

# **Consultation on a Neighbourhood Plan for Bramcote**



Bramcote - a distinctive area with  
a distinguished past, present and future

<http://bramcoteneighbourhoodforum.org.uk>

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## Bramcote Neighbourhood Forum

Bramcote Neighbourhood Forum was constituted on 3 May 2016 and formally designated by Broxtowe Borough Council as the qualifying body to develop the neighbourhood plan for Bramcote Neighbourhood Area, covering Bramcote Ward, on 3 August 2016.

Bramcote Neighbourhood Forum was established by Bramcote Hills Community Association (BHCA), Bramcote Conservation Society (BCS) and a number of individuals in Bramcote for the express purpose of applying to be designated by Broxtowe Borough Council as the body to develop and implement a Neighbourhood Plan for the Bramcote Neighbourhood Plan Area, which is defined as the Bramcote Ward of Broxtowe Borough Council. The Neighbourhood Plan will promote or improve the social, economic and environmental wellbeing of Bramcote Neighbourhood Plan Area.

Since May 2016 the Forum has engaged with Bramcote residents in order to gather evidence to inform the Neighbourhood Plan. We had well-attended stands at three school summer fairs (Bramcote Hills Primary School; Bramcote Church of England Primary School and Alderman White Secondary School) and at the local summer fete – the Hemlock Happening. We have held two design charrettes and taken formally recorded votes at public meetings on items to form the backbone of the Neighbourhood Plan. We held an exceptionally well-attended meeting to agree a response to the Council's consultation on the Bramcote Hills Site in the green belt. Members of the Forum steering group attended five workshops organized during summer 2016 by Broxtowe BC on Natural Environment, Open Space & Climate Change; Green Belt; Design and Heritage; Employment and Retail and; Housing and Community Facilities. Members of the Steering Group also attended a November 2016 Bramcote / Stapleford Site Specific workshop called by the Council, ostensibly to discuss planning principles were green belt land to be allocated for development.

Following extensive and frequent consultations with council officers and councillors we timed finalising our neighbourhood plan to fit in with the timetable of Broxtowe Borough Council for preparing its draft Part 2 of the Local Plan, with which our plan has to comply. The main reason for this was in order to allow the Council the opportunity to signal its intentions on strategic matters, principally on green belt boundaries, before the Forum determined its planning policies on matters within its remit.



Figure 1 Bramcote Neighbourhood Area

## **Bramcote Neighbourhood Forum Steering Committee (2016-2018)**

Steve Austin (ex officio Vice Chair, Chair of Bramcote Hills Community Association)

Michael Cobbett

Sheila Eden

Rob Greer (ex officio Vice Chair, Chair of Bramcote Conservation Society)

Tom Hartman

Ian Morris

Paul Nathanail (Chair)

Amanda Radmore

Phil Sands

Richard Willan (Treasurer)

## **Acknowledgements**

The following contributed text to this Neighbourhood Plan: Steve Austin, Val Bird, Phil Carter, Michael Cobbett, Tom Hartman, Mike Johnson, Elaine Morris, Paul Nathanail, Phil Sands and Jill Ward. The maps were produced by Judith Nathanail using open source software and open source data. Photographers are credited beneath each image. Members of the Steering Group and Ann Hart provided review comments on various sections. Sheila Eden copy edited an interim draft. Steve Beck kindly printed large scale maps for use in public engagement workshops. AECOM and Broxtowe Borough Council planning officers provided invaluable advice, especially Mr Steffan Saunders. Councillors Martin Plackett and John Doddy provided support and made time during several Bramcote Community Action Team meetings for updates on the Forum's activities.

## Letter from the Chair and ex officio Vice Chairs

This document is the first consultation draft of the Bramcote Neighbourhood Plan. It has been produced by Bramcote Neighbourhood Forum and is the outcome of just over a year's contributions of ideas, enthusiasm and imagination from residents of and visitors to Bramcote. Summer fayres were visited, stalls were erected at Hemlock Happenings, general meetings were well attended, webinars were broadcast, leaflets were letter boxed and as for our design charrettes...

We hope you enjoy reading this plan, are excited by most of it and motivated to tell us which policies you support and which ones you don't, and why! **Please visit our online survey<sup>1</sup>**. For those of you who do not have access to the internet, we would welcome your feedback using the form at the end of the document. **This consultation will end on 20 October 2017** and you must respond by this date for your comments to be taken into account.

After the consultation closing date, your comments will be reviewed by Bramcote Neighbourhood Forum. The Bramcote Neighbourhood Plan will be amended, if necessary, before submission to the local planning authority, Broxtowe Borough Council. They will check that proper procedures have been followed in its preparation and that any necessary assessments accompany the plan. Broxtowe will then organise a six week consultation period. The Council will then arrange for an independent examiner to consider the draft plan. The final step is a referendum organised by Broxtowe Borough Council that will give Bramcote residents the final say in whether or not to accept the plan.

The level of interest in how planning will shape Bramcote over the next ten years means we have a significant number of proposed planning policies. We would encourage you to read and comment on them all. But if time precludes this, then please focus on the policies on Housing and Green Belt, Local Green Space and Transport.

The Forum will give members and other residents in Bramcote the chance to discuss the consultation. Details will be emailed to members and published on local social media.

This document has been delivered to every address in Bramcote. If you are not yet a member of Bramcote Neighbourhood Forum, please consider joining<sup>2</sup>.

*Paul*

Paul Nathanail  
Chair, Bramcote Neighbourhood  
Forum

*Steve*

Steve Austin  
Chair, Bramcote Hills Community  
Association

*Rob*

Rob Greer  
Chair, Bramcote Conservation  
Society

Bramcote, August 2017

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<sup>1</sup> Respond to this consultation by following the link at [www.bramcoteneighbourhoodforum.org.uk/consultation.html](http://www.bramcoteneighbourhoodforum.org.uk/consultation.html)

<sup>2</sup> Join the Forum <http://bramcoteneighbourhoodforum.org.uk/contact.html>



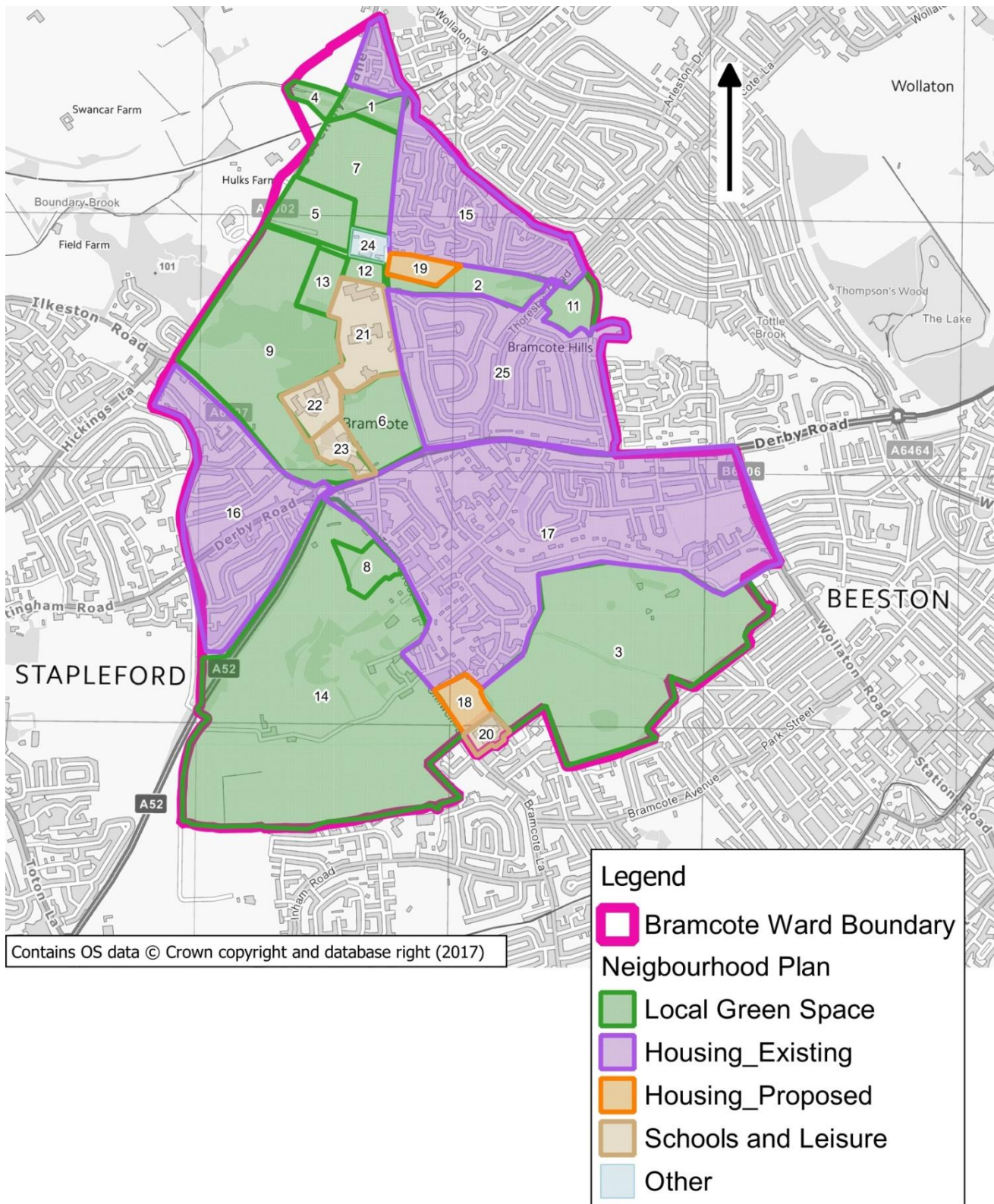


Figure 2 Proposals Map (not to scale)

1 Canal Area; 2 Proposed local green space on part of former Bramcote Hills Golf Course; 3 Beeston Fields Golf Course; 4 Canal Area; 5 Bramcote Moor Grassland; 6 Proposed Local Green Space Moor Lane Playing Fields 7 Proposed Local Green Space Coventry Lane Playing Fields 8 St George's Park; 9 Bramcote Hills Park; 10 deliberately omitted; 11 Alexandrina Plantation; 12 Proposed Local Green Space adjacent to Bramcote College; 13 Sports Pitches on former landfill site; 14 Proposed Local Green Space along A52; 15 Bramcote Moor 16 West Bramcote 17 South Bramcote (including Bramcote Village and Conservation Area); 18 Alderman White School; 19 Outline Planning Permission granted on part of former Bramcote Hills Golf Course; 20 Permitted dwellings St John's School of Mission; 21 Bramcote College and proposed new location of Bramcote School; 22 Proposed location of New Leisure Centre (former site of Bramcote School); 23 Bramcote Leisure Centre; 24 Brethren Church; 25 Bramcote Hills.

# Bramcote Neighbourhood Plan

## Planning Policies

**Applications will need to demonstrate that they comply with all relevant Planning Policies in this Neighbourhood Plan.**

### Justification

Neighbourhood Plans for specific areas within Broxtowe, once 'made', will sit alongside the Local Plan and will take precedence over non-strategic policies.

The Planning Policies in this Neighbourhood Plan are intended to deliver the objectives above and help achieve our vision for Bramcote. The policies reflect Bramcote residents' intent and guide decisions as to whether or not to grant planning permission. They set out requirements in advance for new decisions on planning applications. They ensure that the multitude of individual decisions add up to something coherent for the area as a whole.

The purpose of the planning system is to contribute to the achievement of sustainable development. The policies in the Bramcote Neighbourhood Plan, taken as a whole and alongside the Aligned Core Strategy (ACS) and National Planning Policy Framework (NPPF), constitute the Bramcote residents' view of what sustainable development in Bramcote means in practice.

### The Town Planning System

The town planning system is regulated through a large amount of legislation all of which can be found on the government's website. Planning Policy is directed by the national policy as set out in the National Planning Policy Framework<sup>3</sup> (NPPF) and guidance on how the policy should be applied is set out in the National Planning Practice Guidance<sup>4</sup> (NPPG).

Broxtowe Borough Council's local plan has been undertaken in two parts:

- Part 1 of the Local Plan, the Aligned Core Strategy<sup>5</sup> (ACS), is already established and sets the strategic vision, aims and objectives for the borough as a whole until 2028.
- Part 2 of the Local Plan is currently being prepared and will deliver the strategic aims and objectives as set out in the Core Strategy.

When adopted, the Local Plan (part 1 and part 2) as a whole will replace the existing 2004 Local Plan.

Land availability and supply is monitored and reported annually by Broxtowe Borough Council in the Strategic Housing Land Availability Assessment (SHLAA). The council set itself a target of 6150 new dwellings to be built by 2028. The ACS spells out where 3,850 homes are to be built, leaving 2,300 homes to be built elsewhere in Broxtowe, including Bramcote. A Housing Needs Assessment for Bramcote was commissioned and is available online<sup>6</sup>.

