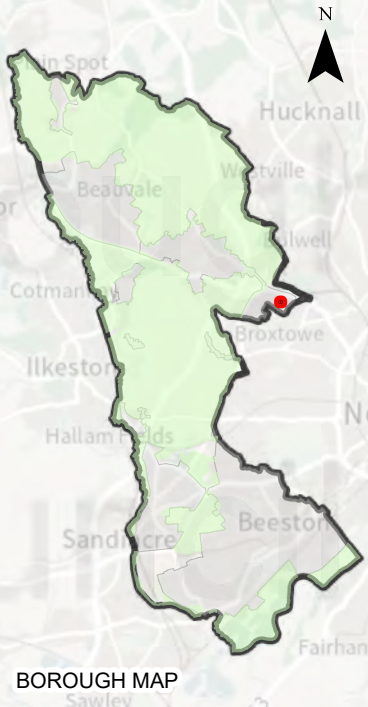
0-5 Years

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Settlement: Main Built Up Area



**Final Reasoned Judgement:**  
The site is situated in a sustainable location (Nuthall) and has planning permission for an apartment. Construction is underway.

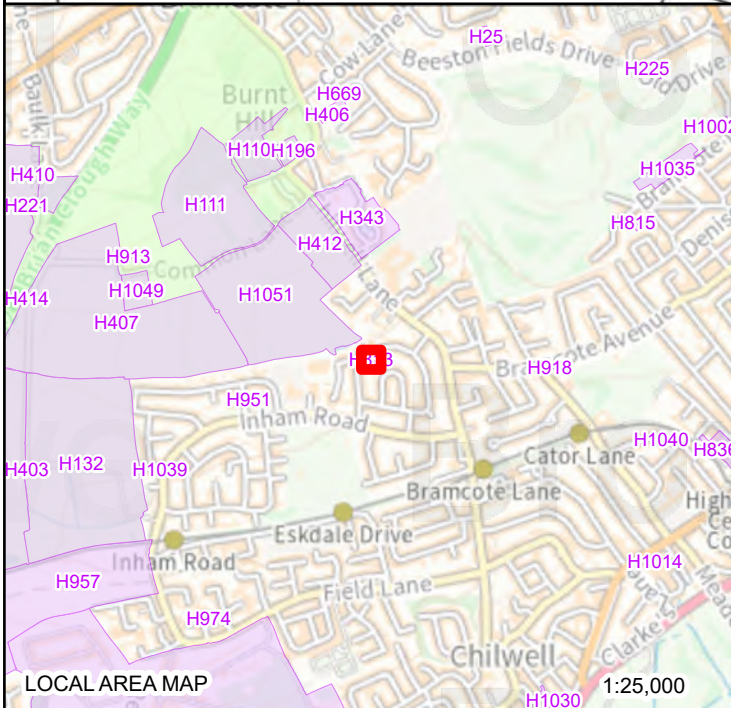
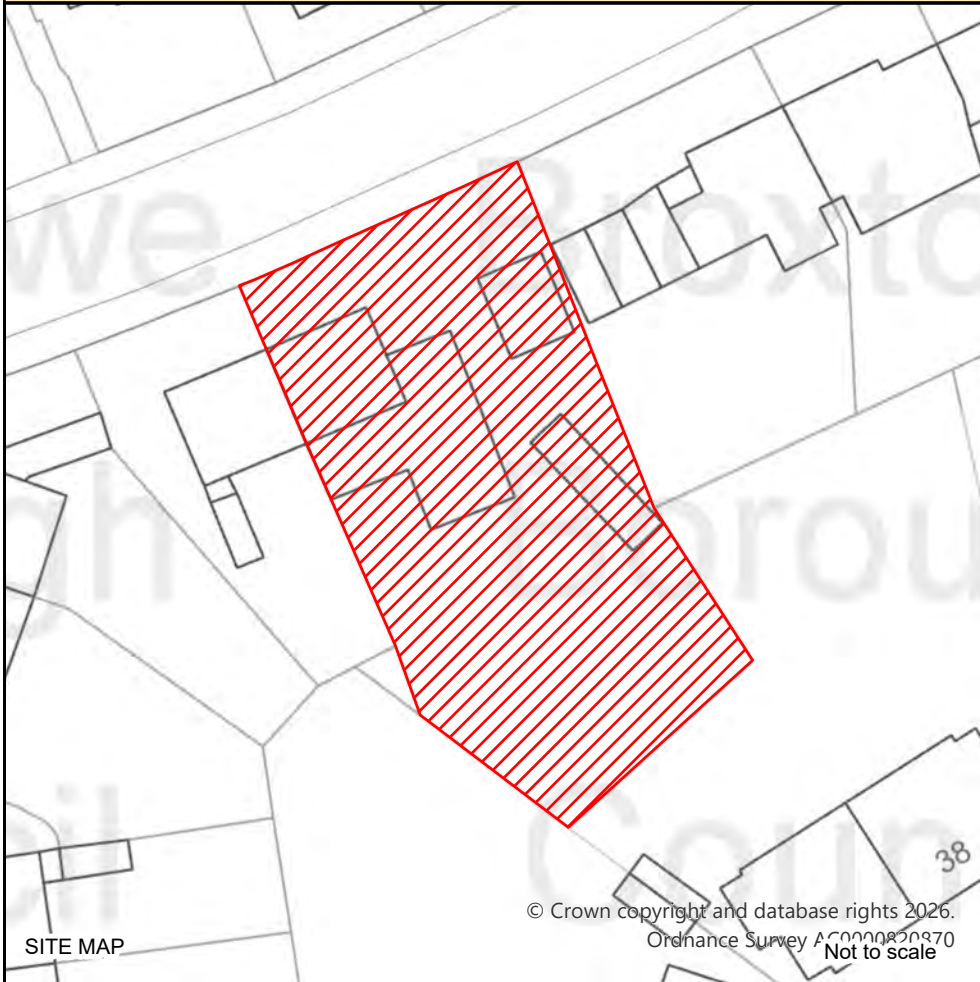
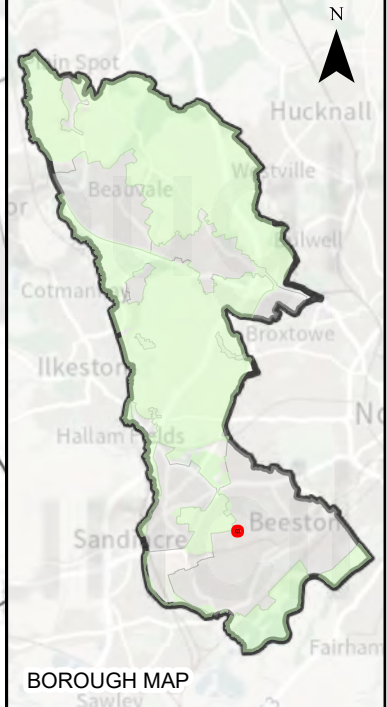
|                   |                        |
|-------------------|------------------------|
| SHLAA Site        | Site area (ha): 0.02   |
| Other SHLAA sites | Potential dwellings: 3 |
| Green Belt Extent | Site type:             |
| Broxtowe Boundary | Easting: 452700        |
|                   | Northing: 343520       |

0-5 Years



**Broxtowe  
Borough  
COUNCIL**

Settlement: Main Built Up Area



### Final Reasoned Judgement:

The site is located in a sustainable location in Chilwell. Outline planning permission for a dwelling on garden land has previously been granted, although this permission has since expired. A further application for outline planning permission, with all matters reserved, for one dwelling, is currently in the process of being determined, as of January 2026.

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

Site area (ha): **0.08**

Potential dwellings: **1**

Site type:

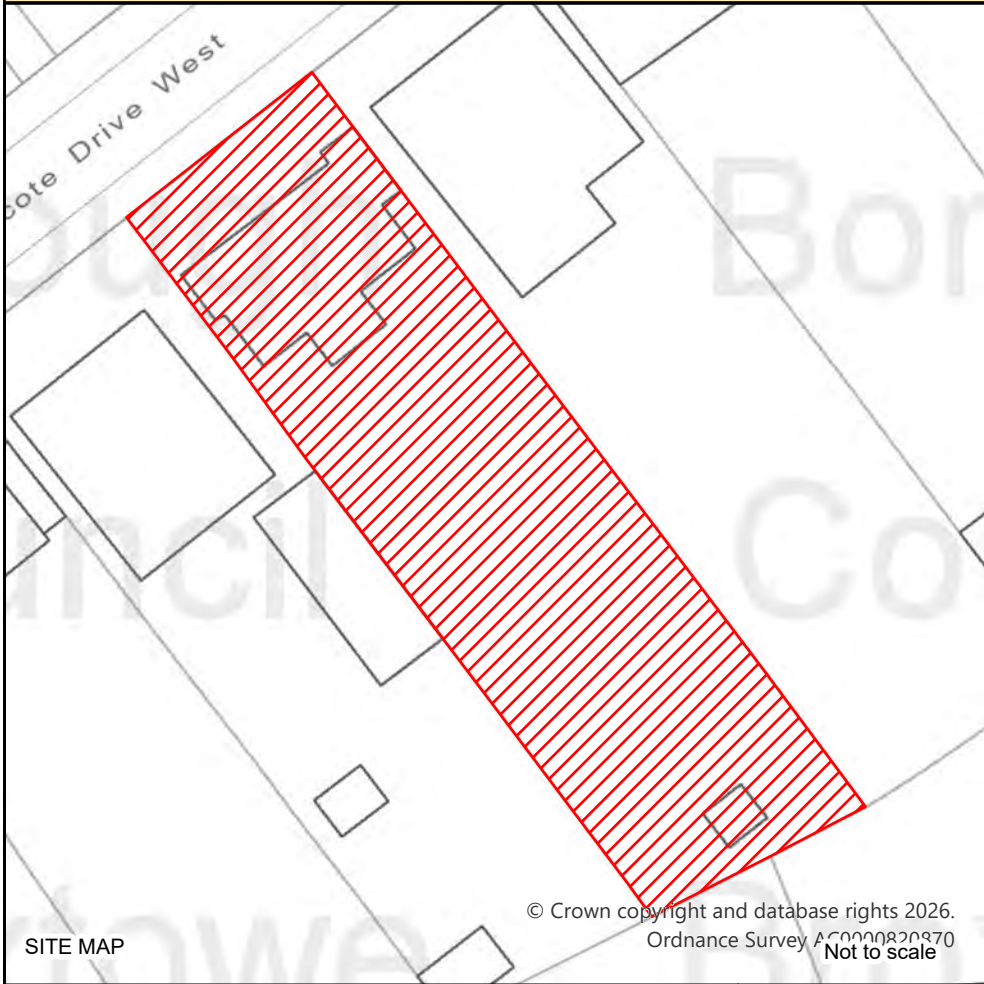
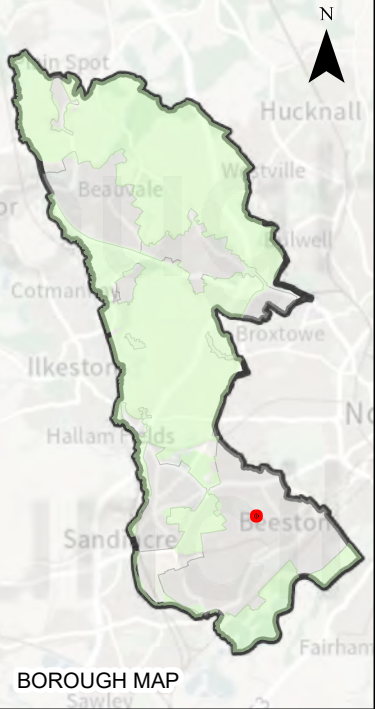
Easting: **451081**

Northing: **336649**

**0-5 Years**

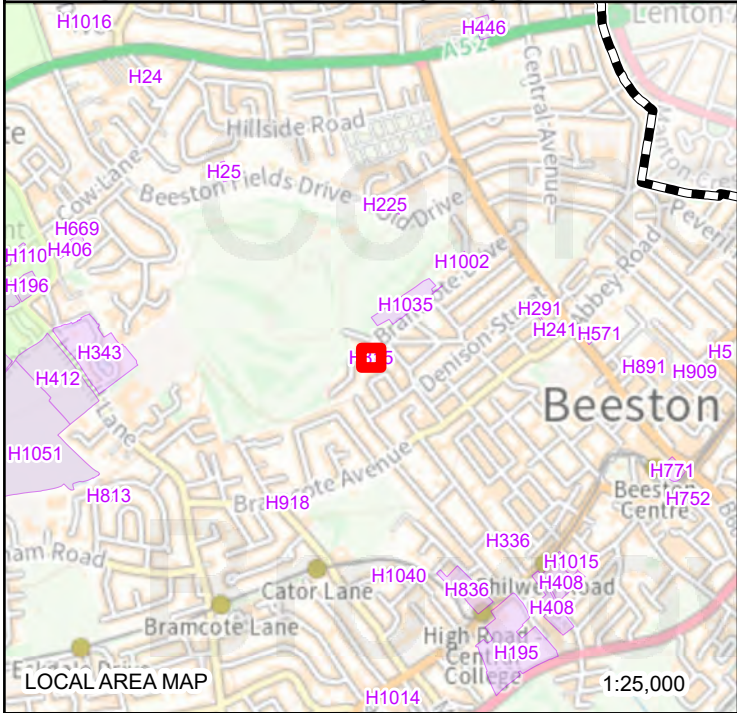


Settlement: Main Built Up Area



SITE MAP

BOROUGH MAP



LOCAL AREA MAP

Final Reasoned Judgement:  
24/00709/FUL Granted permission for 1 dwelling.



SHLAA Site



Other SHLAA sites



Green Belt Extent



Broxtowe Boundary

Site area (ha): 0.09

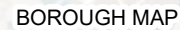
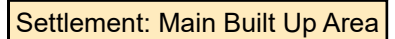
Potential dwellings: 0

Site type:

Easting: 451947

Northing: 337103

Non Deliverable or Developable



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Not to scale



The site is situated in a sustainable location in Beeston. Planning permission was previously granted for the sub-division of the property into two flats, but this permission has since lapsed.

Site area (ha): 0.04

Potential dwellings: 1

Site type:

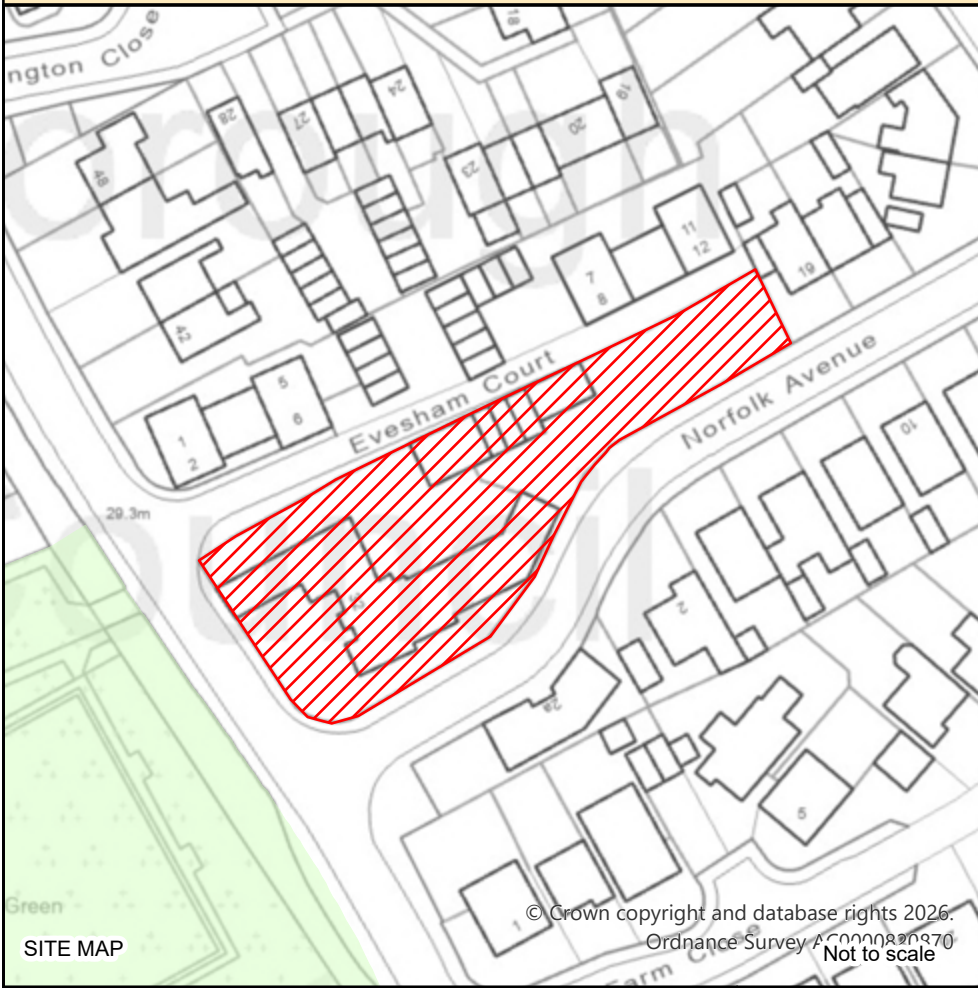
Easting: 453512

Northing: 337344

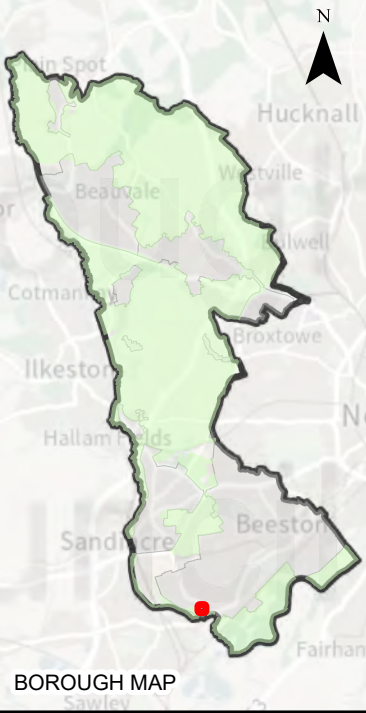
*Non Deliverable or Developable*



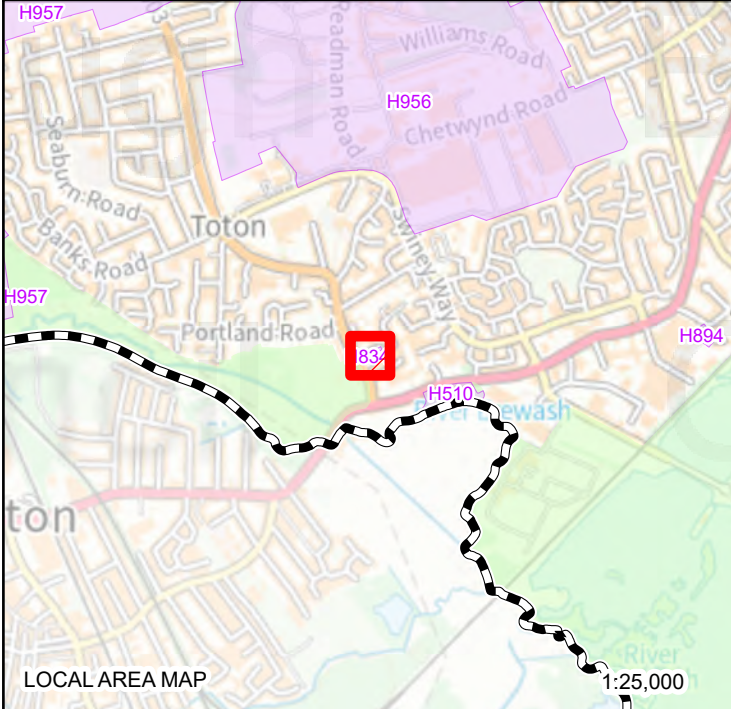
Settlement: Main Built Up Area



SITE MAP



BOROUGH MAP

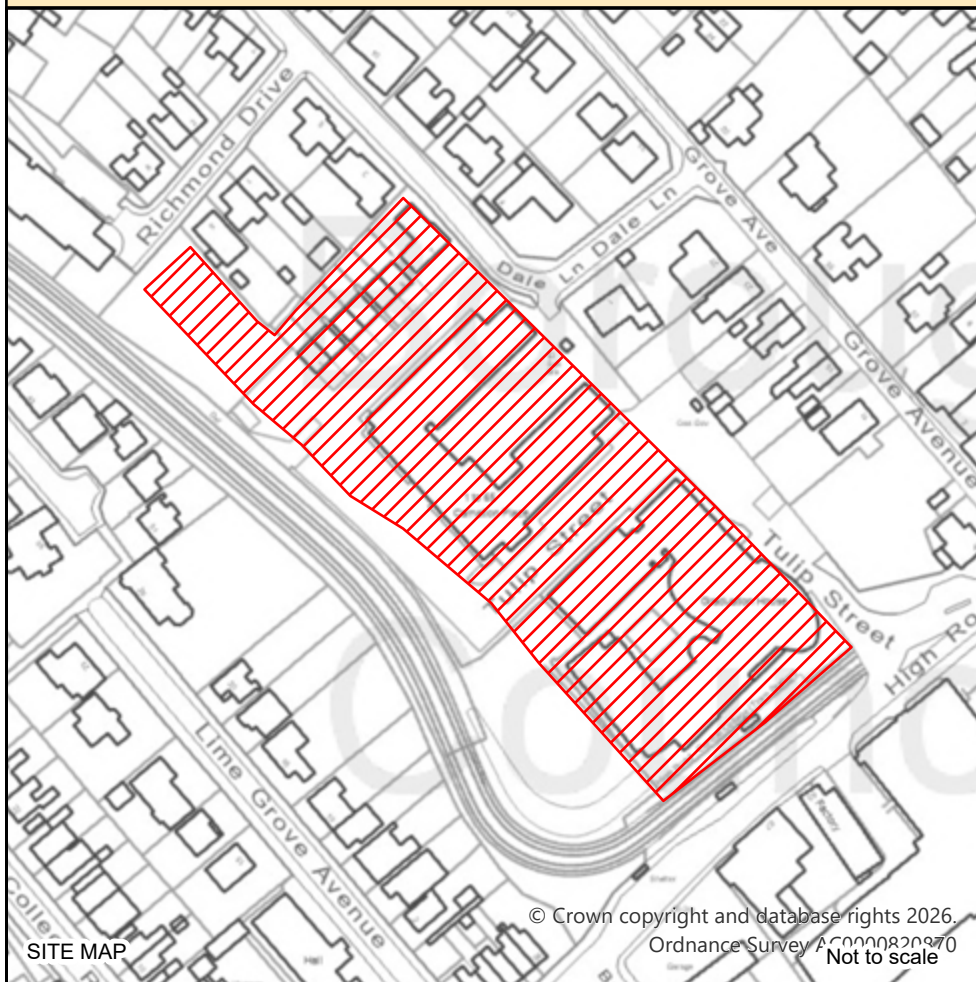


LOCAL AREA MAP

**Final Reasoned Judgement:**  
The site is situated in a sustainable location in Toton. It has planning permission for 4 dwellings and construction is underway.

|                   |                        |
|-------------------|------------------------|
| SHLAA Site        | Site area (ha): 0.16   |
| Other SHLAA sites | Potential dwellings: 4 |
| Green Belt Extent | Site type:             |
| Broxtowe Boundary | Easting: 450398        |
|                   | Northing: 334385       |

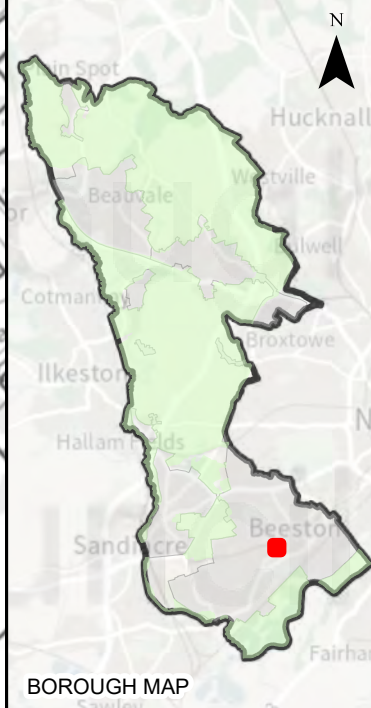
0-5 Years



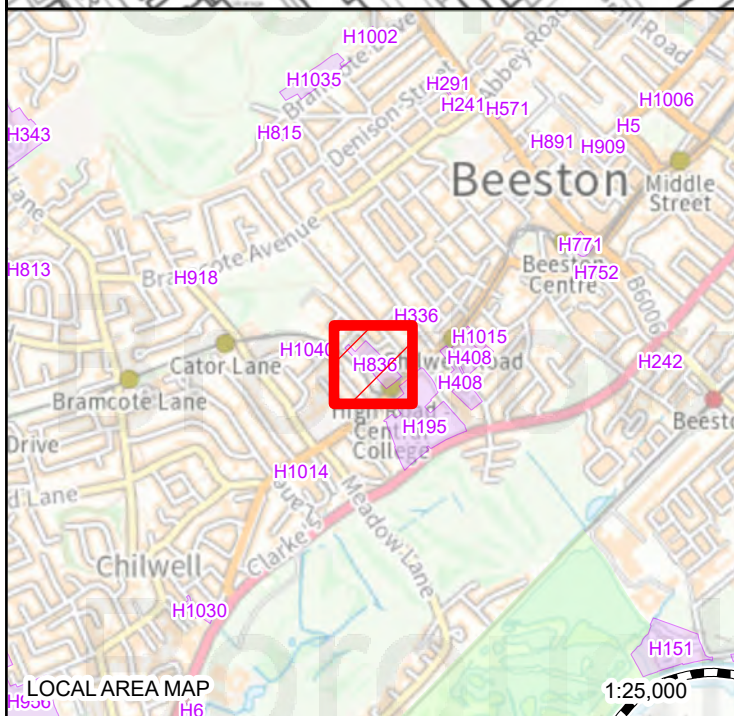
SITE MAP



Settlement: Main Built Up Area



BOROUGH MAP



LOCAL AREA MAP

**Final Reasoned Judgement:**

The site is situated in a sustainable location in Chilwell, in front of a NET tramway stop. The site has planning permission and construction is underway.

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

Site area (ha): **1.09**

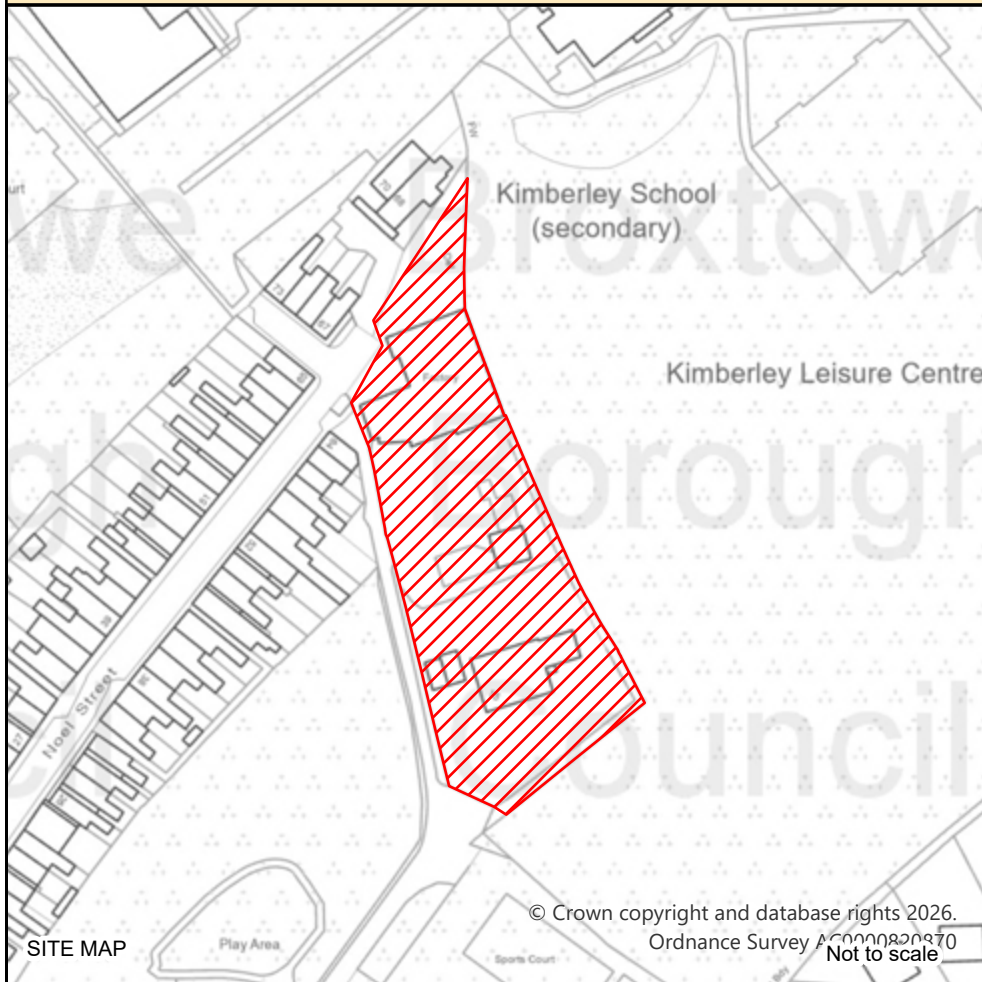
Potential dwellings: **167**

Site type:

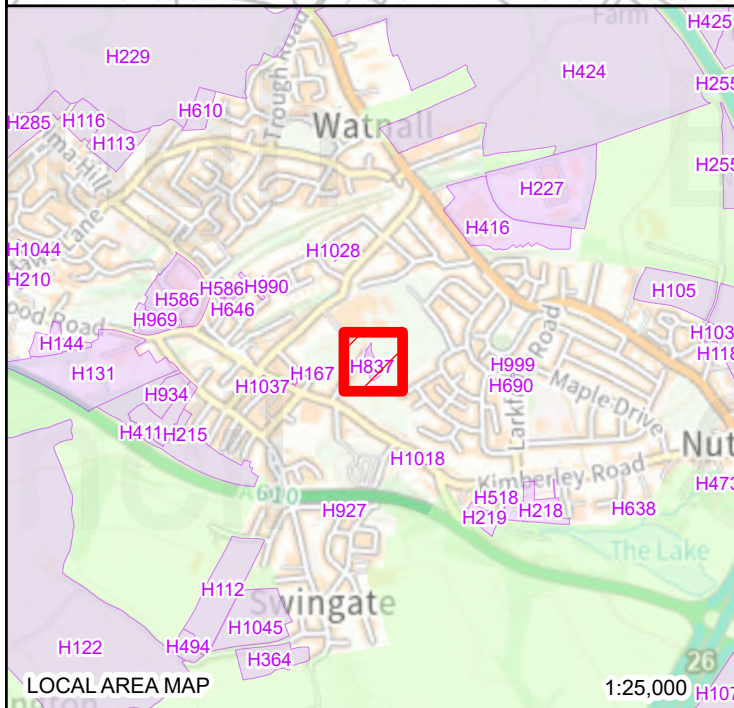
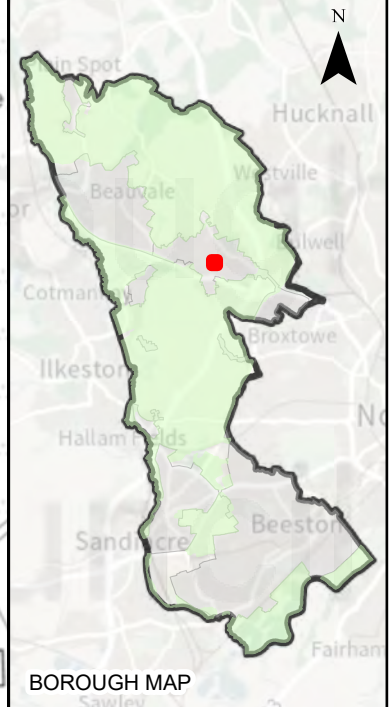
Easting: **452264**

Northing: **336338**

**0-5 Years**



Settlement: Kimberley

**Final Reasoned Judgement:**

The site is located in a sustainable located in Kimberley and has planning permission for 9 dwellings. Construction is underway at the site.