<sup>3</sup> The NPPF is available at [https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/6077/2116950.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf)

<sup>4</sup> National Planning Practice Guidance is set out at <https://www.gov.uk/government/collections/planning-practice-guidance>

<sup>5</sup> The Aligned Core Strategy is available at: <https://www.broxtowe.gov.uk/media/2160/broxtowe-aligned-core-strategy.pdf>

<sup>6</sup> Housing Needs Assessment <http://bramcoteneighbourhoodforum.org.uk/Bramcote%20HNA%20FINAL%20200317.pdf>

## Vision for Bramcote

### Planning Policies

The following vision for Bramcote was agreed by members of the Forum at the General Meeting on 11 July 2016.

**In 2031, Bramcote will be a safe, environmentally responsible, highly desirable residential, mixed use area.**

**It will value people, education, heritage and existing mature landscapes and habitats, and provide outstanding schools, employment, amenities and recreational open spaces that we can protect, value and enhance.**

**It will be a welcoming and inclusive place, with a thriving diverse community.**

### Objectives

The following objectives have been established to deliver the Vision for Bramcote:

- a. Comply with the National Planning Policy Framework and Broxtowe Borough Council's Local Plan and thereby contribute to sustainable development
- b. Develop for safety
- c. Develop leisure facilities
- d. Develop public transport
- e. Meet Bramcote's housing need
- f. Develop education infrastructure
- g. Enhance recreational open spaces
- h. Enhance Bramcote's cultural heritage
- i. Protect existing mature landscapes and habitats
- j. Foster inclusivity so that Bramcote can be accessed and used by everyone



*Figure 3 Bramcote Residents taking part in a design charrette*



## Bramcote: Past and Present

Glimpses can still be discerned of the Bramcote described in White's Directory of 1844, as "One of the most delightful villages in the whole county; it is scaled upon several lofty hills, from which extensive and beautiful prospects are seen, and contains several handsome mansions occupied by their owners... comprises 732 inhabitants and about 1,000 acres of rich, sandy land." Those glimpses are cherished and deserve to be conserved even if present day Bramcote is more "conveniently situated suburb" than "delightful village".

### Early History

The name Bramcote is thought to be Saxon in origin and mean "dwelling in the broom", although Bronze Age burial urns were found here in 1978. Prior to the Norman Conquest, the main part of Bramcote was held by Danish Thegns; Ulchel, Godric, Levric and Alvrice, who also had land elsewhere. The Domesday Book of 1086 provides the first mention of a village called Bruncote or Broncote in the Wapentake (administrative district) of Broxtowe with the Norman, William Hostiaurus (meaning the usher or porter) being the main landowner.

During the Middle Ages, parts of Bramcote were in the hands of the Willoughbys of Wollaton and the convent of Gilbertines at Sempringham in Lincolnshire. After the Dissolution of the Monasteries the land was eventually acquired by the family of Hanley, passing subsequently to the Sherwin, Longden and Holden families.

### Victorian Times

The agricultural nature of the village diminished during the first half of the nineteenth century as coal mining and domestic industry, such as framework knitting, became favoured occupations. Eventually competition from the factories meant that the villagers began to seek employment in Beeston and Stapleford or looked for positions in domestic service. Bramcote had become a popular place for wealthy business people to reside because of its rural nature and proximity to the city of Nottingham.

### War and its effects

At the end of World War One, Bramcote mourned the loss of fit young men and families coped with the physical and mental frailties of those who returned, but this was also a real watershed in terms of the entire structure of village society. The latter day manor of Bramcote centred on Bramcote Hills House and encompassed much land and property across both Bramcote and Stapleford. Major Ernest Frank Holden decided to relinquish his assets and responsibilities locally and a major auction of land and properties took place in 1919. The mansion in the park survived as a tenanted property until it was requisitioned as a rehabilitation centre and hostel for A.T.S. drivers during World War Two, but subsequently became the subject of a compulsory purchase order.

### The Second Elizabethan Era

The 1950s and 1960s saw huge changes in Bramcote as the housing, school and transport needs of the post-war generation were addressed. Certainly the most significant development was the establishment of the Bramcote Hills Housing Estate, but there were also changes in the heart of the village as older cottages, deemed unfit for human habitation, were demolished, and more suitable facilities offered on Hanley Avenue. Footpaths were constructed in the village, the A52 was widened following the compulsory purchase of gardens, and the creation of the Stapleford by-pass brought easier access to the motorway network.

The local county and urban district councils were the enforcers and suppliers of such changes - the clear successors to the Victorian benefactors who had come to live here. Few of their residences continued as

family homes but became hostels for university students in the case of The Grove and The White House, and offices and laboratories were established by the British Sugar Corporation at the Grange. Bramcote Hall was a preparatory school until 1965 but then sadly demolished, as was Bramcote Hills House - this was in the era before buildings were given listed status.

On a more positive note, the facilities provided on the 75 acre Bramcote Hills Schools campus were generally admired and parents were happy for their children to travel across the county to be schooled here. The addition of the swimming pool, opened in 1965, was welcomed too. "Bigger and better" might have been the motto of planners and entrepreneurs at that time and as the likes of the "Big D" DIY store and a frozen food centre appeared on the Hills Estate, so the small village shops and businesses closed their doors. The style of village activities and community ventures altered too. The annual garden parties, village shows, fashion parades etc. ceased to attract interest and many welfare groups manned by local women folded as women were legally allowed to continue in the work place after motherhood. Today the old school building, the old Roman Catholic Hall and the Memorial Hall are all places where pre-school care is offered.

Places adapt as society's needs change and in Bramcote we are fortunate that local folk care about their environment and wish to protect their heritage. Broxtowe Borough Council acknowledged Bramcote's attractions when, in 1970, it created its first Conservation Area here.

Residents are pleased that the vestiges of former times can be seen - from the terrace of framework knitters' homes on Derby Road to the original seventeenth century Manor House on Toton Street; from the cottages that were once the premises of the butcher, the grocer, the post mistress etc. to a few surviving mansions of the local gentry as well as the places where local folk worshiped and were schooled in previous generations. As Bramcote continues to develop, it is vital to maintain that small nucleus of the past, even though it is so surrounded by red brick.



*Figure 4 The Village School—built in 1885—now a nursery (© Peter Hillier)*

## Green belt

### Planning policies<sup>7</sup>

- GB 1 Planning applications for development in the green belt that do not constitute exceptional circumstances will not be supported. The very strong desire for café and toilet facilities in Bramcote Hills Park would allow an application for a sensitively designed facility to be supported.**
- GB 2 Changes to the green belt boundary by Broxtowe Borough Council will not be supported.**
- GB 3 The Neighbourhood Forum shall be tasked by the council with deciding the details of any changes to the green belt should the council decide to change the green belt boundary.**

### Justification

Bramcote's green belt is highly valued by its residents, who live on the edge of urban areas. Bramcote residents welcomed the manifesto promises in 2015 and 2017 to protect the green belt and the government's reiteration of the commitment to protect the green belt in its White Paper "Fixing our Broken Housing Market" (CLG 2017).

Bramcote lies on the western margin of the greater Nottingham conurbation and contains important green belt that serves:

- to check the unrestricted sprawl of greater Nottingham
- to prevent neighbouring Beeston and Stapleford merging into one another
- to assist in safeguarding the countryside from encroachment
- to assist in urban regeneration, by encouraging the recycling of derelict and other urban land in the main built up area of Broxtowe

Broxtowe BC amended the green belt in the vicinity of Bramcote as part of the process of adopting the Aligned Core Strategy by taking land out of the green belt in the area known as Field Farm. This change was and remains very controversial locally. The council has signalled its intention to reduce further Bramcote's green belt, well beyond any land it may wish to allocate for housing.



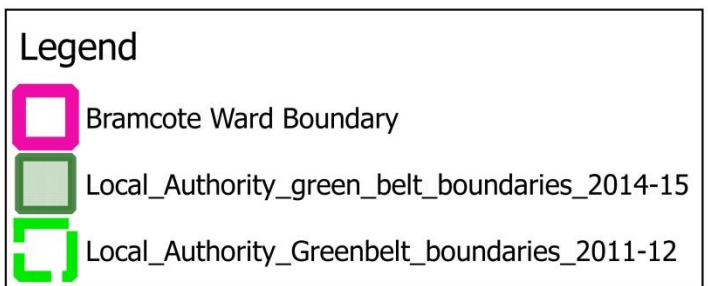
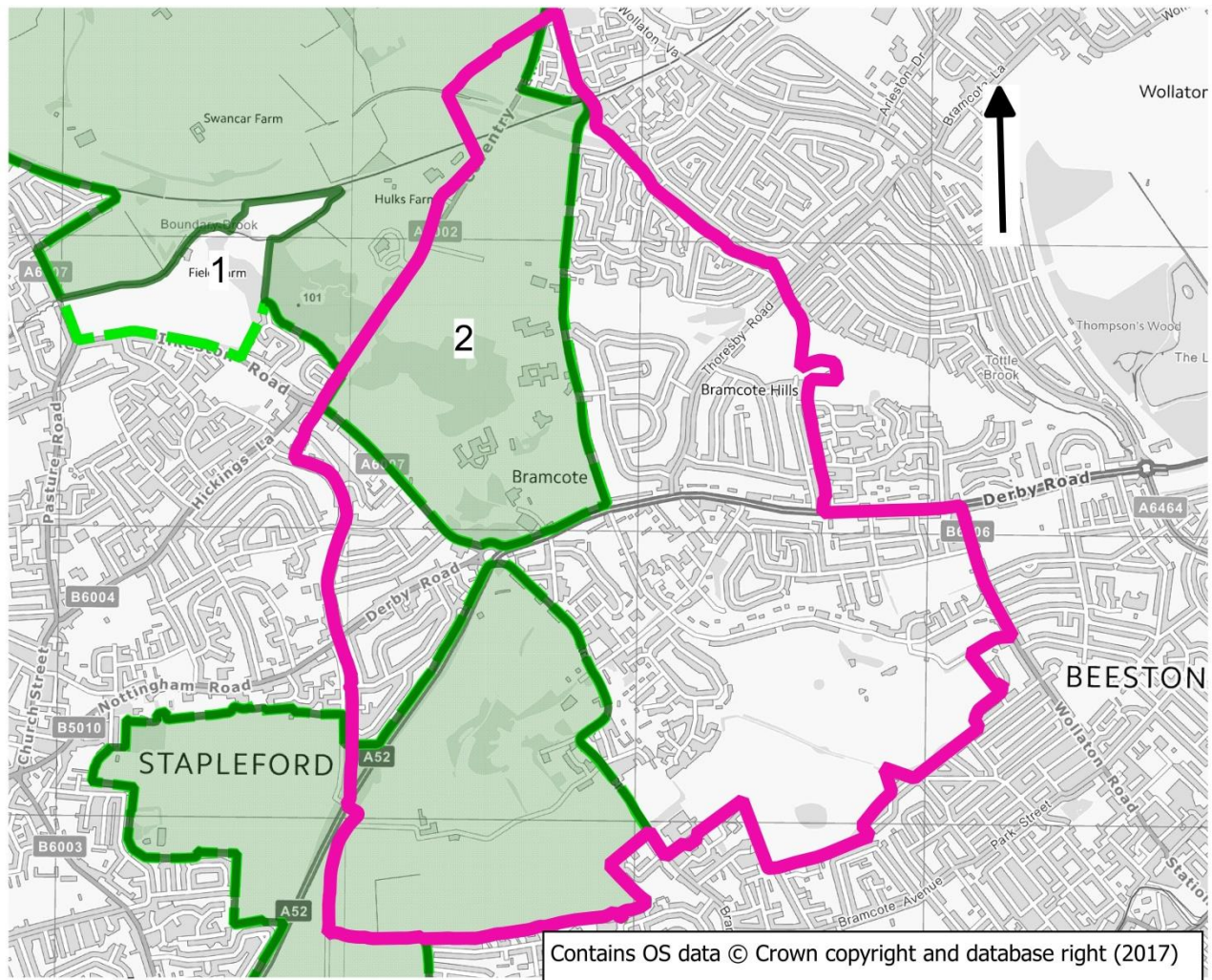
*Figure 5 View from Moor Lane across green belt land at the Coventry Lane playing fields (© C P Nathanail)*

On 11 July 2016 members of the Forum passed a motion endorsing the present boundaries of the green belt. In August 2016 members of the Forum passed a motion formally responding to the Broxtowe BC consultation rejecting the notion that an area of green belt that includes the Bramcote Hills Park was

<sup>7</sup> Please tell us whether you support or oppose these policies at [www.bramcoteneighbourhoodforum.org.uk/consultation.html](http://www.bramcoteneighbourhoodforum.org.uk/consultation.html)



suitable for development. In January 2017 members of the Forum passed a motion asking Broxtowe BC to defer a decision on whether or not to allocate green belt in Bramcote for housing due to the significant uncertainties identified in the report to the Job & Economy Committee by Council officers.



*Figure 6 Bramcote's green belt 2011-12 and 2014-15 and beyond*

1 The area of former green belt west of Bramcote (Field Farm site). 2 "The Bramcote Site", the area Broxtowe Borough Council has signalled it intends taking out of the green belt in its Local Plan Part 2



## Housing development

### Planning policies<sup>8</sup>

We support the downsizing of households currently under-occupying larger properties by supporting the provision of smaller dwellings and bungalows.

- H1 Planning applications that would deliver a cumulative total over the plan period of no more than 180 dwellings will be supported.**
- H2 New residential developments of 10 dwellings or more in Bramcote should provide a minimum of 10 percent housing to be specifically for occupation by older people.**
- H3 Residential development on local green space or green belt is inappropriate and will not be supported**
- H4 Residential development on land allocated or obtained specifically for educational or leisure use is inappropriate and will not be supported.**
- H5 Applications to provide the full range of housing suitable for older people in a suitable location where older people, their staff and visitors can access without a private car will be supported.**
- H6 Where appropriate, residential development schemes shall:**
  - a. Deliver a stronger network of green infrastructure and appropriate public and private spaces;**
  - b. Reinforce character and identity through locally distinctive design and architecture;**
  - c. Reinforce a clear hierarchy of streets and spaces including pedestrian-priority routes integrated with existing footpaths;**
  - d. Establish a sensitive transition with the wider landscape should a new settlement edge be created;**
  - e. Use sustainable drainage systems and water management to alleviate flooding and improve water quality.**
- H7 Planning applications for housing on windfall sites outside the green belt, local green space or land allocated for educational or leisure uses will be supported. Applications of this nature on previously developed land not already allocated for educational or leisure uses will be particularly supported.**

In the event that an application would result in the loss of employment land, the scheme must demonstrate why there is no viable long-term use for employment and must also provide increased amenity. In these circumstances the redevelopment of employment land for mixed use development, including leisure, education, shops, offices or small workshops will be supported.
- H8 Each development scheme of 10 or more dwellings should provide a mix of dwelling types, including bungalows, detached or semi-detached homes. Within the main built up area, higher density residential schemes, such as town houses and smaller dwellings (including accommodation for the elderly) would be supported if the scale and mass of the buildings was not incompatible with their surroundings.**
- H9 The proposed building of several hundred dwellings on the green belt of the Coventry Lane playing fields has proved to be very controversial. Broxtowe Borough Council has signalled its intent to allocate the playing fields for residential development alongside the development of secondary school buildings for the White Hills Park Federation.**

<sup>8</sup> Please tell us whether you support or oppose these policies at [www.bramcoteneighbourhoodforum.org.uk/consultation.html](http://www.bramcoteneighbourhoodforum.org.uk/consultation.html)

**The alternative planning policies below are intended to capture the range of options that the Forum may wish to adopt in the Neighbourhood Plan. Bramcote residents' views are sought on their support, subject to the specific application being approved by a meeting of the Bramcote Neighbourhood Forum, for each of the following alternatives:<sup>9</sup>:**

**OPTION A Residential development on Coventry Lane playing fields will not be supported; OR**

**OPTION B Development of up to 300 appropriate dwellings on Coventry Lane playing fields will be supported; OR**

**OPTION C Development of up to 300 appropriate dwellings on Coventry Lane playing fields after or at the same time as building new school buildings for White Hills Park Federation will be supported; OR**

**OPTION D Development of up to 300 appropriate dwellings on Coventry Lane playing fields after or at the same time as building new school buildings for White Hills Park Federation and an appropriate new leisure centre on the site of the former Bramcote School will be supported**

## Justification

The proportion of people aged over 65 is significantly higher in Bramcote than the local and national average. Additionally, between 2001 and 2011 there was a decrease in population under the age of 44 but an increase in people over the age of 44. Both of these factors indicated an ageing population.

Bramcote has a higher proportion of one family households than Broxtowe and England and a lower proportion of one person households than Broxtowe and England. Since 2001, the number of one room dwellings in Bramcote has fallen significantly, while the number of seven to eight room households has increased. Average household sizes in Bramcote have decreased significantly while the general population of the area has risen. The reduction of household sizes has led to under-occupation of properties.

The proportion of detached dwellings is significantly higher than local and national averages, while the proportion of flats is lower than the local and national averages. This would indicate a greater supply of housing for families, which means they are less likely to be in demand in future. The vast majority of new homes to be provided, including smaller as well as larger units, should be detached or semi-detached, in line with the existing local context. A proportion of new homes should be bungalows.

The ACS does not give a specific housing allocation for Bramcote. Instead a figure of 3800 for the main built up area in the south of Broxtowe is provided. The developed, eastern part of Bramcote lies within this area but undeveloped open space, green space and green belt land lies outside this area.

Consultants AECOM carried out an objective and independent housing needs assessment (HNA) for Bramcote that follows the advice in the National Planning Policy Guidance (NPPG) that a HNA should be thorough but proportionate and its findings be appropriately evidenced. AECOM pointed out that establishing future need for housing is not an exact science and that no single approach provides a definitive answer. To inform the quantum of housing required in Bramcote, AECOM calculated four possible housing projections over the plan period based on:

- A figure derived from the ACS, disaggregated to Bramcote, (which gives a total of 236 dwellings, or just under 14 dwelling per year);
- The government's 2012-based household projections, extrapolated to Bramcote, translated from households to dwellings and rebased to actual 2014 population (which gives 375 dwellings, or just over 22 per year);
- A projection forward of dwelling completion rates 2001-2011, (which gives 107 dwellings, or just over six dwellings per year); and
- A projection forward of dwelling completion rates 2011-2015 (which gives 20 dwellings, or just over one per year).

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<sup>9</sup> Please tell us which of these alternatives you prefer at [www.bramcoteneighbourhoodforum.org.uk/consultation.html](http://www.bramcoteneighbourhoodforum.org.uk/consultation.html)

AECOM concluded that housing need for Bramcote ward in the period 2011-2028 is in the range of 130-236 net additional dwellings, or 8-14 dwellings per year over the plan period.

A workshop to establish Bramcote residents' preferences for a housing target for Bramcote was carried out in June 2017. The figure of 180 dwellings, based on the middle of the AECOM recommendation, was strongly preferred by those taking part in the workshop. This would mean Bramcote accommodating just over 5 percent of the housing need for the main built up area.

Planning permission has been granted for some 40 dwellings at the St John's School of Mission on Chilwell Lane and a number of smaller developments as well as outline planning permission for some 100 dwellings at the former Bramcote Hills Golf Course. Bramcote is well on its way to making an objectively assessed, appropriate and proportionate contribution towards the housing needs of Broxtowe.

## Transport

### Planning policies

- TP 1** Development of 2 or more dwellings shall seek to encourage a modal shift (or transition) by integrating into existing walking/cycling links and bus routes and provision of bike storage.
- TP 2** Development of 10 or more dwellings shall include provisions not to exacerbate road congestion
- TP 3** Development of 50 or more dwellings shall include provision for public transport ingress and exit via a turning circle or two entrances to create a through route and relevant bus stop furniture.
- TP4** Development that involves interfering with, interrupting or substantially diverting public bridleways and footpaths for vehicular access will not be supported.
- TP 5** The development of electronic communication infrastructure (such as free or low cost hi-speed wireless broadband internet) that would reduce the need to travel to conduct business will be supported.
- TP 6** **[IF RESIDENTIAL DEVELOPMENT PROCEEDS ON THE COVENTRY LANE PLAYING FIELDS]**  
Development of the Coventry Lane playing fields shall enhance the prospects of a reopened railway stop, Bramcote Halt.

### Justification

Bramcote is bisected by the A52 – the main arterial road connecting Nottingham with Derby and linking Bramcote to the M1. It benefits from the following bus services: Trent Barton's i4, 18 and 21; Nottingham Community Transport's L10 and L11; Nottingham City Transport's 30. The Nottingham Tram does not serve the area.

Congestion is a growing concern, not least because of the urban sprawl created by the granting of planning permission on land formerly in the green belt. The double mini roundabout on Ilkeston Road was reported to be at over capacity at the time of the planning applications for the Field Farm development. The Sherwin Arms traffic island is now approaching capacity.

The railway line from Radford to Trowell crosses the north end of Bramcote Moor. In the conveyance of the land for the railway line and a station the Midland Railway Company covenanted with Catherine Sherwin Gregory to construct a station for passengers and goods, on land between the Nottingham Canal and Moor Lane<sup>10</sup>. There is no evidence either documentary or on the ground that the station was ever built. There may now be an opportunity to finally build this railway station.

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<sup>10</sup> Bramcote On-line Texts in Progress [https://www.victoriacountyhistory.ac.uk/sites/default/files/work-in-progress/bramcote\\_1\\_intro\\_2014\\_07\\_03.pdf](https://www.victoriacountyhistory.ac.uk/sites/default/files/work-in-progress/bramcote_1_intro_2014_07_03.pdf)



## Education

### Planning policies

- ED1 Education and Childcare Provision: Schemes that propose the expansion or improvement of existing school sites involving high-quality design and active minimisation of car reliance will be supported.**
- ED2 Skills and Training: Applications for adult education and training facilities will be supported particularly where they offer vocational and night-school courses.**
- ED3 Education and Childcare Provision: Where planning permission is required, applications for small scale childcare and educational facilities in private dwellings having no unacceptable impact on other dwellings in the vicinity and the uses proposed being ancillary to the main dwelling will be supported.**

### Justification

Education provision in Bramcote is provided by:

- Bramcote Hills Primary School
- Bramcote Church of England School
- White Hills Park Federation (Bramcote School, Bramcote College and the Alderman White School)
- Foxwood School
- St John's School of Mission

White Hills Park Federation finds itself needing to provide replacement buildings for Bramcote School, following the closure of its former building in July 2017, and Bramcote College as well as to refurbish Alderman White. St John's School of Mission has recently been granted planning permission for part of its site to be redeveloped for residential land use in response to a change in the mode of delivering its education. Bramcote Hills Primary School may need to expand to accommodate growing numbers of primary school-aged children as a result of new homes in the area.

While statutory facilities have an obvious primary function, they also provide social and leisure facilities for the wider community. Local residents have indicated a desire not to see any increase in peak time car or school bus traffic congestion associated with the start and end of the school day. Applications shall demonstrate how they contribute towards the accessibility goals of the Neighbourhood Plan by providing cycle storage, links to public transport, new and improved footpath and cycle routes and by ensuring all facilities are fully accessible to all.

## Non-residential development

### Planning policies

**Applications for non-residential development should demonstrate that they meet the following criteria, or clearly state why they are not appropriate.**

**NR 1 A scheme and layout which forms a positive relationship with the immediate and wider environment and street pattern will be supported.**

**NR 2 Designs shall be innovative and contemporary.**

**NR 3 Development shall have no significant detrimental impact, including from resultant traffic, on residential amenities in the immediate locality.**

**NR 4 Parking provision within new proposals shall be proportionate to the scale and function of development and designed not to dominate the development or the street scene.**

**NR 5 Appropriate Sustainable Urban Drainage systems shall be incorporated.**

**NR 6 Designs shall promote low carbon / carbon neutral buildings and decentralisation of electricity generation.**

**NR 7 Appropriate and sensitive development for hotel accommodation, especially on key public transport routes, footpaths and cycle routes, will be supported.**

#### **Health Infrastructure Provision**

**HI 1 Contributions from developments of 10 or more dwellings for primary healthcare infrastructure shall be sought to meet housing and employment growth.**

**HI 2 Development shall demonstrably seek to improve health through play and sports space, high quality and attractive walking and cycle links suitable for all users.**

### Justification

Bramcote residents have expressed strong support for the Council Leisure Centre currently abutting Bramcote Hills Park to be rebuilt in Bramcote Hills on its present location or the former location of the Bramcote School when the time comes.

Bramcote residents have expressed an interest in seeing new hotel and leisure facilities being developed in the area, potentially associated with the replacement leisure centre and perhaps located on the Bramcote School site.

There is concern locally that the area's openness is being compromised by progressive erosion of access that may or may not be public rights of way but nevertheless have been well used by Bramcote residents and others for many years.

There is concern that public infrastructure including utilities and highways are not being maintained or upgraded and that the consequential congestion and inconvenience represent an externalisation of the costs of such infrastructure by those bodies who ought to be meeting the costs in full.

There is concern that poor governance practices, including short termism, have resulted in non-residential organisations facing financial crises that result in them turning to land disposal as an escape route.

It is also clear that Bramcote has suffered the consequences of central government decisions such as the scrapping of the Schools for the Future programme in 2010.