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

Site area (ha): 0.32

Potential dwellings: 9

Site type:

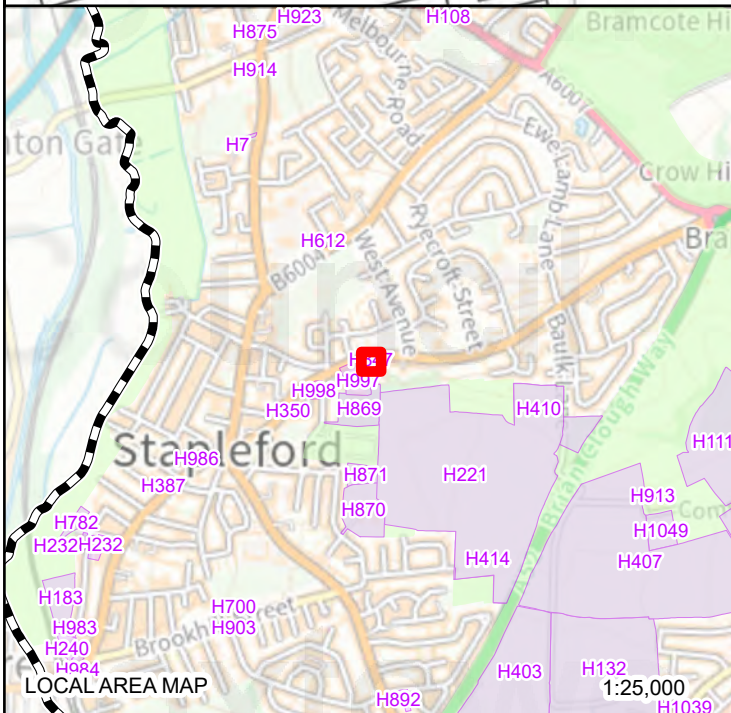
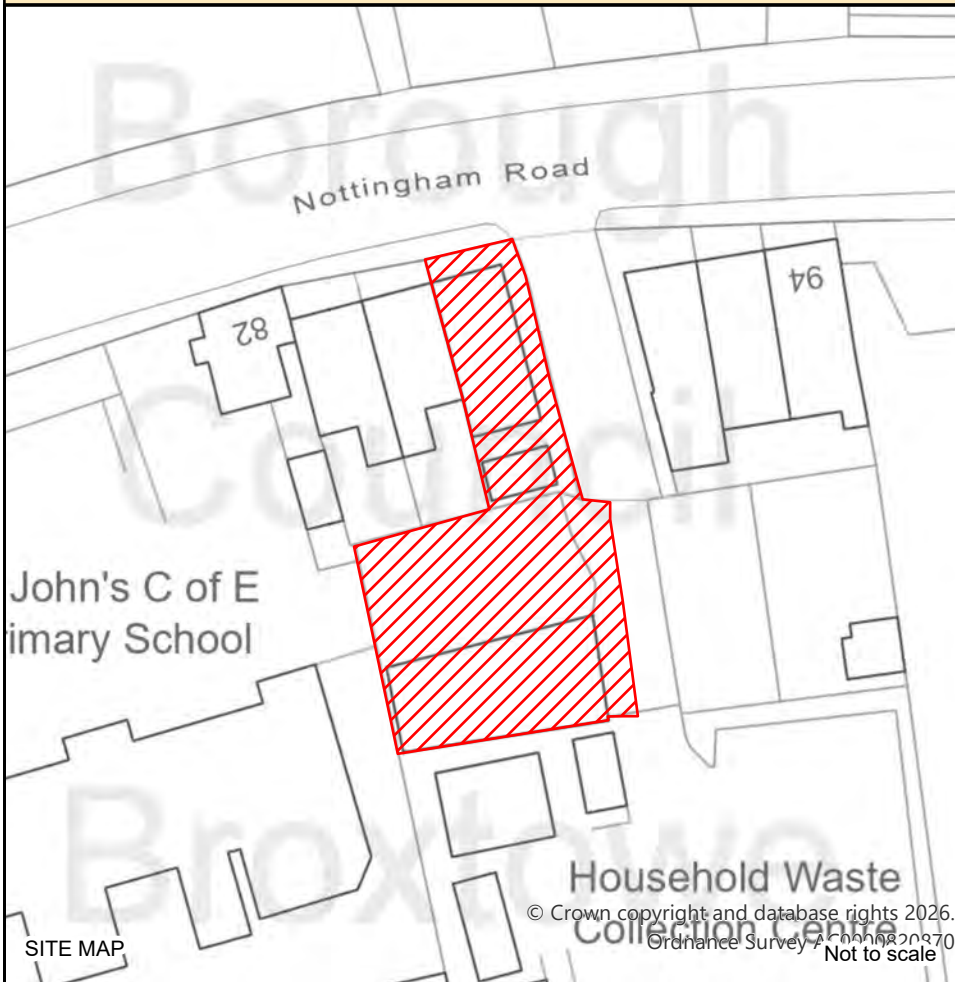
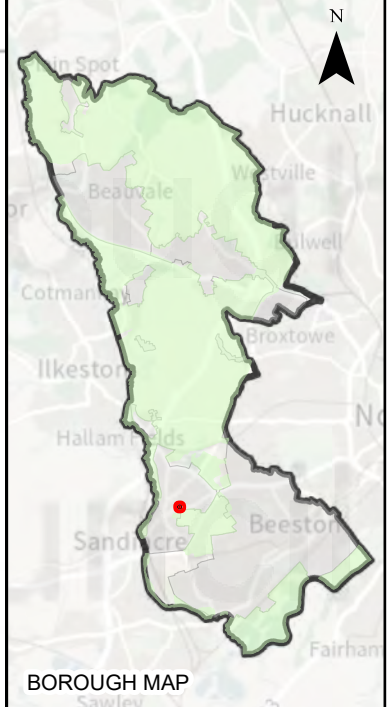
Easting: 450327

Northing: 344747

0-5 Years



Settlement: Main Built Up Area

**Final Reasoned Judgement:**

The site is situated in a sustainable Main Built-Up Area of Stapleford. Outline planning permission was granted for two units but lapsed in 2022.

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

Site area (ha): 0.03

Potential dwellings: 2

Site type:

Easting: 449347

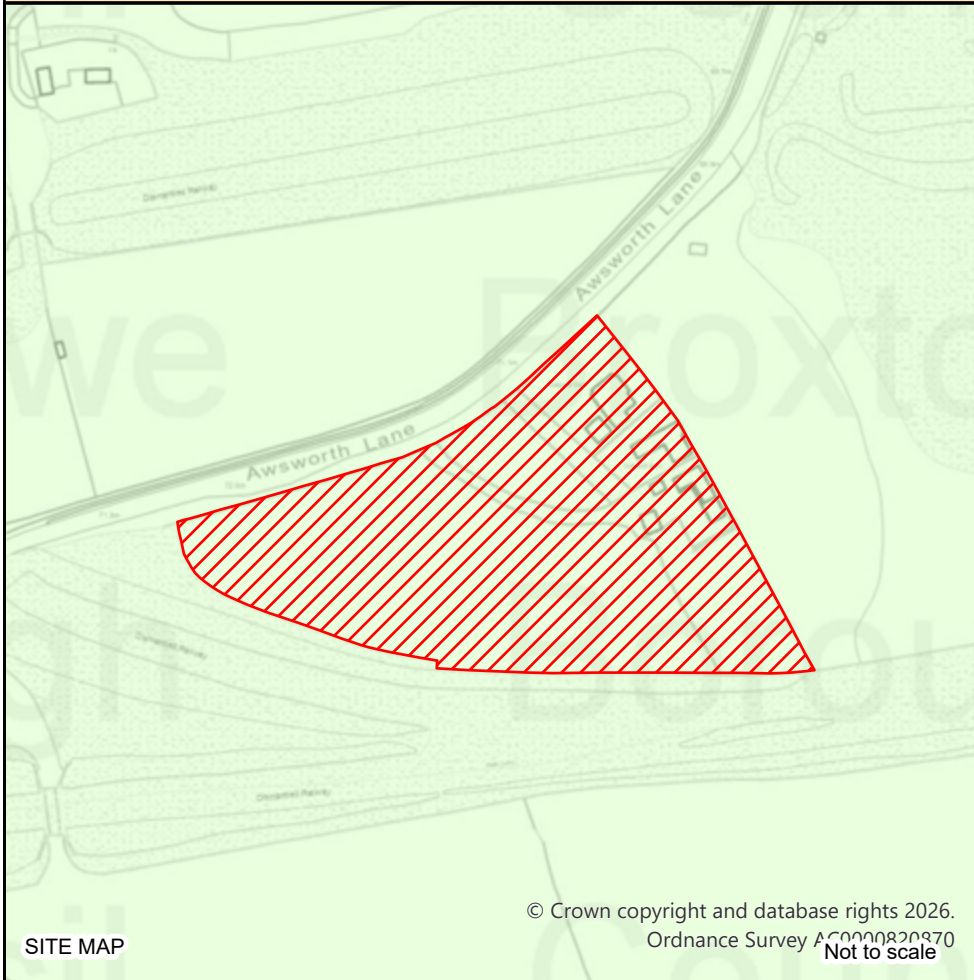
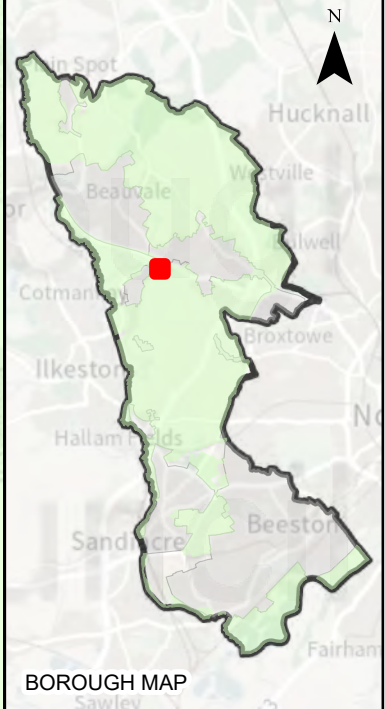
Northing: 337432

**Non Deliverable or Developable**



**Broxtowe  
Borough  
COUNCIL**

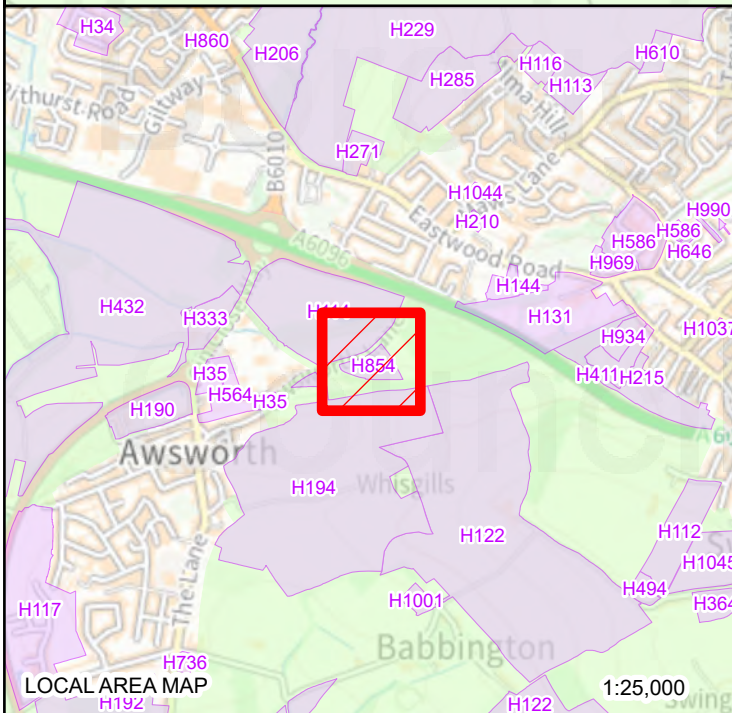
Settlement: Awsworth



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 not considered suitable for development. The site is disconnected from the settlement of Awsworth. The site includes some existing buildings and built development but is predominantly greenfield in nature.

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

Site area (ha): **1.35**

Potential dwellings: **40**

Site type:

Easting: **448822**

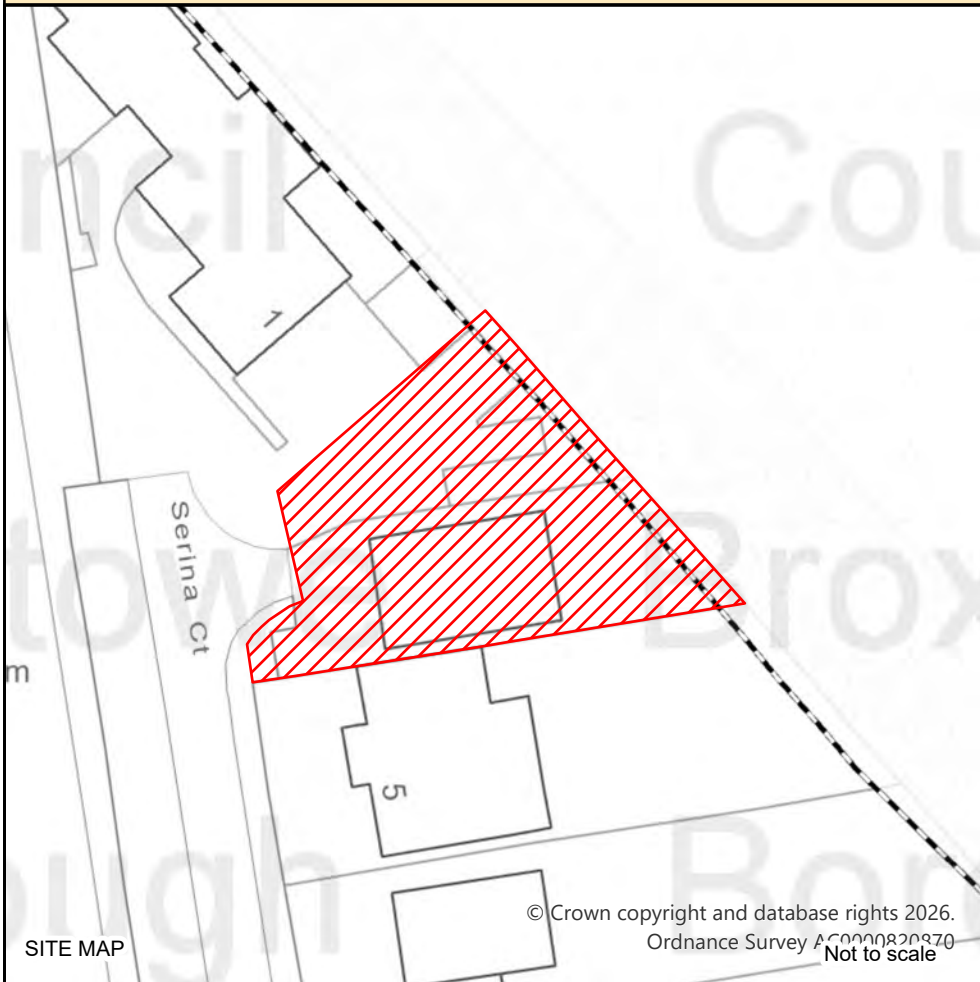
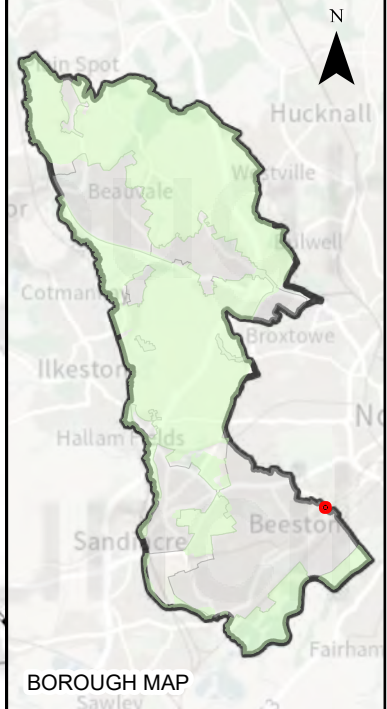
Northing: **344552**

**Non Deliverable or Developable**



**Broxtowe  
Borough  
COUNCIL**

Settlement: Main Built Up Area



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#### Final Reasoned Judgement:

The site is situated in a sustainable location in the Main Built-Up Urban Area of Beeston, close to a NET tramway stop and to Highfields Park and the University of Nottingham. Planning permission was granted for a dwelling in 2018, but this has since lapsed.

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

Site area (ha): 0.04  
Potential dwellings: 1  
Site type:  
Easting: 453710  
Northing: 337416

6-10 Years

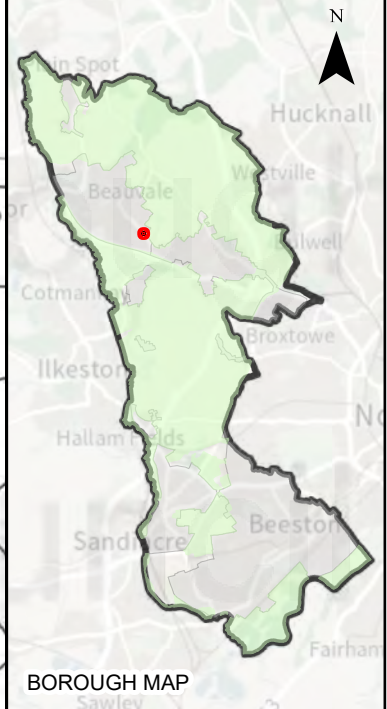
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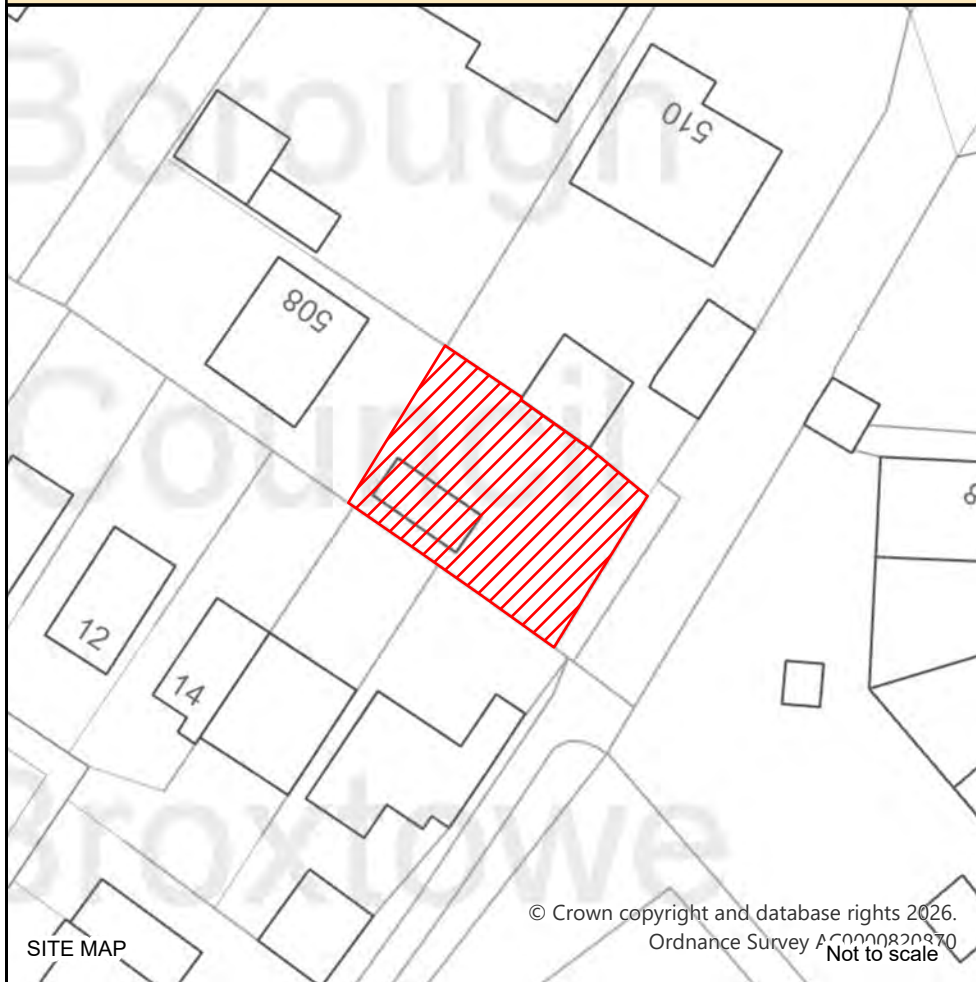


**Broxtowe  
Borough  
COUNCIL**

Settlement: Eastwood

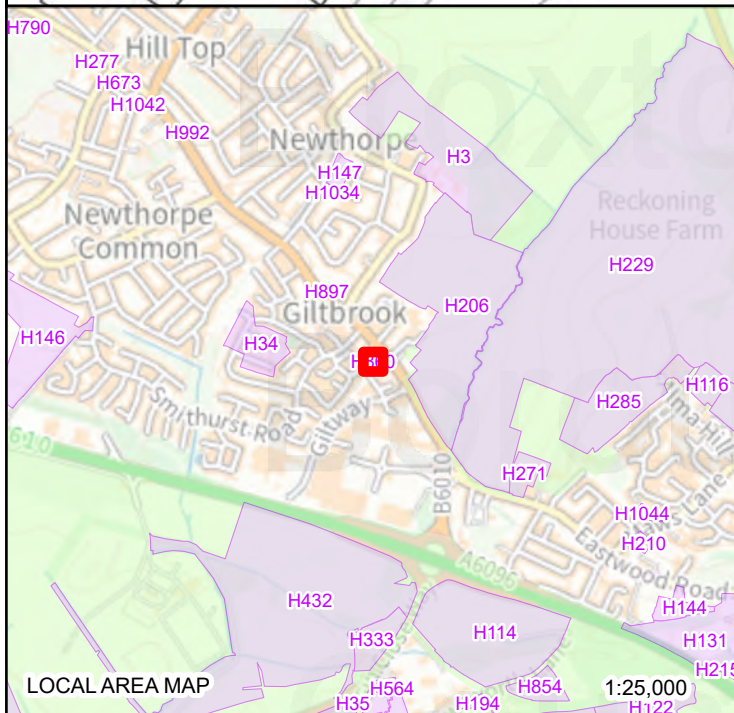


BOROUGH MAP



SITE MAP

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LOCAL AREA MAP

### Final Reasoned Judgement:

The site is situated in a sustainable location in the urban area of Giltbrook. Planning permission was granted for a dwelling, but permission lapsed in 2022.

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

Site area (ha): 0.02

Potential dwellings: 1

Site type:

Easting: 448270

Northing: 345630

*Non Deliverable or Developable*

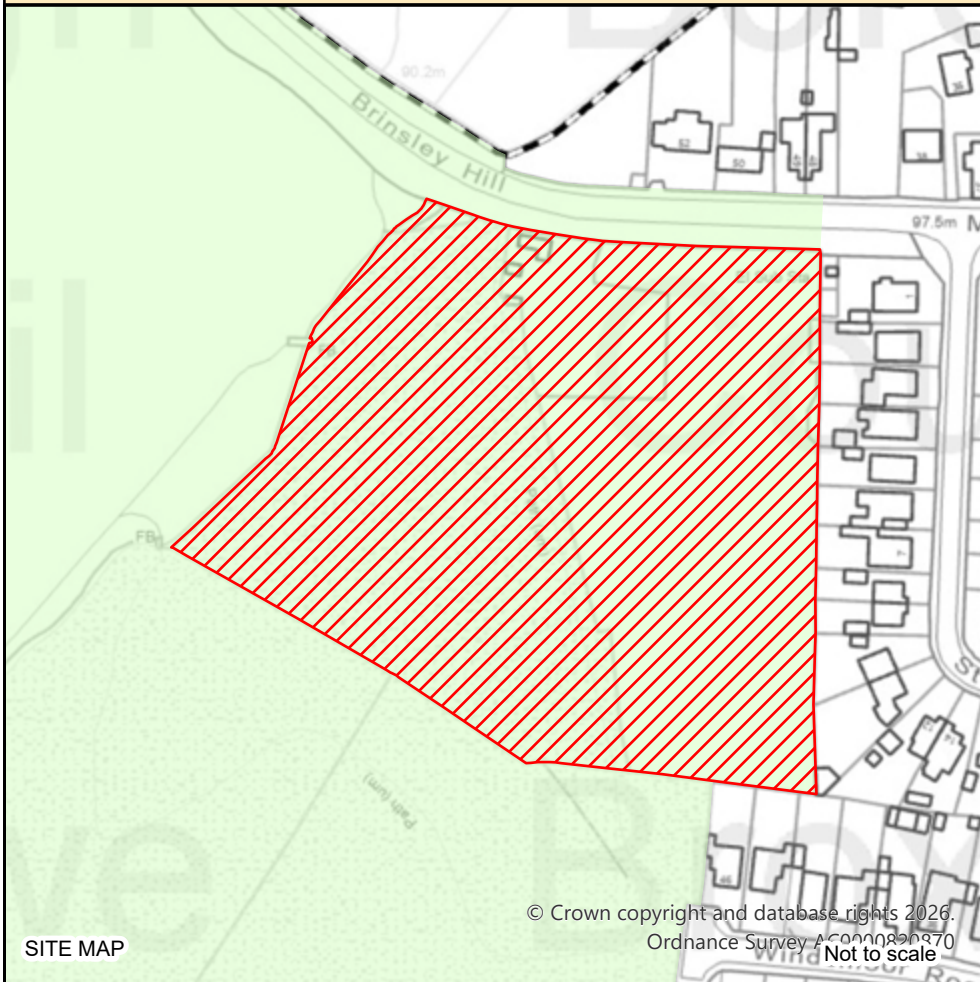
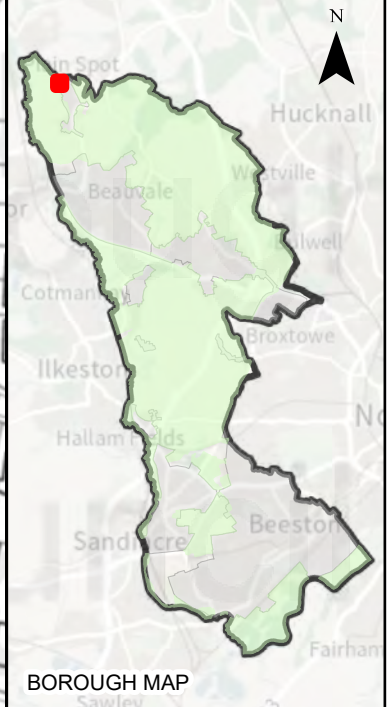
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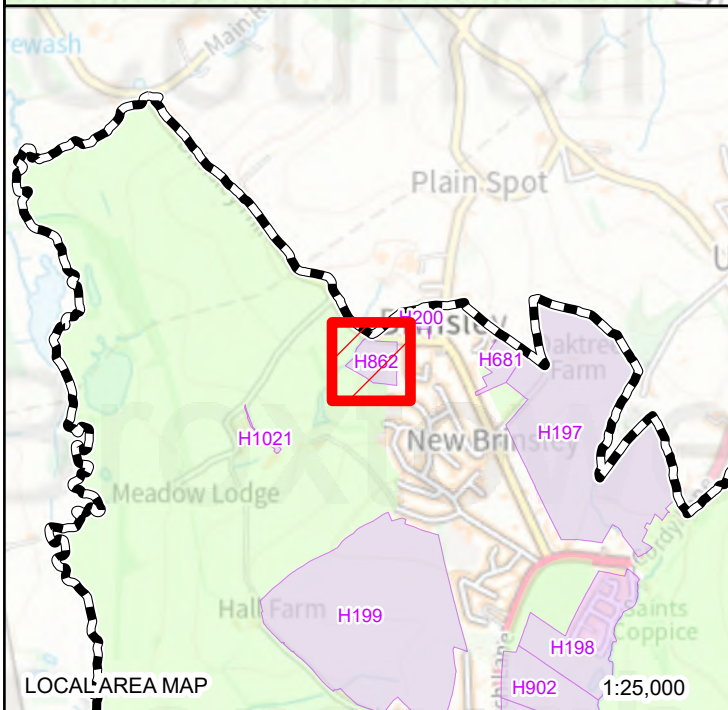
**Broxtowe  
Borough  
COUNCIL**

Settlement: Brinsley



SITE MAP

BOROUGH MAP



LOCAL AREA MAP

#### Final Reasoned Judgement:

The site is located within the Green Belt and is therefore not considered to be suitable for development. The site could be suitable were Green Belt policy to change. Most of the site is designated as a Local Wildlife Site (New Brinsley Pasture) and two public rights of way cross parts of the site. These and other constraints would therefore need to be addressed. A small area of the site - to the east is within Flood Zone 2 and / or Zone 3.

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

Site area (ha): **1.87**

Potential dwellings: **50**

Site type:

Easting: **445769**

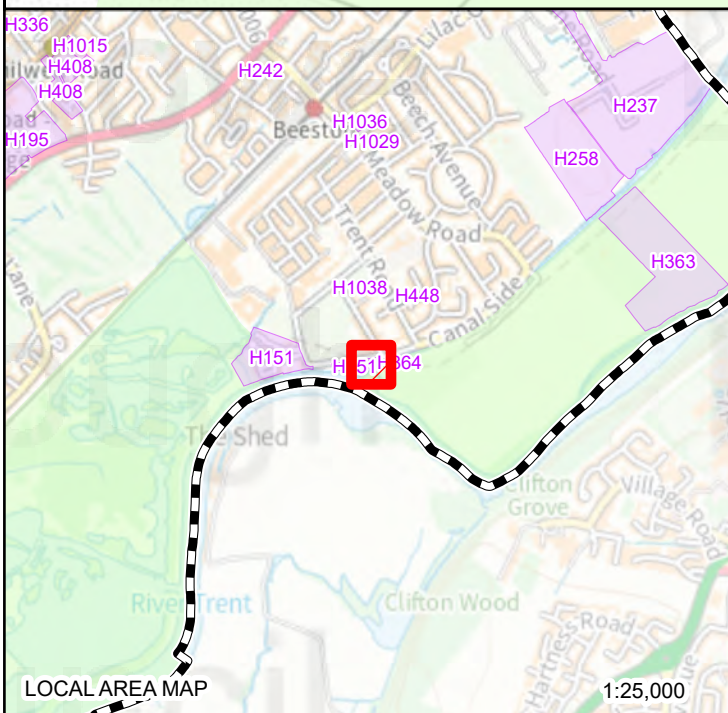
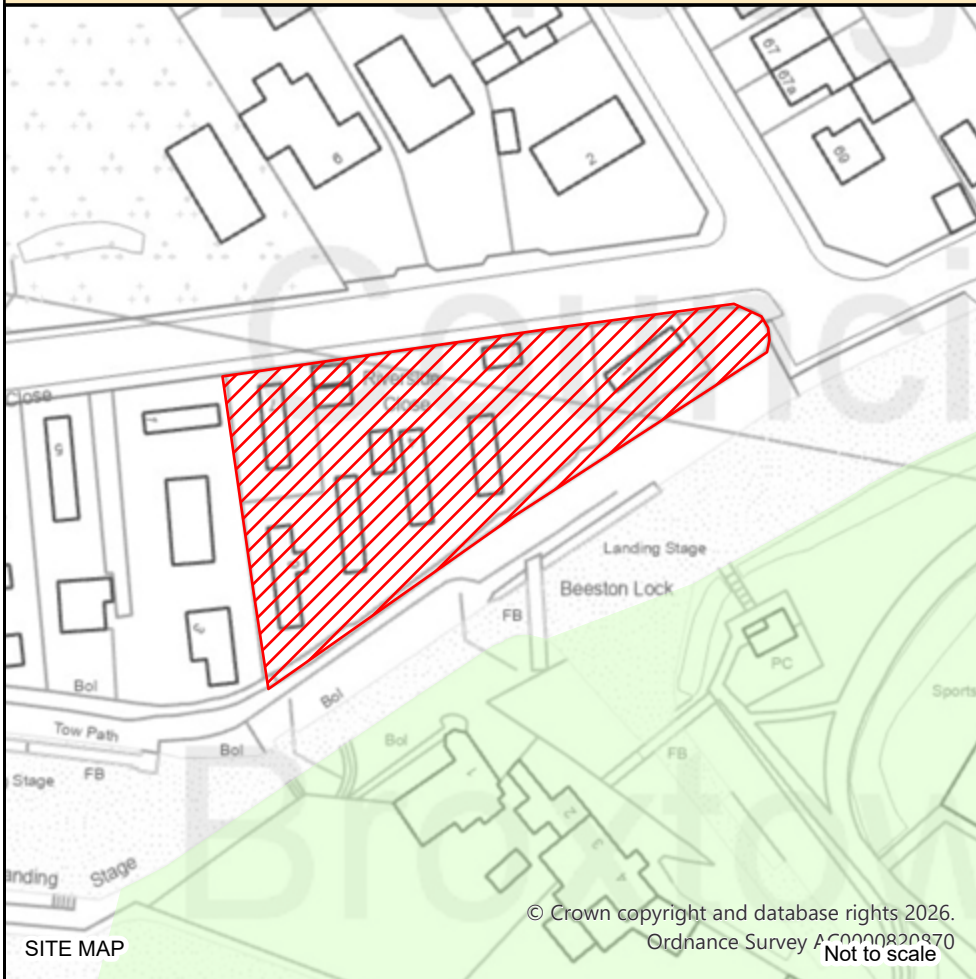
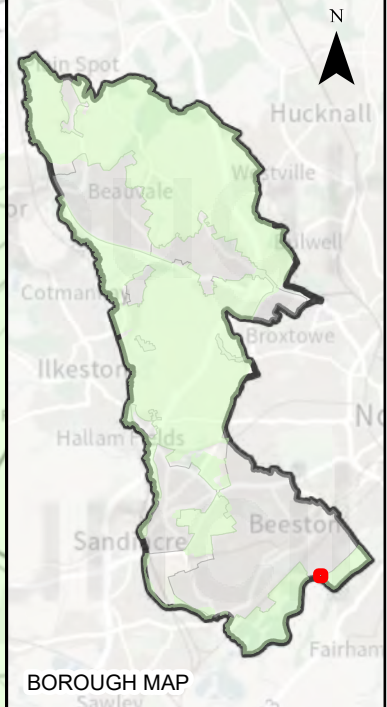
Northing: **350132**

*Could be suitable if policy changes*



**Broxtowe  
Borough  
COUNCIL**

Settlement: Main Built Up Area



### Final Reasoned Judgement:

The site is in a sustainable location in the Main Build-Up area of Beeston Rylands. However, planning permission has been refused for a proposed development for 29 apartments with associated parking and landscaping. An appeal of the decision has also been dismissed.