There is a desire for upgrading or replacing health infrastructure in the area.

## Economy and business

### Planning policies

**While it is outside the remit of the Neighbourhood Plan, the conversion of retail space to residential is not welcome as it reduces local provision and increases the need for travel, often by private car.**

**EC 1 Applications to expand existing business and / or educational premises, thereby creating new employment opportunities, will be supported.**

### Justification

Bramcote benefits from a variety of predominantly small businesses – mainly in the retail, service or food and leisure sector – in Bramcote village, on Sevenoaks Crescent, along the A52 and Derby Road and elsewhere. Bramcote also benefits from a range of public sector organisations – notably the very popular Bramcote Leisure Centre and various educational establishments. The area has recently lost one of its post offices and seen a small retail unit converted into residential. Bramcote benefits hugely from the parade of shops along Bramcote Lane that lie within Nottingham City boundaries.

Various groups use the open space of Bramcote Hills Park for leisure and fitness activities, including led Nordic walking and boot camps.

There is a very strong desire to see the Bramcote Leisure Centre remain in the area when it is eventually replaced.

## Energy and Climate Change

### Planning policies

**EN 1 Schemes that propose renewable energy generation on a scale which will visually impact the landscape of Bramcote shall demonstrate that they do not impact key views across the area.**

**EN 2 Applications for exploration or development for unconventional hydrocarbons will not be supported.**

### Justification

Bramcote is densely developed - largely residential in the east and open space; largely green belt, in the west. Such a land use pattern does not lend itself to surface large scale renewable energy or unconventional hydrocarbon infrastructure.

Sub surface infrastructure, such as ground source heat pumps or small scale renewable energy generation may be appropriate on privately owned and ecologically low sensitivity land outside the local green spaces created by this plan or the Broxtowe Local Plan.



## Sport and Leisure

### Planning policies<sup>11</sup>

- SL 1 New leisure centre. A planning application to build an appropriate new leisure centre on the site of the former Bramcote School or that of the current leisure centre will be supported**
- SL 2 Existing leisure centre. Once a new leisure is operating on the site of the former Bramcote School, a planning application to decommission the existing leisure centre site and landscape the site to become part of Bramcote Hills Park will be supported.**

### Justification

There is a large availability of sporting activities available within Bramcote, indoor and outdoor, covering all age groups and abilities. For those attending, and families who accompany them, it can also provide leisure and social activities. Information obtained during October 2016 is summarised on the Forum's website.

Bramcote Leisure Centre is a hub of activity for all ages and abilities. Bramcote benefits from this Council owned leisure centre. The centre is very popular with the local community and generates revenue for the council. It is managed by an arm's length council-owned company, Liberty Leisure Ltd. The number of groups listed on the Forum's website demonstrates the variety of interactions available to residents. Broxtowe Borough Council has indicated in a committee report that it will, working with the County Council, prepare for the former Bramcote School site to be the location of a replacement leisure centre.

Local residents participating in several Forum events have expressed a **very strong requirement for the leisure centre to remain in Bramcote** and identified land on which a replacement leisure centre could be built once the present centre, having celebrated its fiftieth anniversary in 2015, reaches the end of its life. This is reflected in the Broxtowe BC Jobs and Economy Committee's support for the site of the former Bramcote School site to be allocated for leisure use in the Local Plan Part 2.

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<sup>11</sup> Please tell us whether you support or oppose these policies [www.bramcoteneighbourhoodforum.org.uk/consultation.html](http://www.bramcoteneighbourhoodforum.org.uk/consultation.html)

## Community activities and facilities

### Planning policies

**C 1 Development to provide toilet and cafe facilities in Bramcote Hills Park will be supported if there is a clear demonstration of the very exceptional circumstances needed to permit development in the green belt.**

### Justification

Bramcote comprises several distinct communities but with a rich range of community activities that span the entire area and beyond.

Bramcote Memorial Hall<sup>12</sup> is a well-used venue as are St Michael's Church Centre, Grangewood Methodist Church (which lies outside the Neighbourhood Area) and Beeston Fields Golf Club.

The Bramcote Hills Park Community Cafe<sup>13</sup> (BHPCC) CIC is a community interest company set up and owned by local residents with the intention of developing a cafe and toilet facilities in Bramcote Park off Coventry Lane. BHPCC is working both to secure funding for the café and, with architects and Broxtowe Borough Council, ensure that the facilities are of high quality and that they will be of real benefit to local residents.

At several engagement events, the Forum has gathered strong evidence that local residents would like to see toilet and café facilities provided adjacent to the Bramcote Hills Park playground off Coventry Lane. This land lies within the green belt and is intended to be designated a local green space in this neighbourhood plan.

### Care

Bramcote offers its residents a wide range of non-statutory care provision. The activities, listed on the Forum's website, include those for all ages and demonstrate the support residents wish to provide voluntarily, whilst looking to improve the lives of fellow residents.

### Conservation

There are several conservation groups, listed on the Forum's website, dedicated to preserving and enhancing the cultural and natural heritage of the Area.

### The Friends of Bramcote Ridge

*The Friends of Bramcote Ridge* is an award-winning community action group, dedicated to the protection, conservation and enhancement of a sizeable area of former farmland, situated approximately 6km to the west of Nottingham, in between the residential areas of Wollaton and Bramcote Hills.

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<sup>12</sup> <https://bramcotetoday.org.uk/activities-2/memorial-hall/>

<sup>13</sup> <http://bramcoteparkcafe.uk/>

## Responding to this Consultation (PULL OUT AND POST BACK FORM)

Please complete the online form at [www.bramcoteneighbourhoodforum.org.uk/consultation.html](http://www.bramcoteneighbourhoodforum.org.uk/consultation.html)

The **closing date for responding to this consultation is 20<sup>th</sup> October 2017**. You must respond by this date for your comments to be taken into account when the Neighbourhood Plan is finalised.

To make processing easier, we would prefer responses to be submitted via the online form at [www.bramcoteneighbourhoodforum.org.uk/consultation.html](http://www.bramcoteneighbourhoodforum.org.uk/consultation.html). However we recognise not everyone will be able to do that. So, if **you don't have access to the internet**, please **complete this form**, or just write a letter with your comments, **and post it to:** Bramcote Neighbourhood Forum, 18 Wembley Gardens, Bramcote, Nottingham NG9 3FE.

This document is being delivered to every address in Bramcote. If you are not yet a member of Bramcote Neighbourhood Forum, please consider joining<sup>14</sup>.

### Response to Consultation on a Neighbourhood Plan for Bramcote by:

Name:

Address:

Post code:

Email address:

Are you a member of Bramcote Neighbourhood Forum? **Yes / No**

If not, would you like to join the Forum? **Yes / No**

### Proposed Planning Policies

Applications will need to demonstrate that they comply with all relevant Planning Policies in this Neighbourhood Plan.

#### Green belt planning policies

GB 1 Planning applications for development in the green belt that do not constitute exceptional circumstances will not be supported. The very strong desire for café and toilet facilities in Bramcote Hills Park would allow an application for a sensitively designed facility to be supported.	Yes / No
GB 2 Changes to the green belt boundary by Broxtowe Borough Council will not be supported.	Yes / No
GB 3 The Neighbourhood Forum shall be tasked by the council with deciding the details of any changes to the green belt should the council decide to change the green belt boundary.	Yes / No
Comments	

#### Housing development planning policies

H1 Planning applications that would deliver a cumulative total over the plan period of no more than 180 dwellings will be supported.	Yes / No
H2 New residential developments of 10 dwellings or more in Bramcote should provide a minimum of 10 percent housing to be specifically for occupation by older people.	Yes / No
H3 Residential development on local green space or green belt is inappropriate and will not be supported	Yes / No
H4 Residential development on land allocated or obtained specifically for educational or leisure use is inappropriate and will not be supported.	Yes / No
H5 Applications to provide the full range of housing suitable for older people in a suitable location where older people, their staff and visitors can access without a private car will be supported.	Yes / No
H6 Where appropriate, residential development schemes shall: a. Deliver a stronger network of green infrastructure and appropriate public and private spaces; b. Reinforce character and identity through locally distinctive design and architecture; c. Reinforce a clear hierarchy of streets and spaces including pedestrian-priority routes integrated with	Yes / No

<sup>14</sup> Join the Forum <http://bramcoteneighbourhoodforum.org.uk/contact.html>

## Bramcote Neighbourhood Forum

	existing footpaths; d. Establish a sensitive transition with the wider landscape should a new settlement edge be created; e. Use sustainable drainage systems and water management to alleviate flooding and improve water quality.	
H7	Planning applications for housing on windfall sites outside the green belt, local green space or land allocated for educational or leisure uses will be supported. Applications of this nature on previously developed land not already allocated for educational or leisure uses will be particularly supported. In the event that an application would result in the loss of employment land, the scheme must demonstrate why there is no viable long-term use for employment and must also provide increased amenity. In these circumstances the redevelopment of employment land for mixed use development, including leisure, education, shops, offices or small workshops will be supported.	Yes / No
H8	Each development scheme of 10 or more dwellings should provide a mix of dwelling types, including bungalows, detached or semi-detached homes. Within the main built up area, higher density residential schemes, such as town houses and smaller dwellings (including accommodation for the elderly) would be supported if the scale and mass of the buildings is not incompatible with their surroundings.	Yes / No
H9	The proposed building of several hundred dwellings on the green belt of the Coventry Lane playing fields has proved to be very controversial. Broxtowe Borough Council has signalled its intent to allocate the playing fields for residential development alongside the development of secondary school buildings for the White Hills Park Federation. The alternative planning policies below are intended to capture the range of options that the Forum may wish to adopt in the Neighbourhood Plan. Bramcote residents' views are sought on their support, subject to the specific application being approved by a meeting of the Bramcote Neighbourhood Forum, for each of the following alternatives:	
	OPTION A Residential development on Coventry Lane playing fields will not be supported; OR	Yes / No
	OPTION B Development of up to 300 appropriate dwellings on Coventry Lane playing fields will be supported; OR	Yes / No
	OPTION C Development of up to 300 appropriate dwellings on Coventry Lane playing fields after or at the same time as building new school buildings for White Hills Park Federation will be supported; OR	Yes / No
	OPTION D Development of up to 300 appropriate dwellings on Coventry Lane playing fields after or at the same time as building new school buildings for White Hills Park Federation and an appropriate new leisure centre on the site of the former Bramcote School will be supported	Yes / No
Comments		

### Transport planning policies

TP 1	Development of 2 or more dwellings shall seek to encourage a modal shift (or transition) by integrating into existing walking/cycling links and bus routes and provision of bike storage.	Yes / No
TP 2	Development of 10 or more dwellings shall include provisions not to exacerbate road congestion	Yes / No
TP 3	Development of 50 or more dwellings shall include provision for public transport ingress and exit via a turning circle or two entrances to create a through route and relevant bus stop furniture.	Yes / No
TP4	Development that involves interfering with, interrupting or substantially diverting public bridleways and footpaths for vehicular access will not be supported.	Yes / No
TP 5	The development of electronic communication infrastructure (such as free or low cost hi-speed wireless broadband internet) that would reduce the need to travel to conduct business will be supported.	Yes / No
TP 6	[IF RESIDENTIAL DEVELOPMENT PROCEEDS ON THE COVENTRY LANE PLAYING FIELDS] Development of the Coventry Lane playing fields shall enhance the prospects of a reopened railway stop, Bramcote Halt.	Yes / No
Comments		

### Education planning policies

ED1	Education and Childcare Provision: Schemes that propose the expansion or improvement of existing school sites involving high-quality design and active minimisation of car reliance will be supported.	Yes / No
ED2	Skills and Training: Applications for adult education and training facilities will be supported particularly where they offer vocational and night-school courses.	Yes / No
ED3	Education and Childcare Provision: Where planning permission is required, applications for small scale childcare and educational facilities in private dwellings having no unacceptable impact on other dwellings in the vicinity and the uses proposed being ancillary to the main dwelling will be supported.	Yes / No
Comments		

### Non-residential development planning policies

NR 1	A scheme and layout which forms a positive relationship with the immediate and wider environment and street pattern will be supported.	Yes / No
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NR 2 Designs shall be innovative and contemporary.	Yes / No
NR 3 Development shall have no significant detrimental impact, including from resultant traffic, on residential amenities in the immediate locality.	Yes / No
NR 4 Parking provision within new proposals shall be proportionate to the scale and function of development and designed not to dominate the development or the street scene.	Yes / No
NR 5 Appropriate Sustainable Urban Drainage systems shall be incorporated.	Yes / No
NR 6 Designs shall promote low carbon / carbon neutral buildings and decentralisation of electricity generation.	Yes / No
NR 7 Appropriate and sensitive development for hotel accommodation, especially on key public transport routes, footpaths and cycle routes, will be supported.	Yes / No

#### Health Infrastructure Provision

HI 1 Contributions from developments of 10 or more dwellings for primary healthcare infrastructure shall be sought to meet housing and employment growth.	Yes / No
HI 2 Development shall demonstrably seek to improve health through play and sports space, high quality and attractive walking and cycle links suitable for all users.	Yes / No
Comments	

#### Economy and business planning policies

EC 1 Applications to expand existing business and / or educational premises, thereby creating new employment opportunities, will be supported.	Yes / No
Comments	

#### Energy and Climate Change planning policies

EN 1 Schemes that propose renewable energy generation on a scale which will visually impact the landscape of Bramcote shall demonstrate that they do not impact key views across the area.	Yes / No
EN 2 Applications for exploration or development for unconventional hydrocarbons will not be supported.	Yes / No
Comments	

#### Sport and Leisure planning policies

SL 1 New leisure centre. A planning application to build an appropriate new leisure centre on the site of the former Bramcote School or that of the current leisure centre will be supported	Yes / No
SL 2 Existing leisure centre. Once a new leisure is operating on the site of the former Bramcote School, a planning application to decommission the existing leisure centre site and landscape the site to become part of Bramcote Hills Park will be supported.	Yes / No
Comments	

#### Community activities and facilities planning policies

C 1 Development to provide toilet and cafe facilities in Bramcote Hills Park will be supported if there is a clear demonstration of the very exceptional circumstances needed to permit development in the green belt.	Yes / No
Comments	

#### Local Green and Open Spaces planning policies

LG 1 Network of Green Infrastructure Re-introduce, retain and enhance Green Infrastructure features, such as lines of trees or hedgerows. Enhance and retain routes that are not public rights of way and permitted routes. Development shall not result in the loss of existing public rights of way and permitted routes.	Yes / No
LG 2 Designation of Local Green Spaces The following areas are designated as Local Green Spaces due to their special character, significance and community value:	Yes / No
a. Moor Lane playing fields (currently green belt)	Yes / No
b. Former Bramcote Hills Golf Course	Yes / No
c. Bramcote Hills Park (currently green belt)	Yes / No
d. Bramcote Moor Reserve (currently green belt) <a href="#">[Please see consultations on Housing Policy H9]</a>	Yes / No
e. Coventry Lane Playing Fields (currently green belt) <a href="#">[Please see consultations on Housing Policy H9]</a>	Yes / No



## Bramcote Neighbourhood Forum

f. King George's park (currently green belt)	Yes / No
g. Alexandrina Plantation	Yes / No
h. Land along the south east side of the A52 between Sherwin and Bardill's traffic islands	Yes / No
<b>i. Suggestions for other areas in or outside the green belt that should be local green space are welcome</b>	
<b>LG 3 Public Open Space</b> Development shall not involve the loss of parks, sports and playing pitches, particularly facilities at King George's Park, Bramcote Hills Park and Alexandrina Plantation. Residential developments of 10 dwellings or more shall include provision of public open space comprising appropriate allotments, parks, play spaces, playing pitches or other uses based on public engagement prior to any planning application being submitted. Development of recreational facilities such as trim trails or adult outdoor exercise parks will be supported. Development of 2 to 9 dwellings should make contributions to off-site public open space serving the location in which development takes place.	Yes / No
<b>LG 4 Landscape and Setting</b> Development shall not result in the loss or fragmentation of green belt or local green space or other open space. Development shall sensitively manage flood risk issues.	Yes / No
<b>LG 5 Former Bramcote Hills Golf Course</b> This site already has outline planning permission for a retirement complex on part of the site. The detailed planning application shall maximise wildlife friendly landscaping and design.	Yes / No
<b>LG 6 Enhancement of the grounds of the former Bramcote Hall to form a rural arboretum</b>	Yes / No
Comments	

### Environment and Ecology planning policies

<b>EE 1</b> Planning applications that would result in the loss or fragmentation of the green belt or local green space or other open space will not be supported.	Yes / No
<b>EE 2</b> Planning applications that sensitively manage flood risk issues will be supported.	Yes / No
Comments	

### Places of Worship planning policies

<b>PW 1</b> Development that enhances, conserves or extends the present places of worship or increases their community value will be supported.	Yes / No
Comments	

### Cultural Heritage planning policies

<b>CH 1</b> Be of the highest quality and design in order to minimise impact on the conservation area	Yes / No
<b>CH 2</b> Preserve and enhance the historic and traditional character of Bramcote Village	Yes / No
<b>CH 3</b> Development of brownfield sites in and around the Bramcote Conservation Area shall contribute to and enhance the public realm	Yes / No
Comments	

Please complete the online form at [www.bramcoteneighbourhoodforum.org.uk/consultation.html](http://www.bramcoteneighbourhoodforum.org.uk/consultation.html)

**IF YOU NEED TO RESPOND TO THIS CONSULTATION BY POST PLEASE REMOVE THIS FORM AND  
POST TO THE ADDRESS AT THE TOP OF THE FORM**

This form is available in large print upon request to  
[paul.nathanail@hotmail.com](mailto:paul.nathanail@hotmail.com) or 07970 843 061

## Local Green and Open Spaces

### Planning policies<sup>15</sup>

#### LG 1 Network of Green Infrastructure

Re-introduce, retain and enhance Green Infrastructure features, such as lines of trees or hedgerows. Enhance and retain routes that are not public rights of way and permitted routes. Development shall not result in the loss of existing public rights of way and permitted routes.

#### LG 2 Designation of Local Green Spaces

The following areas are designated as Local Green Spaces due to their special character, significance and community value:

- a. Moor Lane playing fields (currently green belt)
- b. Former Bramcote Hills Golf Course
- c. Bramcote Hills Park (currently green belt)
- d. Bramcote Moor Reserve (currently green belt) [Please see consultation Housing Policy H9]
- e. Coventry Lane Playing Fields (currently green belt) [Please see consultation Housing Policy H9]
- f. King George's park (currently green belt)
- g. Alexandrina Plantation
- h. Land along the south east side of the A52 between Sherwin and Bardill's traffic islands
- i. Suggestions welcome for other areas in or outside the green belt that should be local green space

These sites will be protected from development inappropriate to their designation as local green spaces. Sensitive proposals for educational, recreation and leisure uses will be supported where they contribute towards the use and effectiveness of the local green space concerned and where its overall open aspect is retained. Some of these spaces are within the present boundaries of the green belt.

#### LG 3 Public Open Space

Development shall not involve the loss of parks, sports and playing pitches, particularly facilities at King George's Park, Bramcote Hills Park and Alexandrina Plantation.

Residential developments of 10 dwellings or more shall include provision of public open space comprising appropriate allotments, parks, play spaces, playing pitches or other uses based on public engagement prior to any planning application being submitted.

Development of recreational facilities such as trim trails or adult outdoor exercise parks will be supported.

Development of 2 to 9 dwellings should make contributions to off-site public open space serving the location in which development takes place.

#### LG 4 Landscape and Setting

Development shall not result in the loss or fragmentation of green belt or local green space or other open space.

Development shall sensitively manage flood risk issues.

<sup>15</sup> Please tell us whether you support or oppose these policies [www.bramcoteneighbourhoodforum.org.uk/consultation.html](http://www.bramcoteneighbourhoodforum.org.uk/consultation.html)

**LG 5 Former Bramcote Hills Golf Course**

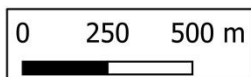
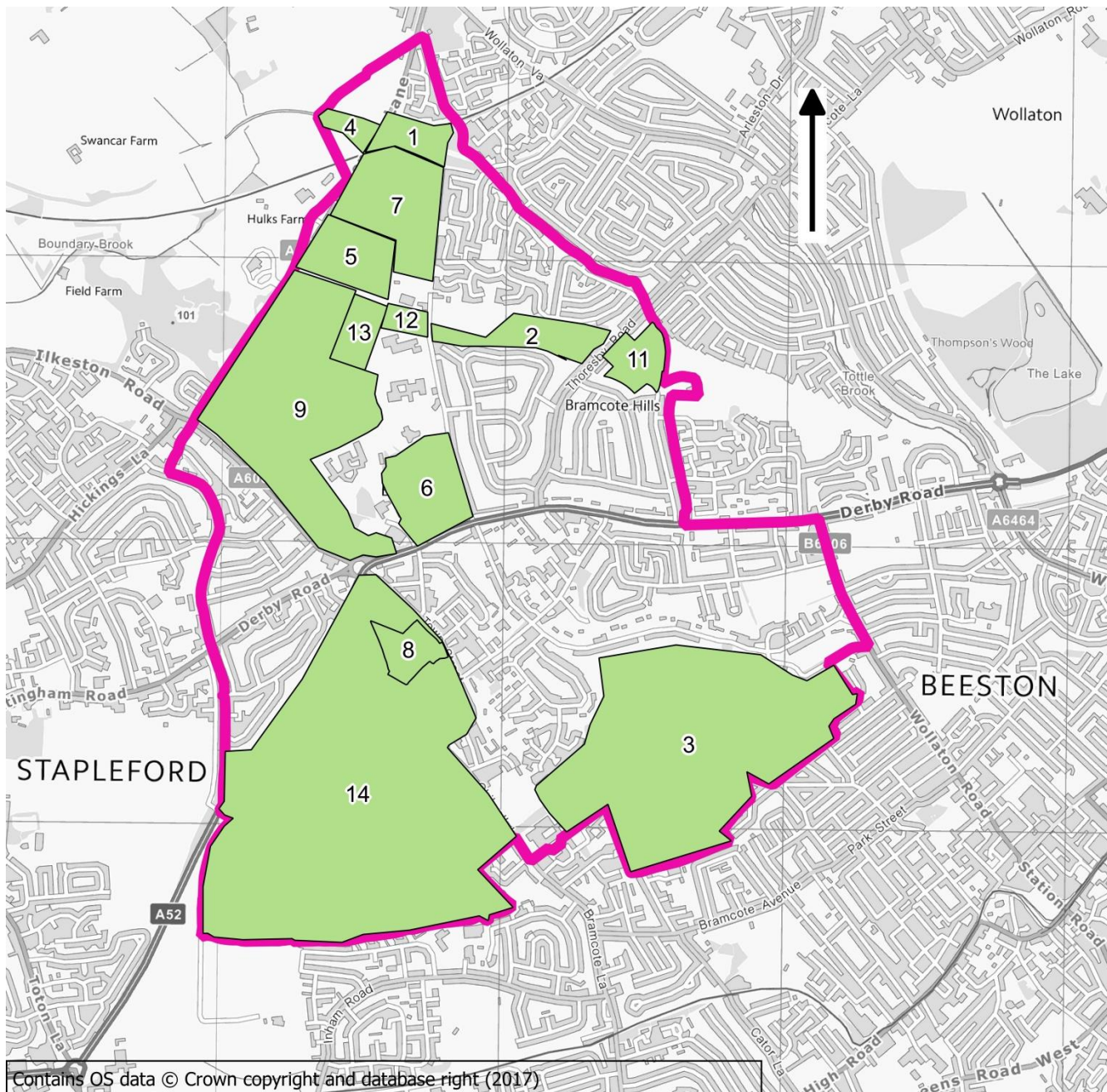
**This site already has outline planning permission for a retirement complex on part of the site. The detailed planning application shall maximise wildlife friendly landscaping and design.**

**LG 6 Enhancement of the grounds of the former Bramcote Hall to form a rural arboretum**



*Figure 7 Bramcote Moor Grassland Reserve (© Paul Nathanail)*





### Legend

#### Neighbourhood Plan

Local Green Space

Bramcote Ward Boundary

Figure 8 Current and Proposed Local Green Space.

1, Canal Area A; 2, Proposed Local Green Space; 3, Beeston Fields Golf Course; 4, Canal Area B; 5, Proposed Local Green Space Bramcote Moor Grassland; 6, Proposed Local Green Space Moor Lane Playing Fields; 7, Proposed Local Green Space Coventry Lane Playing Fields; 8, King George's Park; 9, Bramcote Park; 10, deliberately omitted; 11, Alexandrina Plantation; 12, Proposed Local Green Space Behind Bramcote College; 13, New Playing Fields; 14, Proposed Local Green Space

## Justification

Bramcote residents wish to see an enhanced network of green infrastructure, including existing trees, hedgerows and other such assets across the area linking the open countryside in western Bramcote with the main built up area in eastern Bramcote and beyond into Nottingham.

Bramcote benefits from considerable areas of publically-owned and some privately owned green space. This land forms an important part of the network of green infrastructure that links the centre of Nottingham with the wider countryside. This infrastructure is something that Broxtowe BC has indicated it both wants to protect and enhance through the local plan – both objectives are **strongly supported** by the Forum.

### Bramcote's Open Spaces and park land

Bramcote residents live mostly in the east of the Area and the open spaces are in the west and south of the Area (Figure 8). The Erewash Valley Trail, the 107 mile long Robin Hood Way and the Broxtowe Country Trail cross the Area.