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

Site area (ha): **0.17**

Potential dwellings:

Site type:

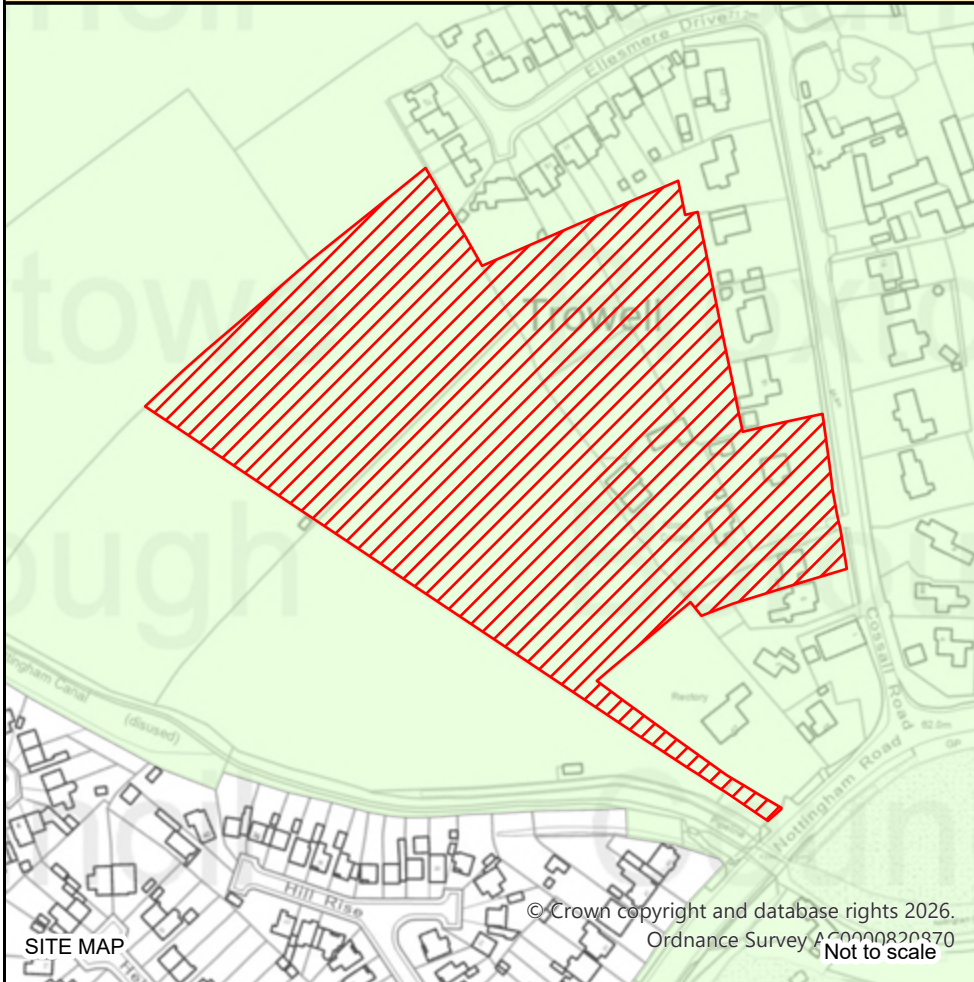
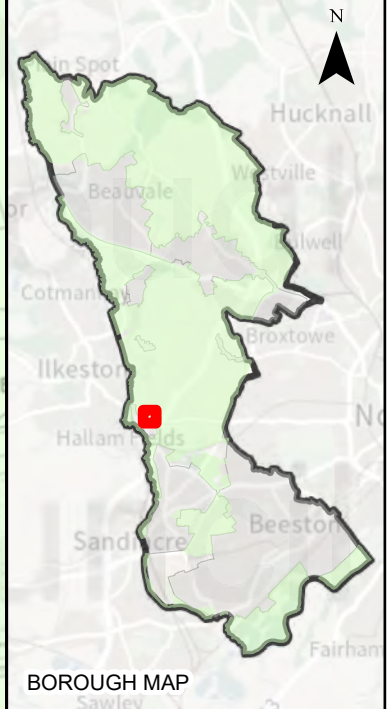
Easting: **453564**

Northing: **335380**

**Non Deliverable or Developable**



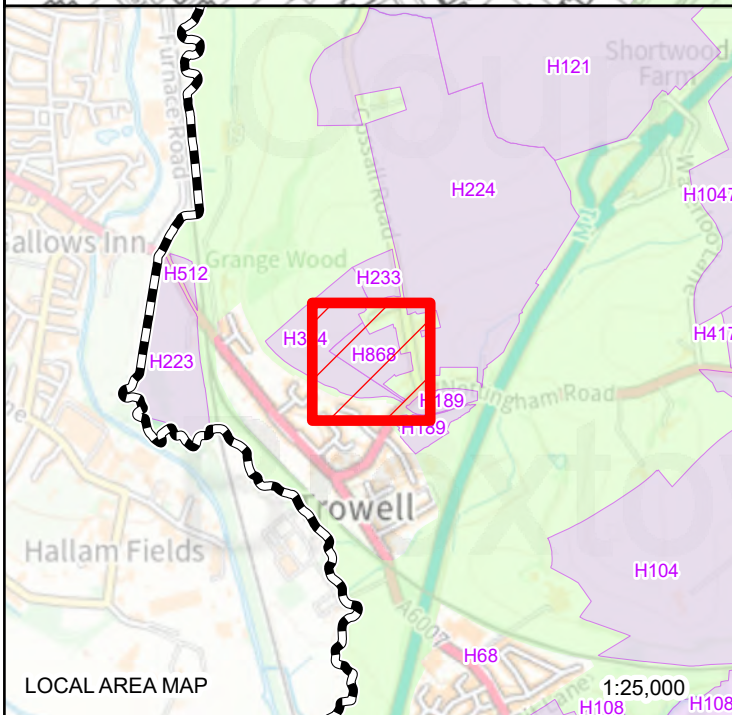
Settlement: Other Rural



SITE MAP

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Not to scale

BOROUGH MAP



LOCAL AREA MAP

**Final Reasoned Judgement:**

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

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

Site area (ha): **3.27**

Potential dwellings: **98**

Site type:

Easting: **448461**

Northing: **340162**

**Non Deliverable or Developable**

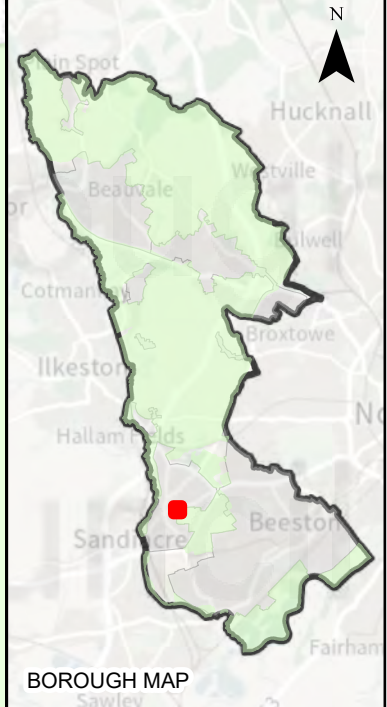
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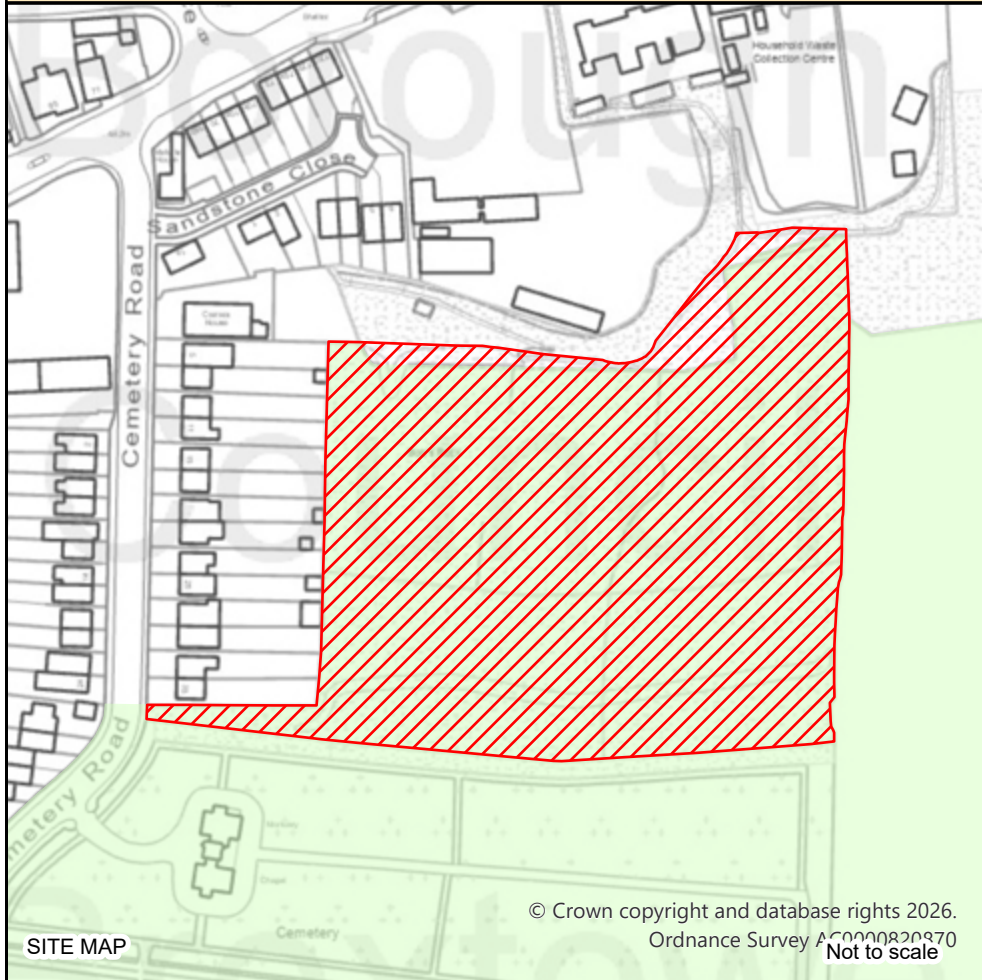


**Broxtowe  
Borough  
COUNCIL**

Settlement: Main Built Up Area

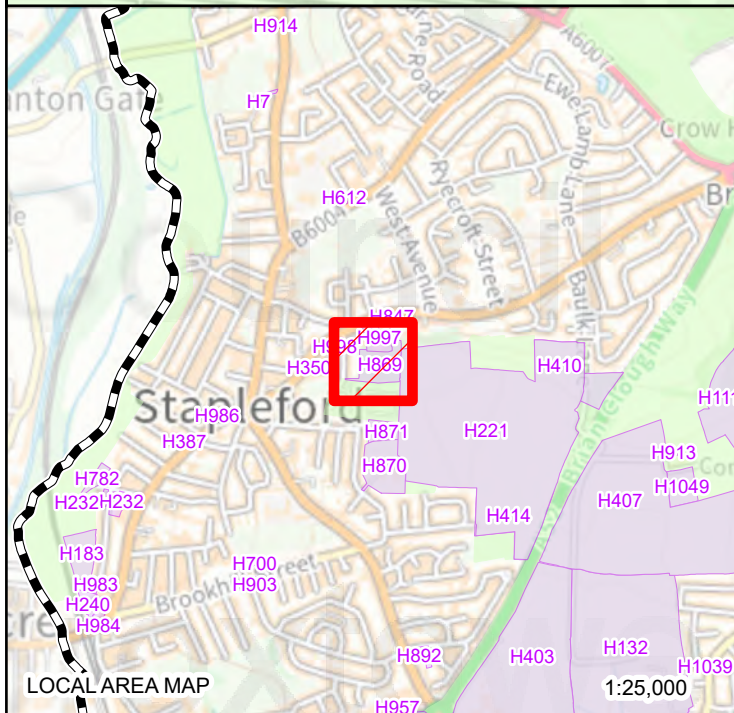


BOROUGH MAP



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 inappropriate for development. The site is elevated and part of a prominent ridge and therefore is unlikely to be suitable for development. There may also be issues in relation to access.