North of the A52 is Bramcote Hills Park - the jewel in our open spaces - stretching from the Sherwin Arms traffic island along the north eastern side of Ilkeston Road to Coventry Lane. This park is our largest park and is used regularly by many of the residents. It was once part of the estate of Bramcote Hills House that was demolished in 1968. The Hemlock Happening is held within the park in June each year. Bramcote Cricket Club, founded in 1858, has played cricket in this park since then.

The woods on the north eastern side of the park are an area that is treasured by the residents for walking and exploring. They also part of the Bramcote Ridge, being a continuation of the Erewash to Wollaton green infrastructure corridor. The corridor extends between the woods and the former Bramcote Hills Golf Course land just to the north of Bramcote College over the remnants of Bramcote Moor (now a reserve) (Figure 9).

The playing fields and running track to the west of Moor Lane are much valued and heavily used by the schools, the local community and others.

The former Bramcote Hills Golf Course land is part of the green corridor stretching from open countryside along Bramcote Ridge towards Wollaton Park. This land is a valued environment and is an improving wildlife habitat. This land has outline planning permission for residential development in the form of a retirement complex. Should this development go ahead, we would support proposals for a wildlife friendly landscape and sympathetic design.

There are a number of children's play areas which should be kept and improved. They are situated within King George's Park, Bramcote Hills Park and just off Eastcote Avenue in Bramcote Moor.

Beeston Fields Golf Club land is a large area in the south of the Area and serves to separate Beeston and Bramcote. This land is put to an important recreational use and there are no proposals to develop it.

To the west of the Beeston Fields Golf Club land are St John's College and Alderman White School. Between them is an undeveloped area that gives a small corridor between the golf course and the agricultural land to the south of Common Lane. This agricultural land provides a distinct divide between Chilwell and the village of Bramcote. Just to the north of Common Lane is the Hemlock Scout Camp land belonging to the University of Nottingham and a wooded area immediately to the north that was until recently used by residents to explore with or without their dogs. This land is rich in trees and would lend itself to being developed into a rural arboretum – an idea warmly welcomed by Bramcote residents. To the west of the wood, the land drops away towards the A52 and forms one of the assets of Bramcote seen from the A52 Brian Clough Way as Bramcote is approached.



King George's Park is one of our very popular open spaces. The park is used all year round by residents for walking and dog walking. It is especially good for toboggan runs in snowy winters. In the summer the tennis courts are available for anyone to use, free of charge.

## References

Open Space Leaflet, Broxtowe BC <http://www.broxtowe.gov.uk/CHttpHandler.ashx?id=853&p=0>

The Greater Nottingham Aligned Core Strategy Documents

<http://www.broxtowe.gov.uk/index.aspx?articleid=15859>

Green Spaces Strategy 2009-2019 – Your Space Your Place

[https://www.broxtowe.gov.uk/media/1298/broxtowe\\_green\\_spaces\\_strategy\\_2009-2019.pdf](https://www.broxtowe.gov.uk/media/1298/broxtowe_green_spaces_strategy_2009-2019.pdf)

Green Infrastructure Strategy 2015-2030 Summary Document

[https://www.broxtowe.gov.uk/media/1746/gi\\_summary\\_document\\_2016.pdf](https://www.broxtowe.gov.uk/media/1746/gi_summary_document_2016.pdf)

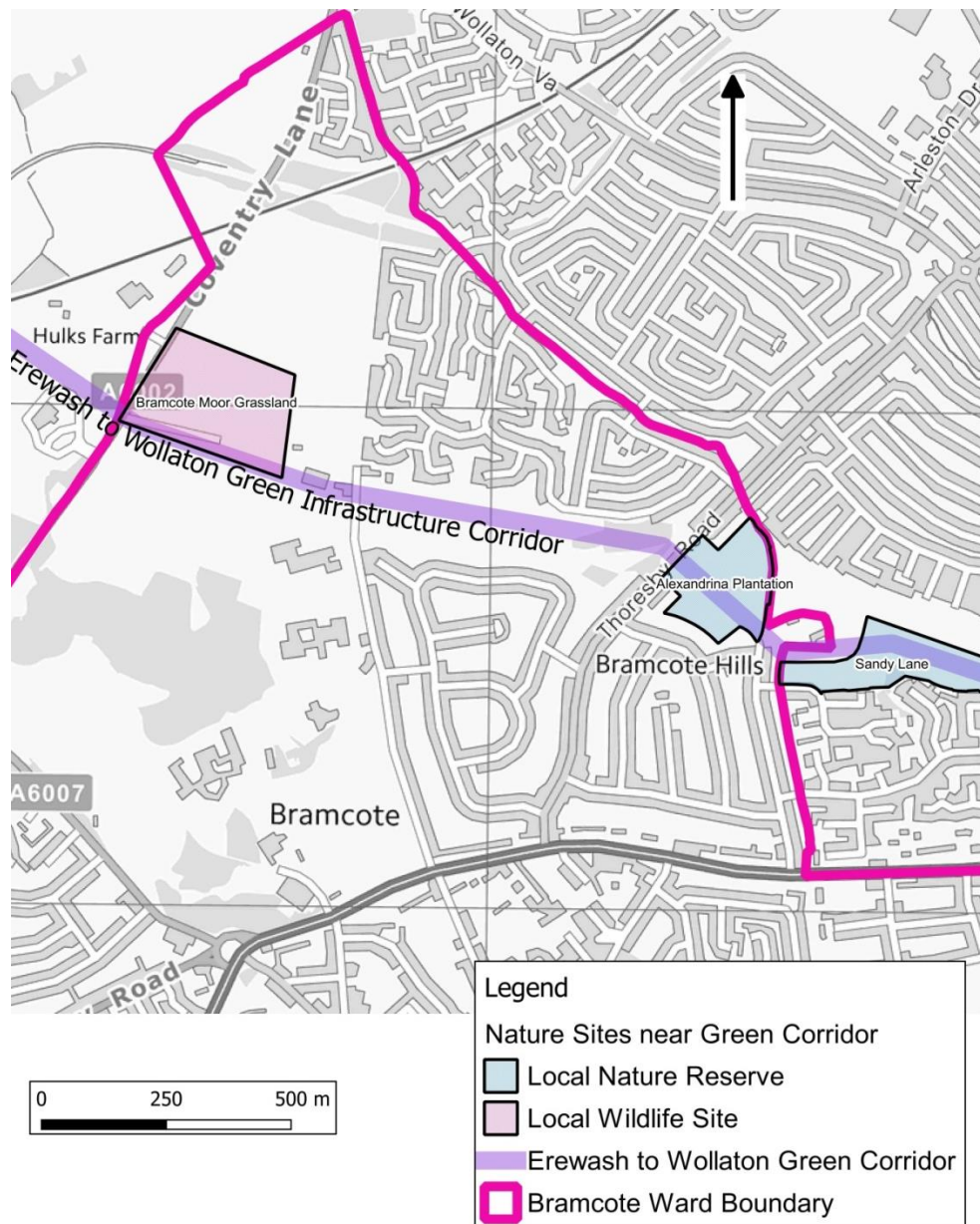


Figure 9 Erewash to Wollaton Green Infrastructure Corridor and nearby Local Nature Reserves or Local Wildlife Sites

## Environment and Ecology

### Planning policies

**EE 1 Planning applications that would result in the loss or fragmentation of the green belt or local green space or other open space will not be supported.**

**EE 2 Planning applications that sensitively manage flood risk issues will be supported.**

### Justification

Most of Bramcote lies above Triassic Sherwood Sandstone (formerly known as the Bunter Sandstone). North of Bramcote Ridge is a faulted contact with Coal Measures of the Carboniferous Period. The area's typically sandy, acidic soils support the increasingly rare heathland habitat and oak / birch woodland indigenous to the Sherwood area (*Broxtowe Nature Conservation Strategy*). There are still large areas of "green space" which, despite being heavily managed, have allowed the habitat and its associated wildlife to become established. The sandstone ridge that runs through Stapleford to the west penetrates into Bramcote and links through towards Wollaton Park via the former golf course, the Alexandrina Plantation and the Sandy Lane Open Space.



*Figure 10 Sherwood Sandstone exposed in the Moor Lane Cutting (© Steve Austin)*



## Local Nature Reserves

The following areas have been designated as Local Nature Reserves (LNR) or Local Wildlife Sites, affording them an element of protection from development:

- **Bramcote Hills Park Woodland** (11.3 Hectares). Mixed woodland within a large Green Flag park.
- **King George's Park** (3.2 Hectares). Part of this site is a LNR because of its rich grassland and established woodland.
- **Alexandrina Plantation** (3.7 Hectares). Grassland and oak/birch woodland. This LNR abuts, albeit across the boundary of Bramcote, onto Sandy Lane Open Space local nature reserve (5.4 hectares) which is of similar habitat but includes fragments of heathland – a very rare habitat in the county.

In addition, part of the following LNR is within Bramcote:

- **Nottingham Canal** (30.6 Hectares). Six miles of disused canal running along the Erewash Valley from Bramcote to Eastwood.

The following abuts Bramcote Park Woodland:

- **Stapleford Hill Woodland, Stapleford** (6.8 Hectares). Across the road from Bramcote Hills Park site and dominated by the 'Hemlock Stone', a large stone monolith. Consists of oak and birch woodland.

Four additional areas within Bramcote are designated as Local Wildlife Sites: **Bramcote Moor Grassland, Bluebell (Bramcote) Woods, Beeston Fields** and **Beeston Cemetery**.

These areas are important in their own right not just for their wildlife, but for their wider amenity value to the local area and its inhabitants. Indeed: “Most of Broxtowe lies on the urban fringe and the pressures of urban living make open spaces and wildlife significant in maintaining quality of life” (Broxtowe *Nature Conservation Strategy*).



*Figure 11 King George's Park, looking towards Bramcote Hills Park Woodland (© Phil Carter)*

Although wildlife “hot-spots” are important in their own right to conserve wildlife for future generations, it is critical to take a wider “landscape” view which seeks to join up these hot spots. This is because “Isolated singular natural green spaces are commonplace in urban environments but they are problematic to biodiversity as, in order to be able to survive, species of plant and animal need to be able to move between sites and out into the wider countryside to forage and breed” (*Nature Conservation Strategy*). It is therefore important to identify and protect these green corridors. “A relatively small and ordinary site may have significant value strategically when viewed as a link in an important corridor or network of sites” (*Nature Conservation Strategy*).

Broxtowe Borough Council’s *Green Infrastructure Strategy 2015-2030* states that “The main emphasis was to look at access routes, amenity and wildlife sites and to establish the corridors that connected these assets. Connectivity is central to the concept of Green Infrastructure.” The strategy identifies “ecological benefits / biodiversity and habitats – wildlife needs connection networks to be sustainable and green

infrastructure provides a range of varied sites which are links in the chains that form these network connections". Bramcote is well-represented in the strategy, as it identifies four secondary corridors that traverse the area: Bramcote Corridor and Boundary Brook (2.10), "Erewash to Wollaton" corridor (2.11), A52 corridor south east of Stapleford (2.22) and the Nottingham Canal (2.9). The Bramcote LNRs are all important in their own right but this importance is increased as they all either lie on or very close to these four corridors. This can most clearly be demonstrated in the Erewash to Wollaton green infrastructure corridor that runs along Bramcote Ridge, alongside the Bramcote Moor Grassland local wildlife site and includes the former golf course on Thoresby Road, the Alexandrina Plantation LNR and (adjoining the Bramcote Ward) the Sandy Lane Open Space LNR. "Bramcote ridge ... is an important corridor of open space linking Wollaton Park with the open countryside" (*Nature Conservation Strategy*).



Figure 12 Entrance to Alexandrina Plantation on Thoresby Road (© Phil Carter)

The wildlife within Bramcote includes a good range of species typical of the habitats present. Protected species within Bramcote include five species of bat (with one county-significant roost), badger, water vole, grass snake, great-crested newt, common frog, common toad and common newt. According to the RSPB there are at least nine species of birds designated as having the highest conservation priority: needing urgent action. The former Bramcote landfill site hosted a number of rare plant species but it is likely that these are no longer present due to the recent landscaping and infill (Wood & Woods 2013).

## References

Broxtowe Borough Council *Green Infrastructure Strategy 2015-2030*. [Accessed 28/8/2017]. Available from: <http://www.broxtowe.gov.uk/index.aspx?articleid=16535>.