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

Site area (ha): **1.6**

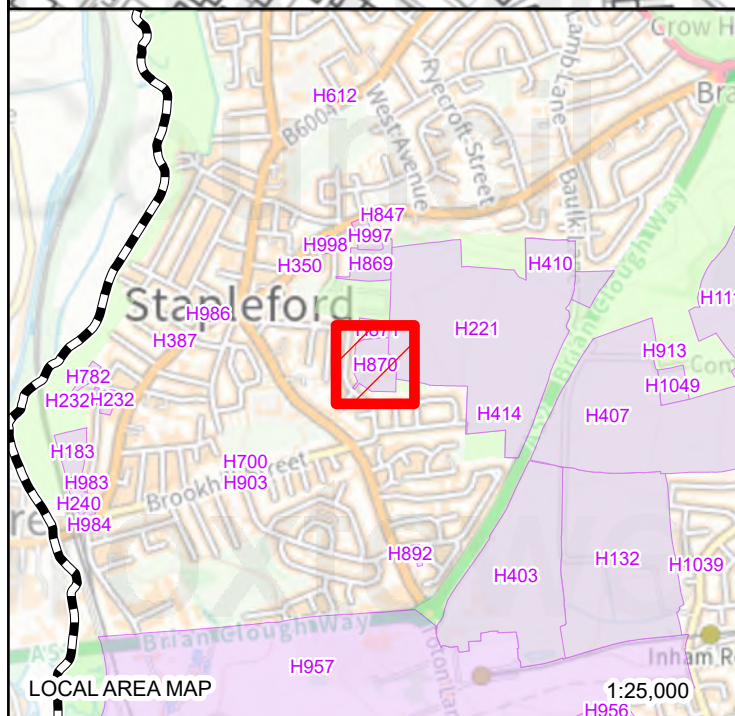
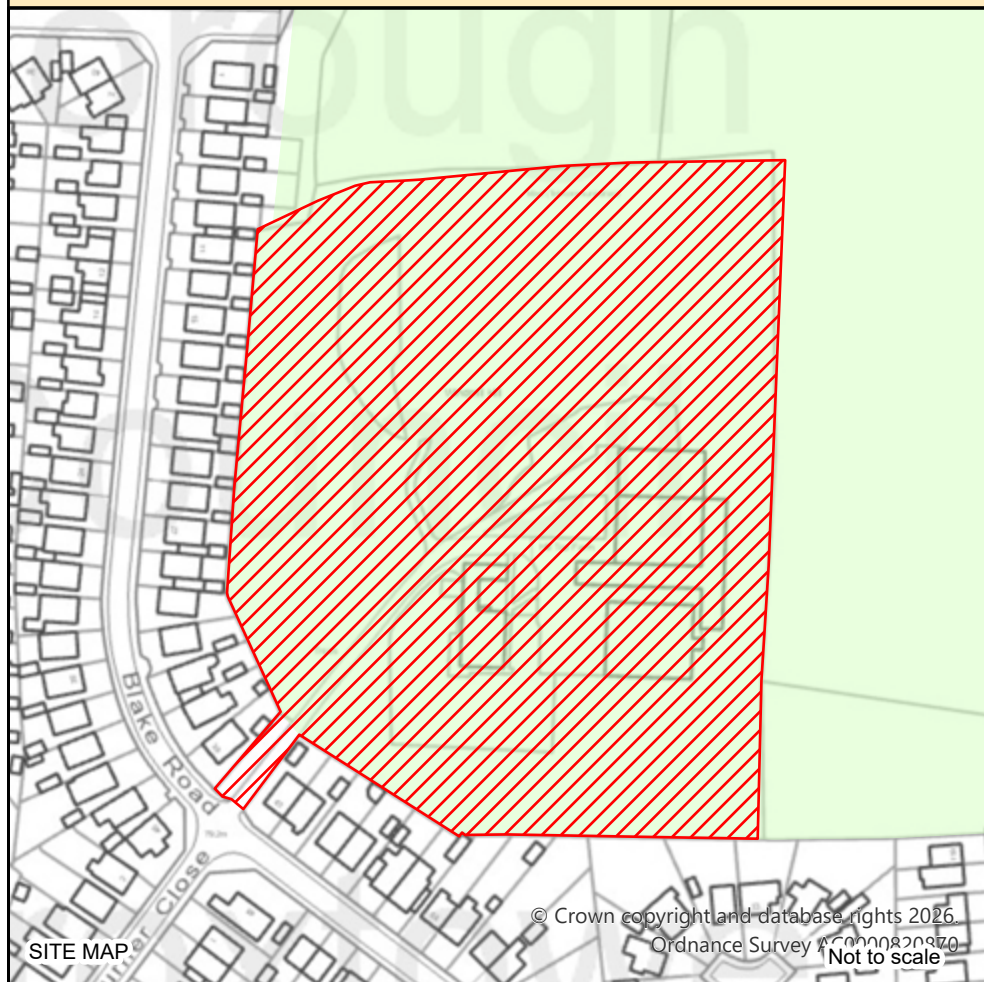
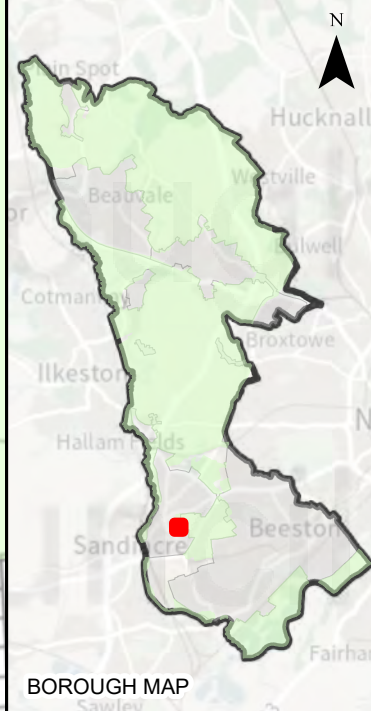
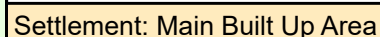
Potential dwellings: **48**

Site type:

Easting: **449309**

Northing: **337282**

**Non Deliverable or Developable**



The site is located in the Green Belt and so is considered to be inappropriate for development. The site is elevated and part of a prominent ridge and therefore is unlikely to be suitable for development. There is a Prominent Area for Special Protection designation (Part 2 Local Plan).

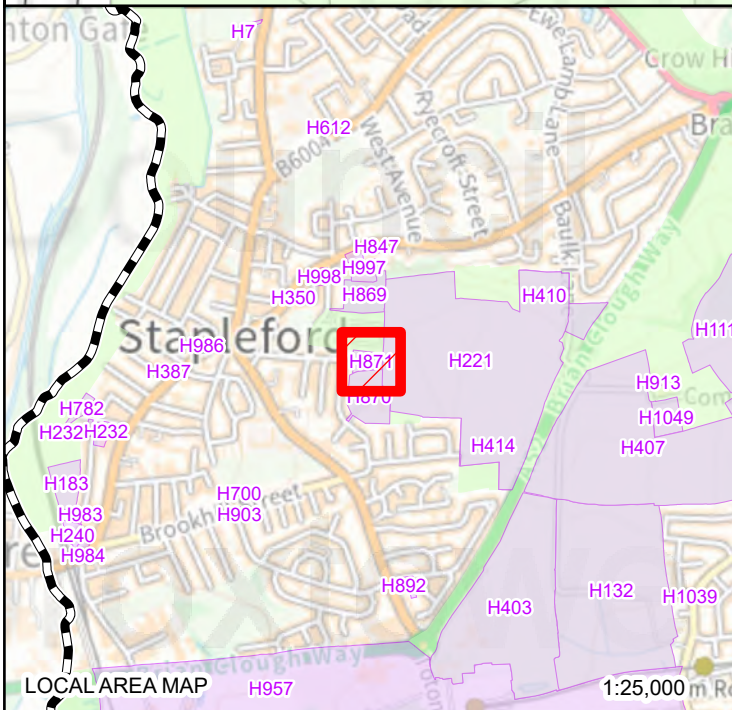
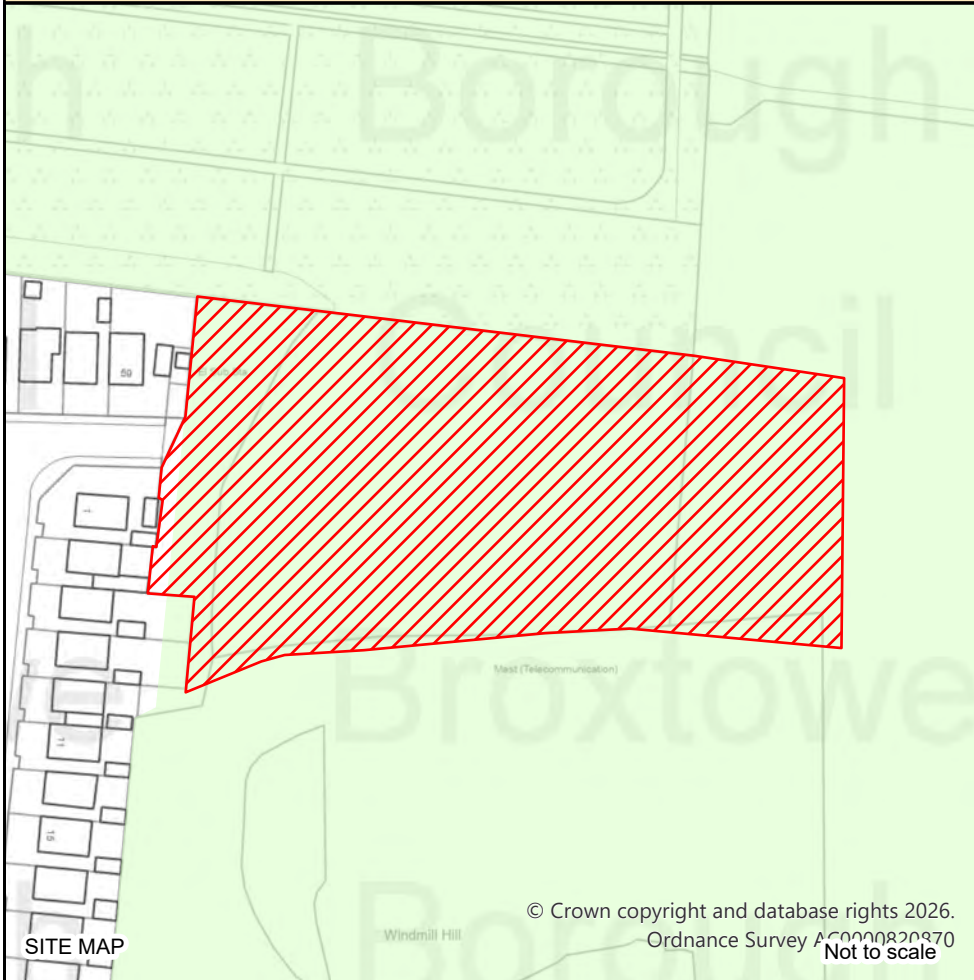
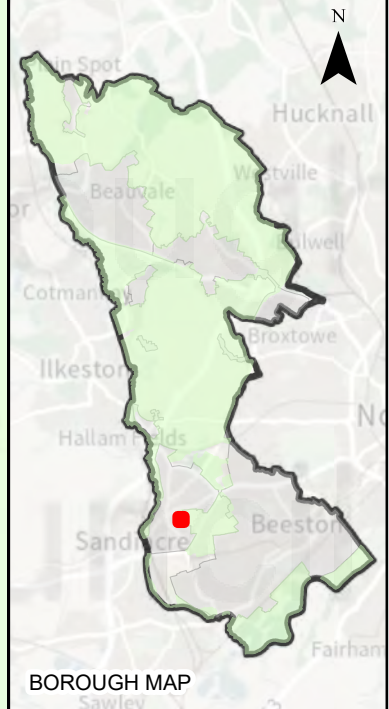
|                                                                                                       |                      |        |
|-------------------------------------------------------------------------------------------------------|----------------------|--------|
|  SHLAA Site        | Site area (ha):      | 2.34   |
|  Other SHLAA sites | Potential dwellings: | 70     |
|  Green Belt Extent | Site type:           |        |
| •-•- Broxtowe Boundary                                                                                | Easting:             | 449326 |
|                                                                                                       | Northing:            | 336947 |

*Non Deliverable or Developable*



**Broxtowe  
Borough  
COUNCIL**

Settlement: Main Built Up Area



### Final Reasoned Judgement:

The site is located in the Green Belt and so is considered to be inappropriate for development. The site is elevated and part of a prominent ridge and therefore is unlikely to be suitable for development.

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

Site area (ha): **0.81**

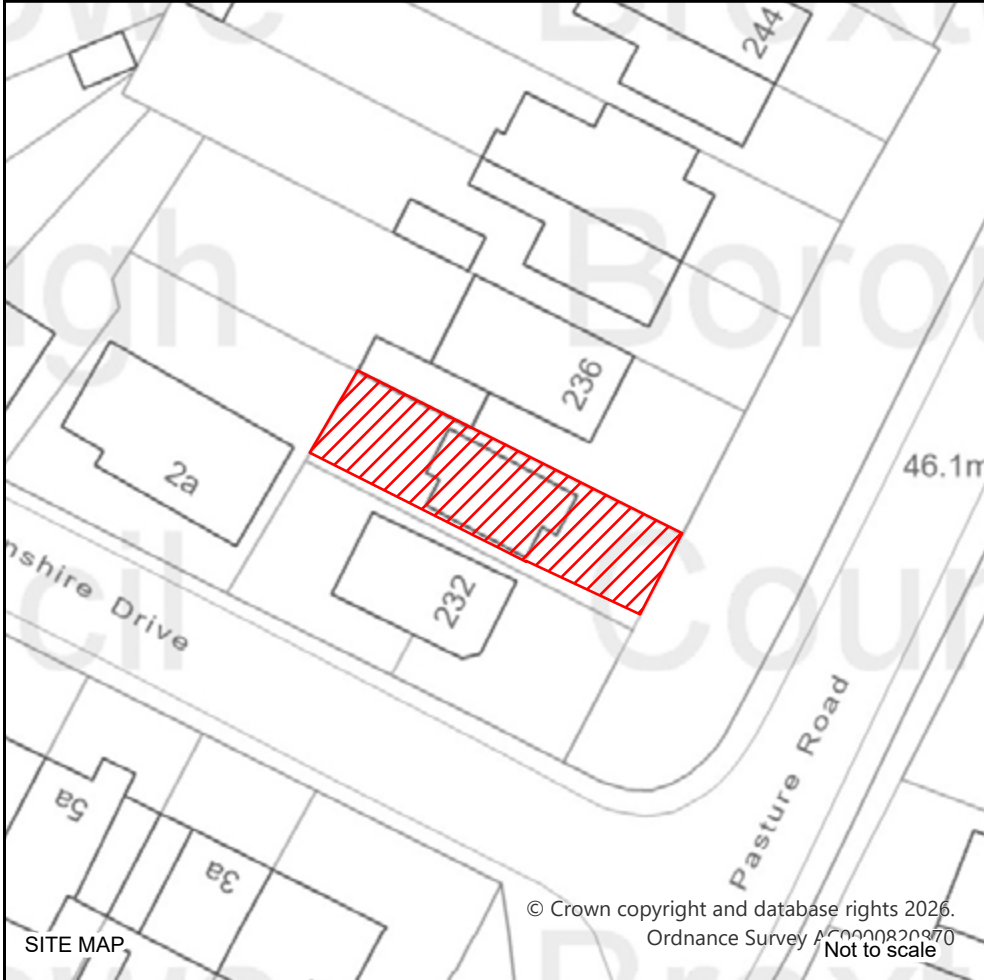
Potential dwellings: **24**

Site type:

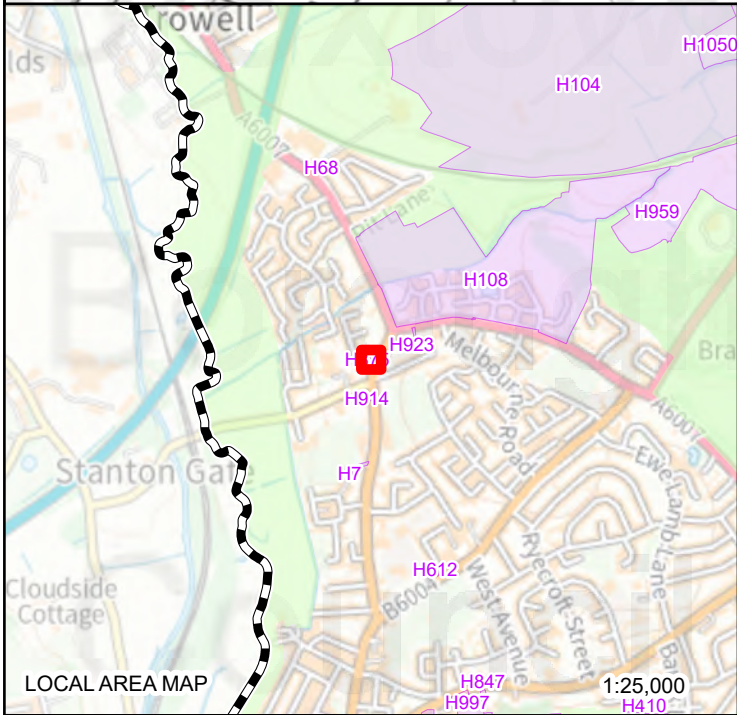
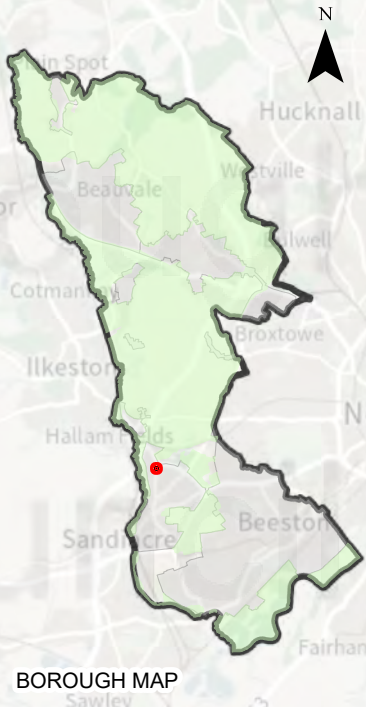
Easting: **449327**

Northing: **337062**

**Non Deliverable or Developable**



Settlement: Main Built Up Area



**Final Reasoned Judgement:**  
The site is situated in a sustainable location in the Main Built-Up Area of Stapleford. Planning permission was granted for a dwelling, but this has since lapsed.