Broxtowe Borough Council. 2016. *Nature Reserves webpage* [Accessed 28/8/2017]. Available from: <http://www.broxtowe.gov.uk/naturereserves>

Wood, D. & Woods, M. 2013. *Nottinghamshire Vice County 56 Rare Plant Register 1st Edition*. Nottingham City Council & Botanical Society of the British Isles [Accessed 22/8/2017]. Available from: [http://www.bsbi.org.uk/Nottinghamshire\\_Rare\\_Plant\\_Register\\_2013.pdf](http://www.bsbi.org.uk/Nottinghamshire_Rare_Plant_Register_2013.pdf)

Broxtowe Borough Council *Site Allocations – Potential Additional Sites Broxtowe Borough Council*. August 2016. [Accessed 28/8/2017]. Available from: <https://www.broxtowe.gov.uk/for-you/planning-building/planning-policy/part-2-local-plan/site-allocations-potential-additional-sites/>

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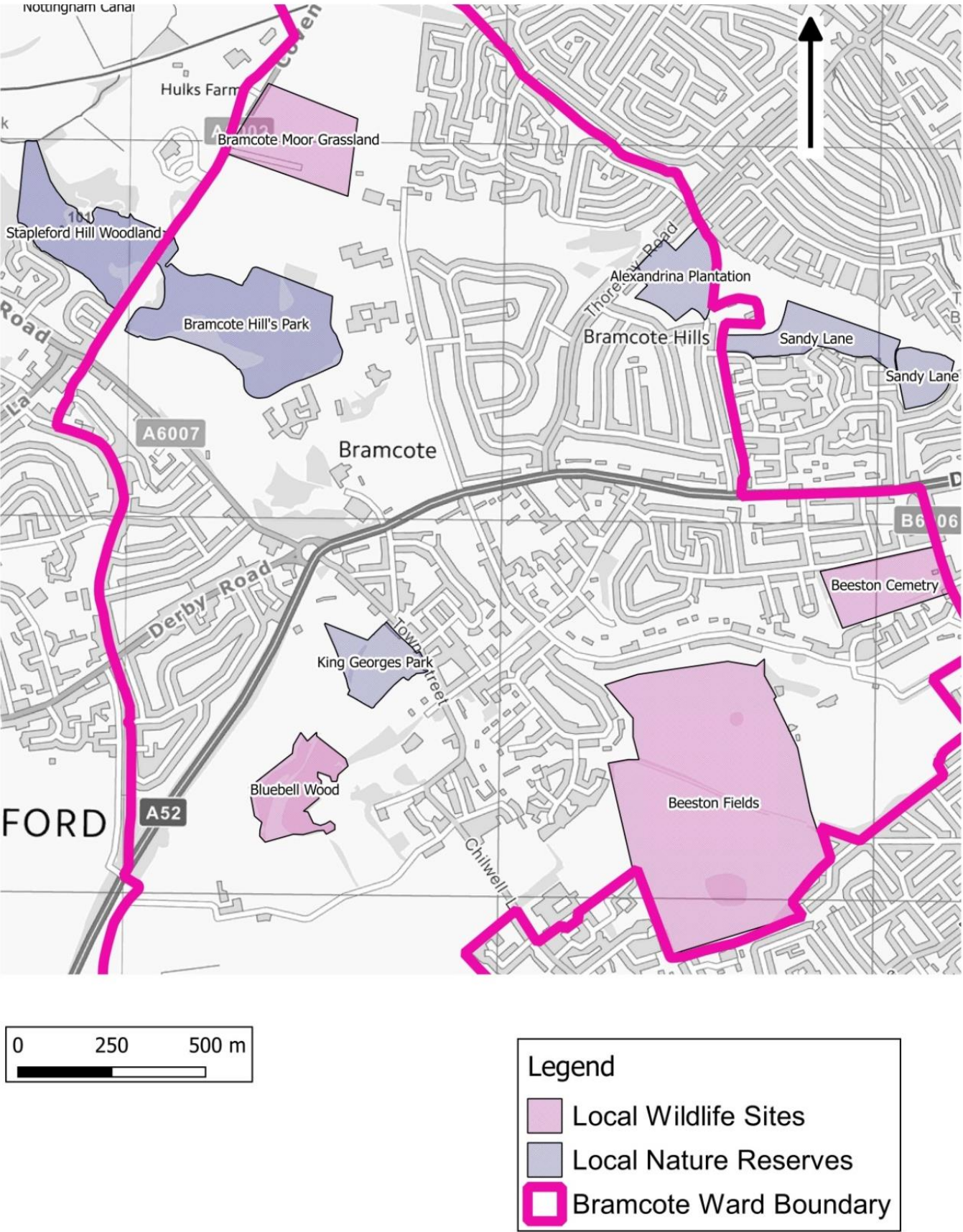


Figure 13 Local Nature Sites



## Places of Worship

### Planning policies

**PW 1 Development that enhances, conserves or extends the present places of worship or increases their community value will be supported.**

### Justification

Bramcote has a range of places of worship:

- St Michael & All Angels (parish church: Church of England)
- Bramcote Methodist Church (Methodist)
- Hillside Gospel Hall (Plymouth Brethren)
- Emmanuel Church Bramcote (independent evangelical)
- Hope Vineyard Church (Vineyard Churches UK))

It is also the location of the church tower, remains of a former chapelry of St Mary's at Attenborough, whose chancel and nave were demolished shortly after Bramcote's new church, St Michael and All Angels, was consecrated in 1861 (<http://bramcoteoldtower.org.uk/history.html>).

While places of worship, regardless of denomination, have an obvious primary function, they are also a focus for community, social, leisure, education, conservation and care activities.



*Figure 14 St Michael and All Angels (© Steve Austin)*



Figure 15 "Bramcote Old Church Tower is a lovely peaceful site with a rich history" (2017 Green Flag assessors) (© Steve Austin)



## Cultural Heritage

### Planning policies

**Applications which propose improvement to the Public Realm within the Bramcote Conservation Area (BCA) will be strongly supported where they comply with the following criteria:**

**CH 1 Be of the highest quality and design in order to minimise impact on the conservation area**

**CH 2 Preserve and enhance the historic and traditional character of Bramcote Village**

**CH 3 Development of brownfield sites in and around the Bramcote Conservation Area shall contribute to and enhance the public realm**

### Justification

#### Bramcote Conservation Area

Bramcote Conservation Area<sup>16</sup>, part of Bramcote around St Michael and All Angels, is a formally designated conservation area.

Bramcote Conservation Area was designated in 1970, the earliest in Broxtowe. The village lies astride a wooded sandstone ridge, which contributes considerably to the character of the area. In the southern part of the village, large houses are set in spacious grounds with many mature trees. In contrast, the northern part of the village on lower ground comprises small properties tightly grouped along Town Street and Chapel Street, and with its elegant spire, the Church of St Michael and All Angels, a landmark visible for miles around. The Conservation Area (outlined in green on Figure 17), extended in 1986 to include a terrace of framework knitting houses fronting Derby Road, contains 12 listed buildings.

#### Distinctive Features

Cow Lane maintains the character of a rural road despite being developed over most of its length. The characterful 'Devil's Bend', the z-bend where Town Street becomes Chilwell Lane, includes a dramatic cutting through the sandstone bedrock. A distinctive feature of the Conservation Area is the local sandstone walling, often with some courses of sandstone blocks laid in herringbone fashion.



*Figure 16 Local sandstone walling with courses of blocks laid in herringbone fashion (© Steve Austin)*

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<sup>16</sup> <http://www.bramcoteconservation.org.uk/consarea.html>

## Listed Buildings

The following are listed buildings in Bramcote:

Broom Hill Terrace – framework knitter’s houses dating from c.1840

St Michael and All Angels – built in 1860

The White Lion – public house believed to date from around 1675

The Almshouses – built in 1852 and endowed by Miss Frances Jane Longden

The Grange – built in 1830, originally owned by the Enfield family

The Old Church Tower – affectionately, but incorrectly, known as the ‘Sunken Church’

The Gables – the second oldest surviving house in Bramcote

## Other Notable Buildings

Bramcote also has a number of other notable but unlisted buildings or remnants of buildings:

The White House – dating from 1889–the home of Colonel Gervais Pearson

The Vicarage – dating from 1843–built at a cost of £1500

The Village School – built in 1885–now a nursery

Ivy House – dating from the 17th century – originally a farmhouse; became the Union Coach Inn

## Bramcote Conservation Society

*Bramcote Conservation Society* was formed in 1971 with the aim of monitoring the care and preservation of buildings of historic and architectural interest within the designated area and its surroundings, and to challenge any inappropriate development proposals which could be detrimental to the ethos and character of the area. It also maintains a watching brief over any potential damage not only to the environment, but to woodland and wildlife.

## Bramcote Old Church Tower Trust

*Bramcote Old Church Tower Trust* was formed in 2010 with the specific objective to transform the site of the old church from a neglected and vandalised area into a positive, safe and accessible community facility. The project has concentrated on the restoration of the Tower, which is all that remains of the original church, which dates back to 12<sup>th</sup> century, and the respectful regeneration of the closed and deconsecrated graveyard. The site is a focal point within the centre of the village of Bramcote and is historically and archaeologically of importance. In 2015 the Trust were awarded a significant grant from the Heritage Lottery Fund for further internal restoration of the Tower including the alabaster memorials, and for a new but separate purpose built facility for storage, a disabled toilet and small kitchen. In 2017 it was awarded a Green Flag Community Award. The completed project is scheduled for 2018.

The Manor House – the oldest surviving house in Bramcote – parts date to the mid-17th century on a site used at least 100 years before

Manor Court – former farm buildings for the manor house

The Grove – St. John’s College, country house dating from around 1810

Southfield House – built in 1820 with modifications in 1918

Southfield House stables – built at the same time as the main house

Bramcote Hall – built at the start of the 19th century – demolished in the 1960s. Terracing steps survive.

Bramcote Hills House – built in 1805 – demolished in 1966. The footprint of the house survives in Bramcote Hills Park



*Figure 17 Bramcote Conservation Area Listed buildings*

1 Church of St Michael and All Angels, 2 Southfield House and the Cottage and Boundary Wall, 3 The White Lion Public House, 4 Broom Hill Terrace, 5 deliberately omitted, 6 Stables and Coach House at Southfield House, 7 Tower of Church of St Michael, 8 The Grove, 9 101, Town Street, 10 The Almshouses, 11 The Manor House and Adjoining Terrace, 12 The Grange and Conservatory, 13 Bramcote Manor Gateway and Walls and Adjoining Shed



## Glossary

The government's National Planning Policy Framework includes a helpful glossary of terms:

<https://www.gov.uk/guidance/national-planning-policy-framework/annex-2-glossary>

The Government's planning guidance portal includes a helpful glossary of terms

<https://www.gov.uk/guidance/national-planning-policy-framework/annex-2-glossary>

Broxtowe Borough Council's Aligned Core Strategy (ACS) includes a helpful glossary of terms:

<https://www.broxtowe.gov.uk/media/2160/broxtowe-aligned-core-strategy.pdf>

Some of the terms are reproduced, sometimes in modified form, below. However readers should be aware that the definitions in each of the above documents may differ to a greater or lesser extent. The source of the definition reproduced below is given for each term.

Term	Meaning
Aligned Core Strategy (ACS)	Part 1 of the local plan for Broxtowe Borough Council produced with Gedling Borough Council and Nottingham City Council.
Bramcote Neighbourhood Forum	The body designated by Broxtowe Borough Council to produce the <b>neighbourhood plan</b> for <b>Bramcote neighbourhood area</b> .
Bramcote Neighbourhood Plan	The plan prepared by Bramcote Neighbourhood Forum for Bramcote Neighbourhood Area (made under the 1990 Town & Country Planning Act, as amended by the 2011 Localism Act Planning and Compulsory Purchase Act 2004).
Design Charrette	An intensive workshop where residents collaborate to develop a set of objectives and policies that will help achieve a vision. It provides a space for ideas and gives immediate feedback to participants and the Forum's steering group. More importantly, it allows everyone who participates to be a co-author of the plan... and it is fun!
Green Belt	An area of land around a city having five distinct purposes: <ol style="list-style-type: none"> <li>to check the unrestricted sprawl of large built up areas;</li> <li>to prevent neighbouring towns merging into one another;</li> <li>to assist in safeguarding the countryside from encroachment;</li> <li>to preserve the setting and special character of historic towns; and</li> <li>to assist in urban regeneration by encouraging the recycling of derelict and other urban land.</li> </ol>
Green Corridor	Green corridors connect built up areas to open countryside, acting as vital linkages for wildlife dispersal between wetlands and the countryside.
Green Infrastructure	A network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits and can include includes parks, open spaces, playing fields, woodlands, wetlands, grasslands, river and canal corridors, allotments and private gardens.
Green Space	A subset of open space, consisting of any vegetated land or structure, water or geological feature within urban areas.
Local Green Space	Local Green Space is notionally under the same level of protection as green belt land. Designation should only be used for green areas or open space: <ul style="list-style-type: none"> <li>where the green space is in reasonably close proximity to the community it serves</li> </ul>