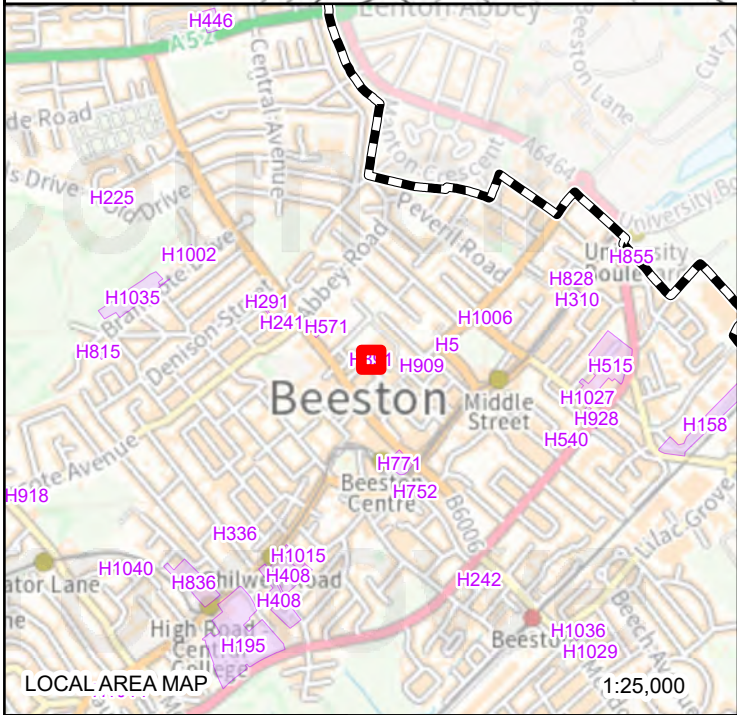
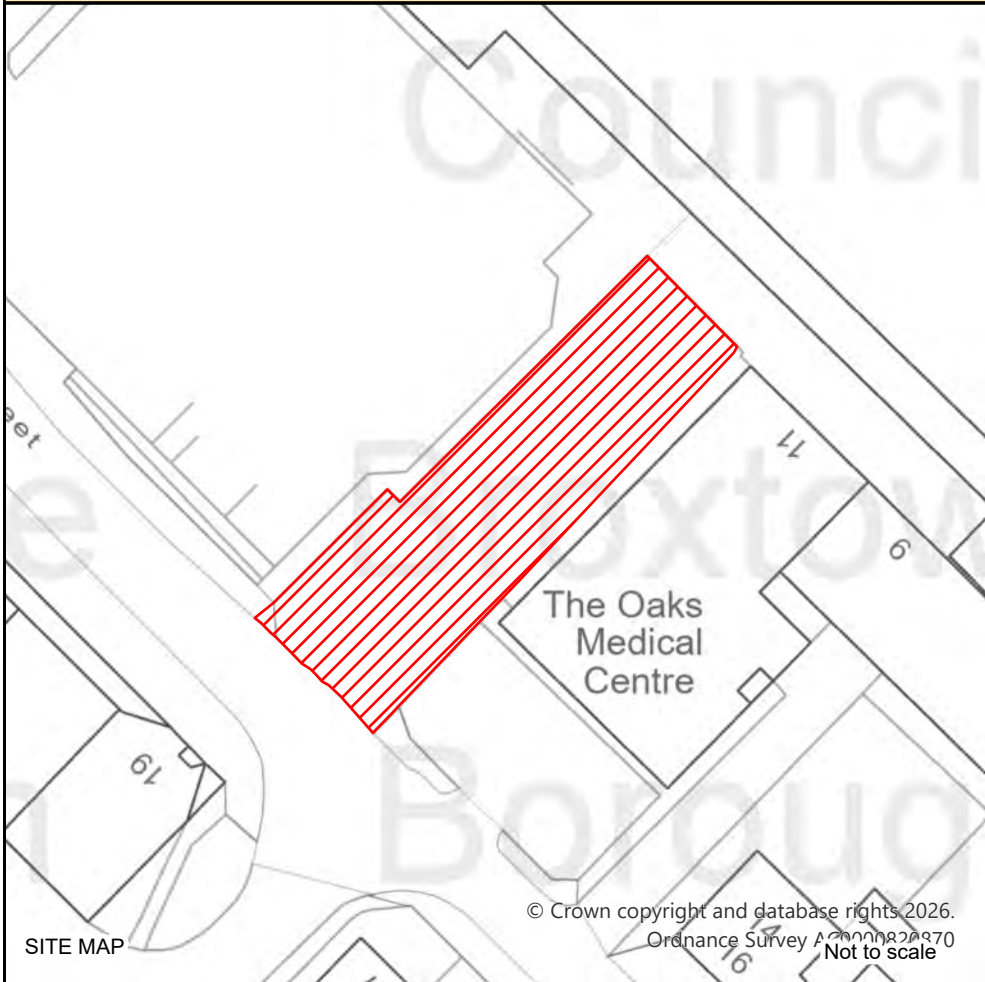
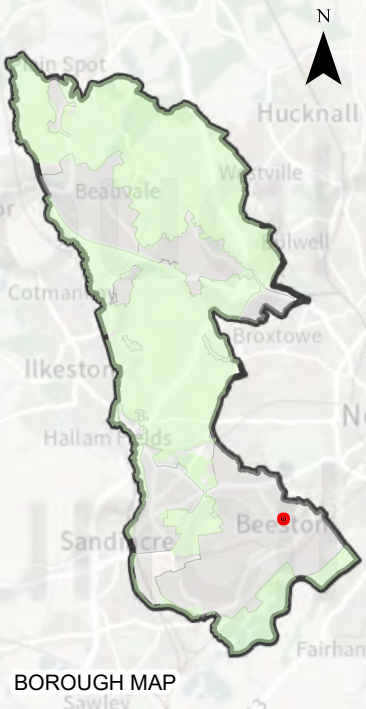
|                                                                                                       |                        |
|-------------------------------------------------------------------------------------------------------|------------------------|
|  SHLAA Site        | Site area (ha): 0.02   |
|  Other SHLAA sites | Potential dwellings: 1 |
|  Green Belt Extent | Site type:             |
|  Broxtowe Boundary | Easting: 448977        |
|                                                                                                       | Northing: 338529       |

6-10 Years



Broxtowe  
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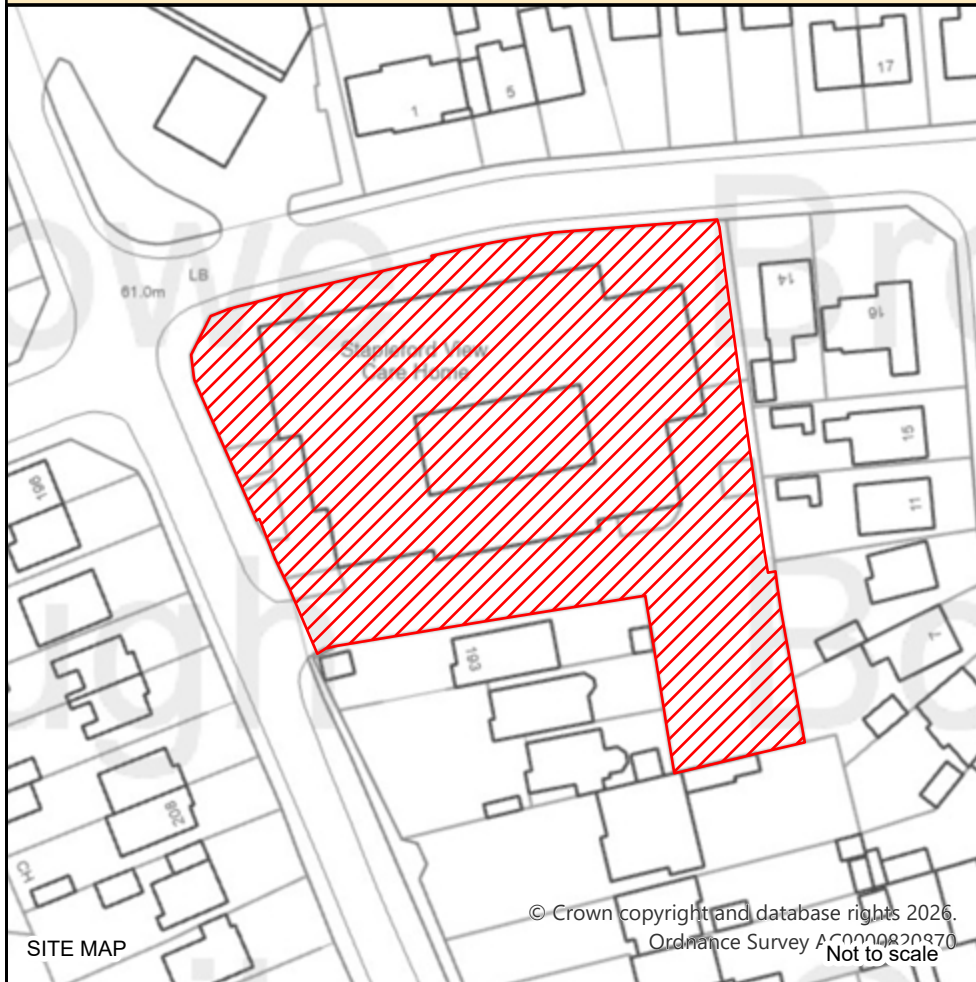
Settlement: Main Built Up Area



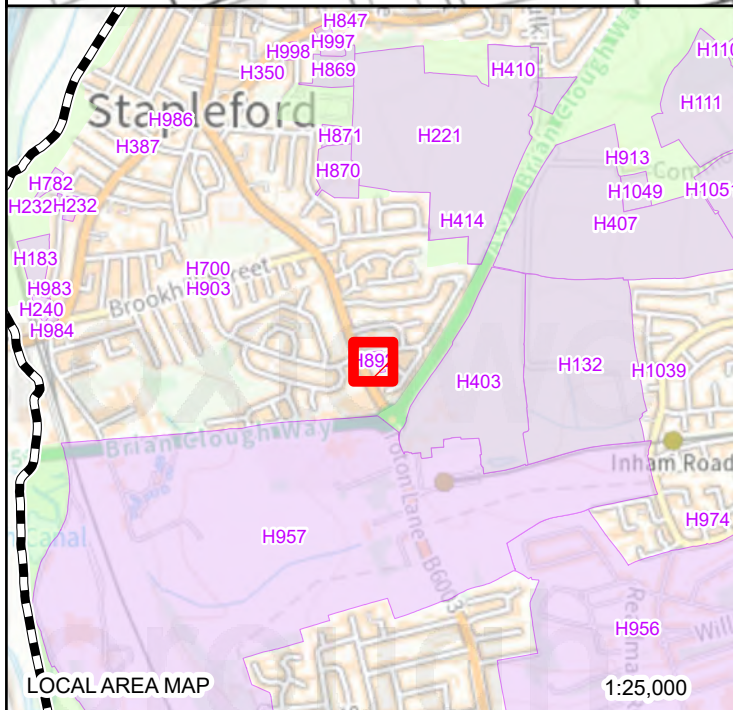
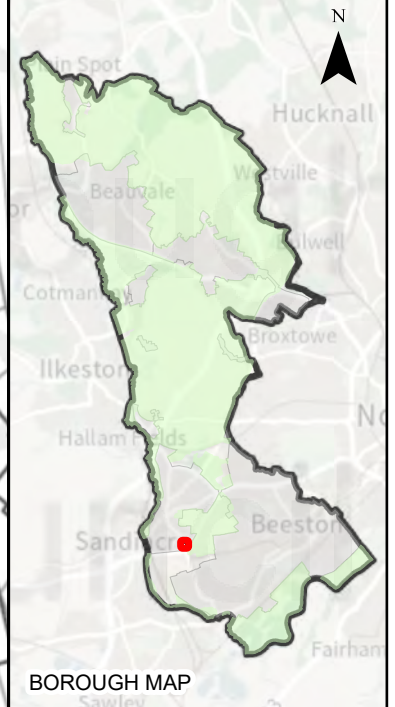
**Final Reasoned Judgement:**  
The site is situated in a very sustainable location in the centre of Beeston (Main Built-Up Area). Planning permission was granted for 10 apartments and other uses, following demolition of the public house.

|                   |                         |
|-------------------|-------------------------|
| SHLAA Site        | Site area (ha): 0.03    |
| Other SHLAA sites | Potential dwellings: 10 |
| Green Belt Extent | Site type:              |
| Broxtowe Boundary | Easting: 452850         |
|                   | Northing: 337074        |

0-5 Years



Settlement: Main Built Up Area

**Final Reasoned Judgement:**

The site is situated in a sustainable location in Stapleford (Main Built-Up Area). Planning permission has been granted for a 78 bed care home. Construction is underway at the site.

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

Site area (ha): **0.36**

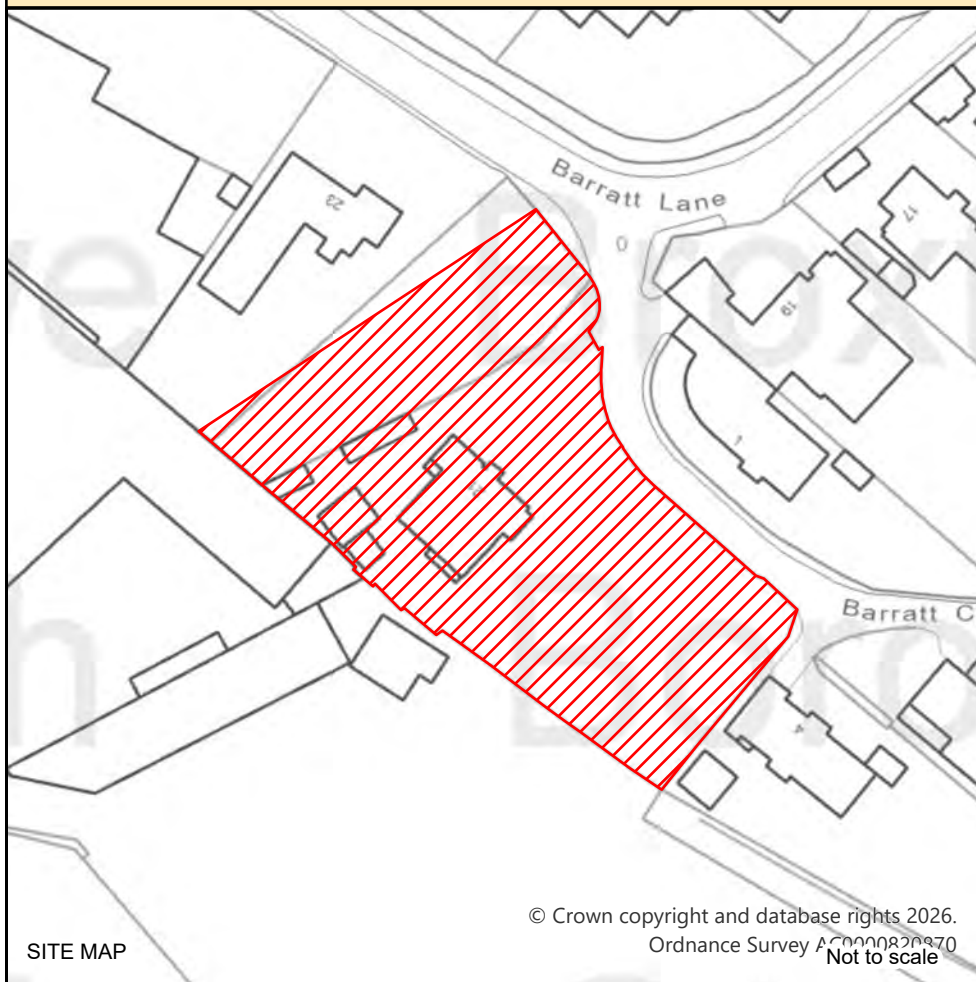
Potential dwellings: **31**

Site type:

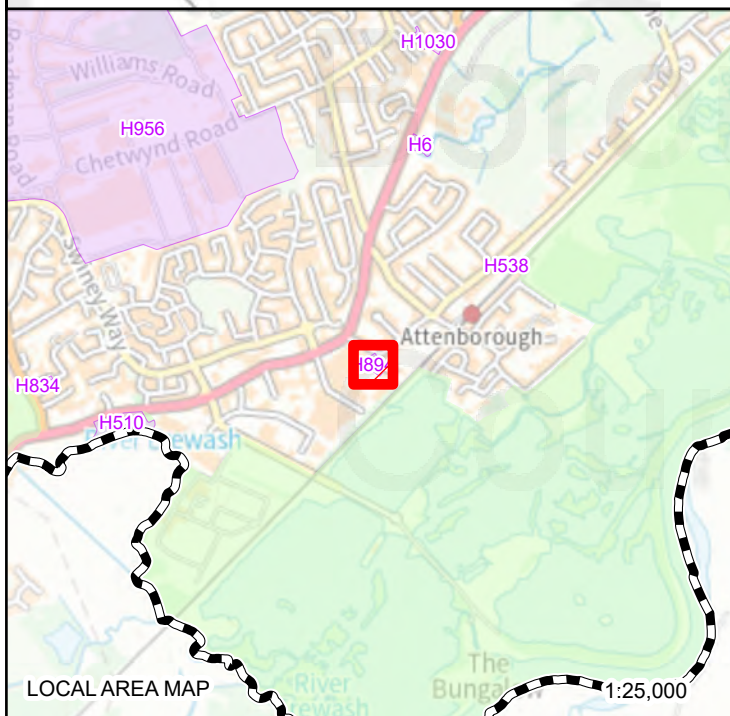
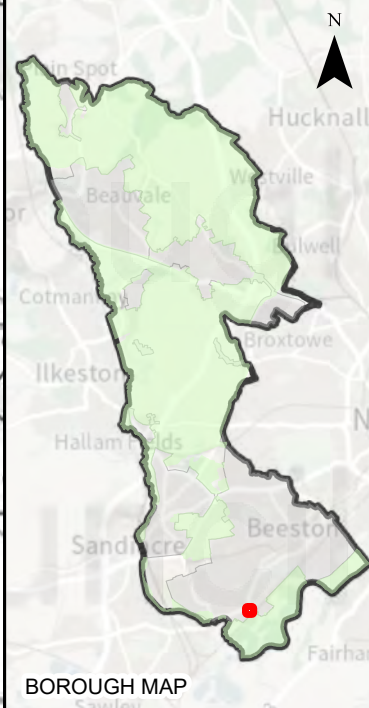
Easting: **449440**

Northing: **336320**

**0-5 Years**



Settlement: Main Built Up Area

**Final Reasoned Judgement:**

The site is located in the Main Built-Up Area (Attenborough) and has planning permission for the conversion of the existing dwelling into 3 apartments and the construction of detached dwelling in the garden of the existing property. The site is located in the Barratt Lane Attenborough Conservation Area. Construction is underway on site.

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

Site area (ha): **0.27**

Potential dwellings: **3**

Site type:

Easting: **451503**

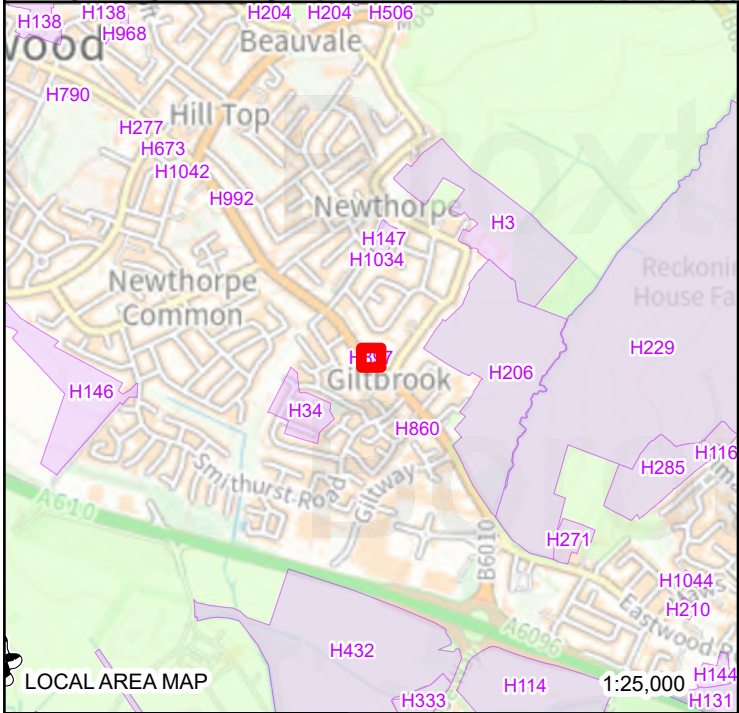
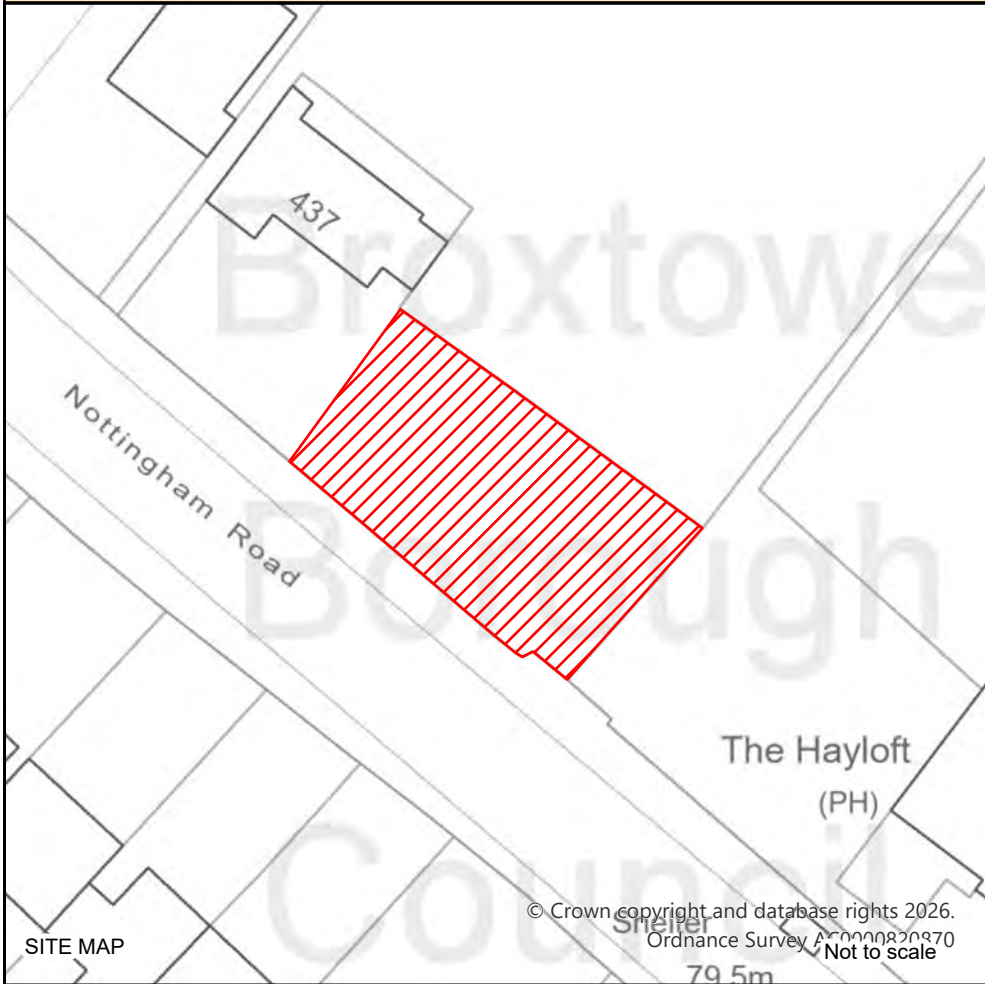
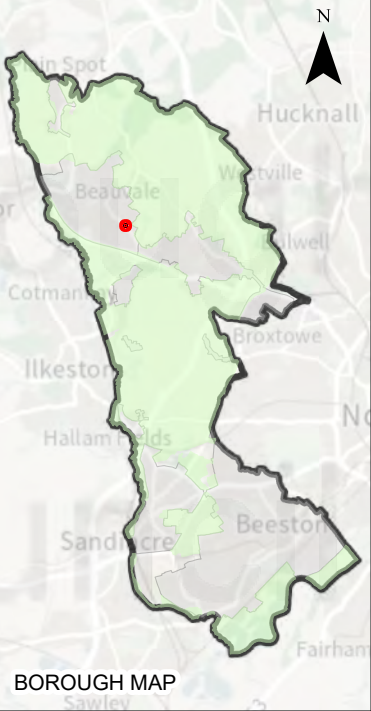
Northing: **334454**

**0-5 Years**



Broxtowe  
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Settlement: Eastwood



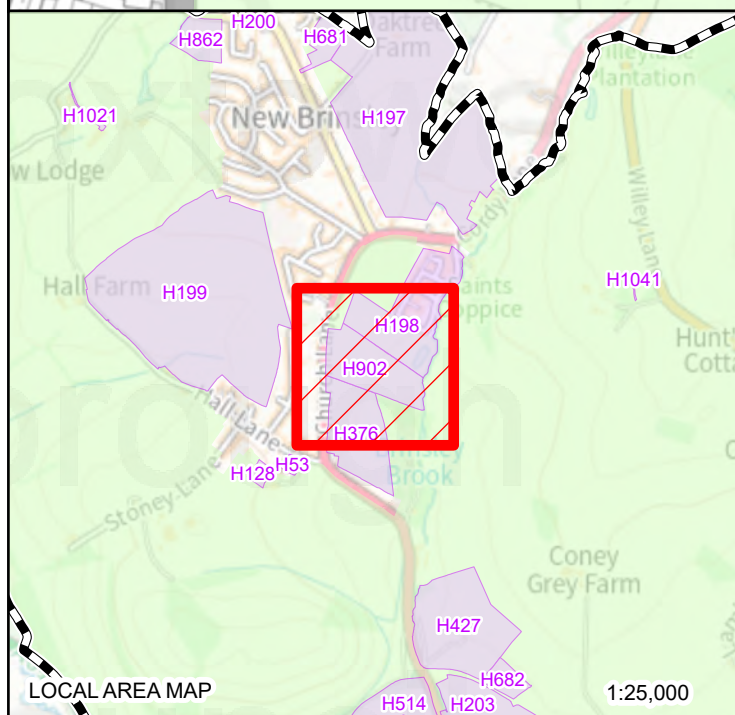
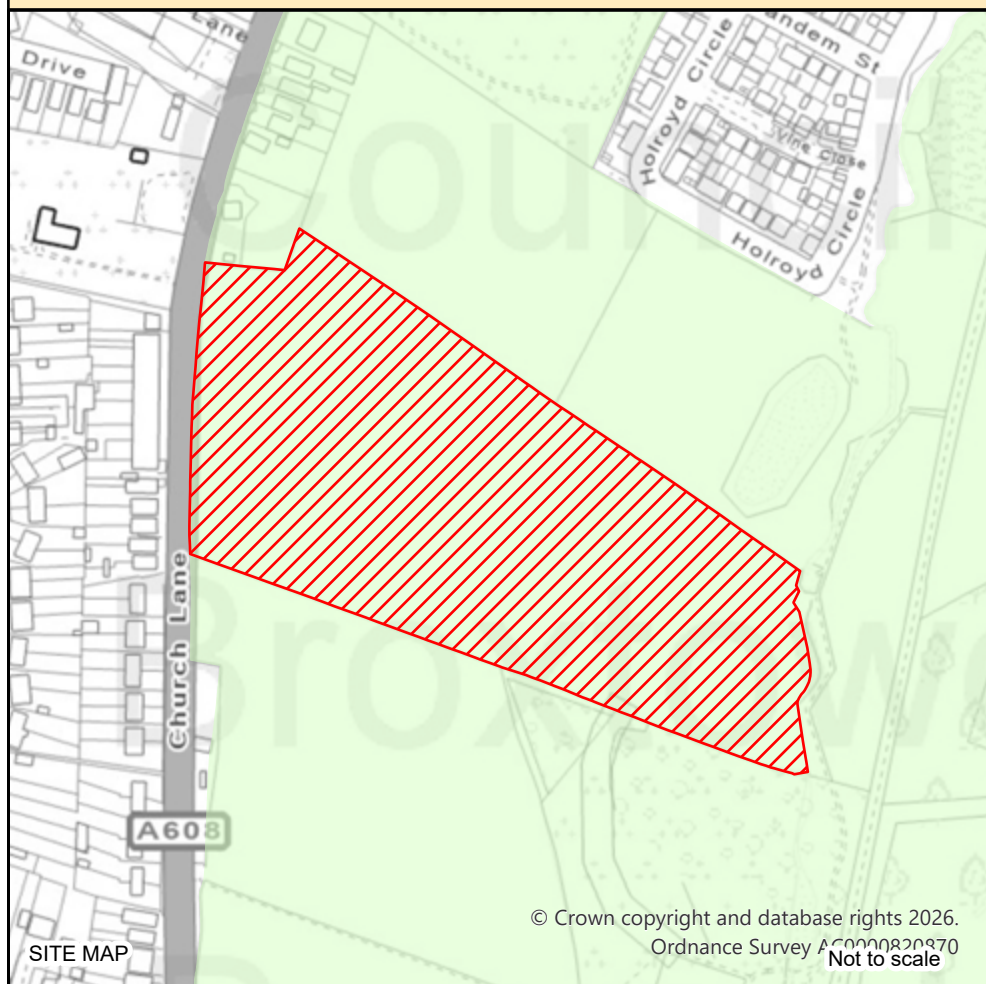
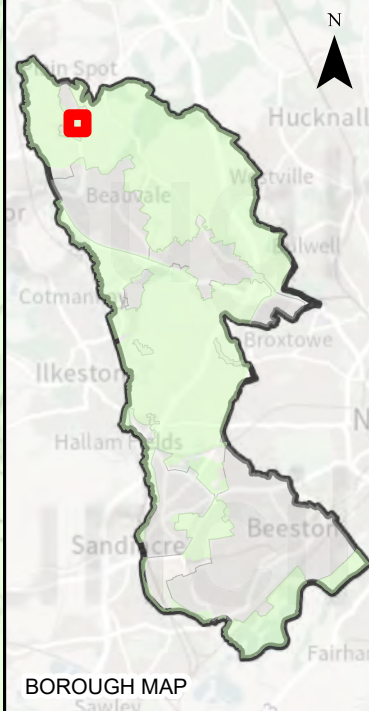
**Final Reasoned Judgement:**  
The site is situated in a sustainable location in Giltbrook. Outline planning permission was granted for a dwelling but this has since lapsed.

|                                                                                                       |                        |
|-------------------------------------------------------------------------------------------------------|------------------------|
|  SHLAA Site        | Site area (ha): 0.03   |
|  Other SHLAA sites | Potential dwellings: 1 |
|  Green Belt Extent | Site type:             |
|  Broxtowe Boundary | Easting: 448117        |
|                                                                                                       | Northing: 345863       |

Non Deliverable or Developable



Settlement: Brinsley



The site is located in the Green Belt and so is considered to be inappropriate for development. The site could be suitable were Green Belt policy to change. Issues would include any impact on Brinsley Headstocks, the adjacent Brinsley Headstocks Local Nature Reserve, the Brinsley Brook Grasslands Local Wildlife Site, and the view from the Grade II Listed St James the Great Church.

|                                                                                                       |                      |        |
|-------------------------------------------------------------------------------------------------------|----------------------|--------|
|  SHLAA Site        | Site area (ha):      | 4.93   |
|  Other SHLAA sites | Potential dwellings: | 90     |
|  Green Belt Extent | Site type:           |        |
|  Broxtowe Boundary | Easting:             | 446332 |
|                                                                                                       | Northing:            | 349044 |

*Could be suitable if policy changes*