Term	Meaning
	<ul style="list-style-type: none"> <li>where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife</li> <li>where the green area concerned is local in character and is not an extensive tract of land</li> </ul>
Local Nature Reserve (LNR)	Non-statutory habitat of local significance designated by a local authority where protection and public understanding of nature conservation is encouraged. Established under the powers of the National Parks and Access to the Countryside Act 1949.
Local Plan	The plan for the future development of the local area, drawn up by the local planning authority in consultation with the community. In law this is described as the development plan documents adopted under the Planning and Compulsory Purchase Act 2004. Current Core Strategies or other planning policies, which under the regulations would be considered to be Development Plan Documents, form part 1 of the Local Plan. Part 2 Local Plans will include site allocations and development management policies.
Local Wildlife Site	A non-statutory designation used to identify high quality wildlife sites in the plan area. They include semi-natural habitats such as ancient woodland and flower-rich grassland. (Formerly known as a Site of importance for Nature Conservation (SINC)).
Low Carbon Technologies	Technologies that can help reduce carbon dioxide, and more generally greenhouse gas, emissions (compared to conventional use of fossil fuels).
Main Built Up Area Of Nottingham	Includes West Bridgford (Rushcliffe), Clifton, Beeston, Stapleford, Long Eaton (Erewash), Bulwell, Arnold and Carlton (same as Principal Urban Area).
National Planning Policy Framework (NPPF)	The NPPF sets out the Government's planning policies for England and how these are expected to be applied. It provides a framework within which Local Plans and Neighbourhood Plans can be produced reflecting the needs and priorities of the local area.
Neighbourhood Plan	<p>Neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and shape the development and growth of their local area.</p> <p>A neighbourhood plan forms part of the development plan and sits alongside the Local Plan prepared by the local planning authority. Decisions on planning applications will be made using both the Local Plan and the neighbourhood plan, and any other material considerations.</p>
Older People	In the context of this document 'older people' are referred to specifically because some policies refer to applications for new dwelling whose occupancy is age restricted to a particular group (e.g. over 55, over 65).
Open Space	All open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity.
Plan Period	2011 - 2028

Term	Meaning
Renewable Energy	Energy for heating, cooling and generating electricity from energy flows that occur naturally and repeatedly in the environment – from wind, the fall of water, the movement of the oceans, from the sun and also from biomass and deep geothermal heat.
Windfall Site	A site that has not been specifically identified as available in the Local Plan process. Normally comprises a previously developed site that has unexpectedly become available. 'Windfall' <b>sites</b> will come forward on an ad hoc basis as unforeseen circumstances arise. These <b>sites</b> are assessed against planning policies at that time.

## Ready Reference: Proposed Planning Policies

Applications will need to demonstrate that they comply with all relevant Planning Policies in this Neighbourhood Plan.

### Green belt planning policies

GB 1 Planning applications for development in the green belt that do not constitute exceptional circumstances will not be supported. The very strong desire for café and toilet facilities in Bramcote Hills Park would allow an application for a sensitively designed facility to be supported.	Yes / No
GB 2 Changes to the green belt boundary by Broxtowe Borough Council will not be supported.	Yes / No
GB 3 The Neighbourhood Forum shall be tasked by the council with deciding the details of any changes to the green belt should the council decide to change the green belt boundary.	Yes / No
Comments	

### Housing development planning policies

H1 Planning applications that would deliver a cumulative total over the plan period of no more than 180 dwellings will be supported.	Yes / No
H2 New residential developments of 10 dwellings or more in Bramcote should provide a minimum of 10 percent housing to be specifically for occupation by older people.	Yes / No
H3 Residential development on local green space or green belt is inappropriate and will not be supported	Yes / No
H4 Residential development on land allocated or obtained specifically for educational or leisure use is inappropriate and will not be supported.	Yes / No
H5 Applications to provide the full range of housing suitable for older people in a suitable location where older people, their staff and visitors can access without a private car will be supported.	Yes / No
H6 Where appropriate, residential development schemes shall: a. Deliver a stronger network of green infrastructure and appropriate public and private spaces; b. Reinforce character and identity through locally distinctive design and architecture; c. Reinforce a clear hierarchy of streets and spaces including pedestrian-priority routes integrated with existing footpaths; d. Establish a sensitive transition with the wider landscape should a new settlement edge be created; e. Use sustainable drainage systems and water management to alleviate flooding and improve water quality.	Yes / No
H7 Planning applications for housing on windfall sites outside the green belt, local green space or land allocated for educational or leisure uses will be supported. Applications of this nature on previously developed land not already allocated for educational or leisure uses will be particularly supported. In the event that an application would result in the loss of employment land, the scheme must demonstrate why there is no viable long-term use for employment and must also provide increased amenity. In these circumstances the redevelopment of employment land for mixed use development, including leisure, education, shops, offices or small workshops will be supported.	Yes / No
H8 Each development scheme of 10 or more dwellings should provide a mix of dwelling types, including bungalows, detached or semi-detached homes. Within the main built up area, higher density residential schemes, such as town houses and smaller dwellings (including accommodation for the elderly) would be supported if the scale and mass of the buildings is not incompatible with their surroundings.	Yes / No
H9 The proposed building of several hundred dwellings on the green belt of the Coventry Lane playing fields has proved to be very controversial. Broxtowe Borough Council has signalled its intent to allocate the playing fields for residential development alongside the development of secondary school buildings for the White Hills Park Federation. The alternative planning policies below are intended to capture the range of options that the Forum may wish to adopt in the Neighbourhood Plan. Bramcote residents' views are sought on their support, subject to the specific application being approved by a meeting of the Bramcote Neighbourhood Forum, for each of the following alternatives:	
OPTION A Residential development on Coventry Lane playing fields will not be supported; OR	Yes / No
OPTION B Development of up to 300 appropriate dwellings on Coventry Lane playing fields will be supported; OR	Yes / No
OPTION C Development of up to 300 appropriate dwellings on Coventry Lane playing fields after or at the same time as building new school buildings for White Hills Park Federation will be supported; OR	Yes / No
OPTION D Development of up to 300 appropriate dwellings on Coventry Lane playing fields after or at the same time as building new school buildings for White Hills Park Federation and an appropriate new leisure centre on the site of the former Bramcote School will be supported	Yes / No
Comments	

### Transport planning policies

TP 1 Development of 2 or more dwellings shall seek to encourage a modal shift (or transition) by integrating into	Yes / No
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existing walking/cycling links and bus routes and provision of bike storage.	
TP 2 Development of 10 or more dwellings shall include provisions not to exacerbate road congestion	Yes / No
TP 3 Development of 50 or more dwellings shall include provision for public transport ingress and exit via a turning circle or two entrances to create a through route and relevant bus stop furniture.	Yes / No
TP4 Development that involves interfering with, interrupting or substantially diverting public bridleways and footpaths for vehicular access will not be supported.	Yes / No
TP 5 The development of electronic communication infrastructure (such as free or low cost hi-speed wireless broadband internet) that would reduce the need to travel to conduct business will be supported.	Yes / No
TP 6 [IF RESIDENTIAL DEVELOPMENT PROCEEDS ON THE COVENTRY LANE PLAYING FIELDS] Development of the Coventry Lane playing fields shall enhance the prospects of a reopened railway stop, Bramcote Halt.	Yes / No
Comments	

#### Education planning policies

ED1 Education and Childcare Provision: Schemes that propose the expansion or improvement of existing school sites involving high-quality design and active minimisation of car reliance will be supported.	Yes / No
ED2 Skills and Training: Applications for adult education and training facilities will be supported particularly where they offer vocational and night-school courses.	Yes / No
ED3 Education and Childcare Provision: Where planning permission is required, applications for small scale childcare and educational facilities in private dwellings having no unacceptable impact on other dwellings in the vicinity and the uses proposed being ancillary to the main dwelling will be supported.	Yes / No
Comments	

#### Non-residential development planning policies

NR 1 A scheme and layout which forms a positive relationship with the immediate and wider environment and street pattern will be supported.	Yes / No
NR 2 Designs shall be innovative and contemporary.	Yes / No
NR 3 Development shall have no significant detrimental impact, including from resultant traffic, on residential amenities in the immediate locality.	Yes / No
NR 4 Parking provision within new proposals shall be proportionate to the scale and function of development and designed not to dominate the development or the street scene.	Yes / No
NR 5 Appropriate Sustainable Urban Drainage systems shall be incorporated.	Yes / No
NR 6 Designs shall promote low carbon / carbon neutral buildings and decentralisation of electricity generation.	Yes / No
NR 7 Appropriate and sensitive development for hotel accommodation, especially on key public transport routes, footpaths and cycle routes, will be supported.	Yes / No

#### Health Infrastructure Provision

HI 1 Contributions from developments of 10 or more dwellings for primary healthcare infrastructure shall be sought to meet housing and employment growth.	Yes / No
HI 2 Development shall demonstrably seek to improve health through play and sports space, high quality and attractive walking and cycle links suitable for all users.	Yes / No
Comments	

#### Economy and business planning policies

EC 1 Applications to expand existing business and / or educational premises, thereby creating new employment opportunities, will be supported.	Yes / No
Comments	

#### Energy and Climate Change planning policies

EN 1 Schemes that propose renewable energy generation on a scale which will visually impact the landscape of Bramcote shall demonstrate that they do not impact key views across the area.	Yes / No
EN 2 Applications for exploration or development for unconventional hydrocarbons will not be supported.	Yes / No
Comments	

#### Sport and Leisure planning policies

SL 1 New leisure centre. A planning application to build an appropriate new leisure centre on the site of the former Bramcote School or that of the current leisure centre will be supported	Yes / No
SL 2 Existing leisure centre. Once a new leisure is operating on the site of the former Bramcote School, a planning application to decommission the existing leisure centre site and landscape the site to become part of Bramcote Hills Park will be supported.	Yes / No



## Comments

**Community activities and facilities planning policies**

C 1 Development to provide toilet and cafe facilities in Bramcote Hills Park will be supported if there is a clear demonstration of the very exceptional circumstances needed to permit development in the green belt.	Yes / No
--	----------

## Comments

**Local Green and Open Spaces planning policies**

LG 1 Network of Green Infrastructure Re-introduce, retain and enhance Green Infrastructure features, such as lines of trees or hedgerows. Enhance and retain routes that are not public rights of way and permitted routes. Development shall not result in the loss of existing public rights of way and permitted routes.	Yes / No
LG 2 Designation of Local Green Spaces The following areas are designated as Local Green Spaces due to their special character, significance and community value:	Yes / No
a. Moor Lane playing fields (currently green belt)	Yes / No
b. Former Bramcote Hills Golf Course	Yes / No
c. Bramcote Hills Park (currently green belt)	Yes / No
d. Bramcote Moor Reserve (currently green belt) [Please see consultations on Housing Policy H9]	Yes / No
e. Coventry Lane Playing Fields (currently green belt) [Please see consultations on Housing Policy H9]	Yes / No
f. King George's park (currently green belt)	Yes / No
g. Alexandrina Plantation	Yes / No
h. Land along the south east side of the A52 between Sherwin and Bardill's traffic islands	Yes / No
i. Suggestions for other areas in or outside the green belt that should be local green space are welcome	
LG 3 Public Open Space Development shall not involve the loss of parks, sports and playing pitches, particularly facilities at King George's Park, Bramcote Hills Park and Alexandrina Plantation. Residential developments of 10 dwellings or more shall include provision of public open space comprising appropriate allotments, parks, play spaces, playing pitches or other uses based on public engagement prior to any planning application being submitted. Development of recreational facilities such as trim trails or adult outdoor exercise parks will be supported. Development of 2 to 9 dwellings should make contributions to off-site public open space serving the location in which development takes place.	Yes / No
LG 4 Landscape and Setting Development shall not result in the loss or fragmentation of green belt or local green space or other open space. Development shall sensitively manage flood risk issues.	Yes / No
LG 5 Former Bramcote Hills Golf Course This site already has outline planning permission for a retirement complex on part of the site. The detailed planning application shall maximise wildlife friendly landscaping and design.	Yes / No
LG 6 Enhancement of the grounds of the former Bramcote Hall to form a rural arboretum	Yes / No
Comments	

**Environment and Ecology planning policies**

EE 1 Planning applications that would result in the loss or fragmentation of the green belt or local green space or other open space will not be supported.	Yes / No
EE 2 Planning applications that sensitively manage flood risk issues will be supported.	Yes / No

**Places of Worship planning policies**

PW 1 Development that enhances, conserves or extends the present places of worship or increases their community value will be supported.	Yes / No
Comments	

**Cultural Heritage planning policies**

CH 1 Be of the highest quality and design in order to minimise impact on the conservation area	Yes / No
CH 2 Preserve and enhance the historic and traditional character of Bramcote Village	Yes / No
CH 3 Development of brownfield sites in and around the Bramcote Conservation Area shall contribute to and enhance the public realm	Yes / No
Comments	

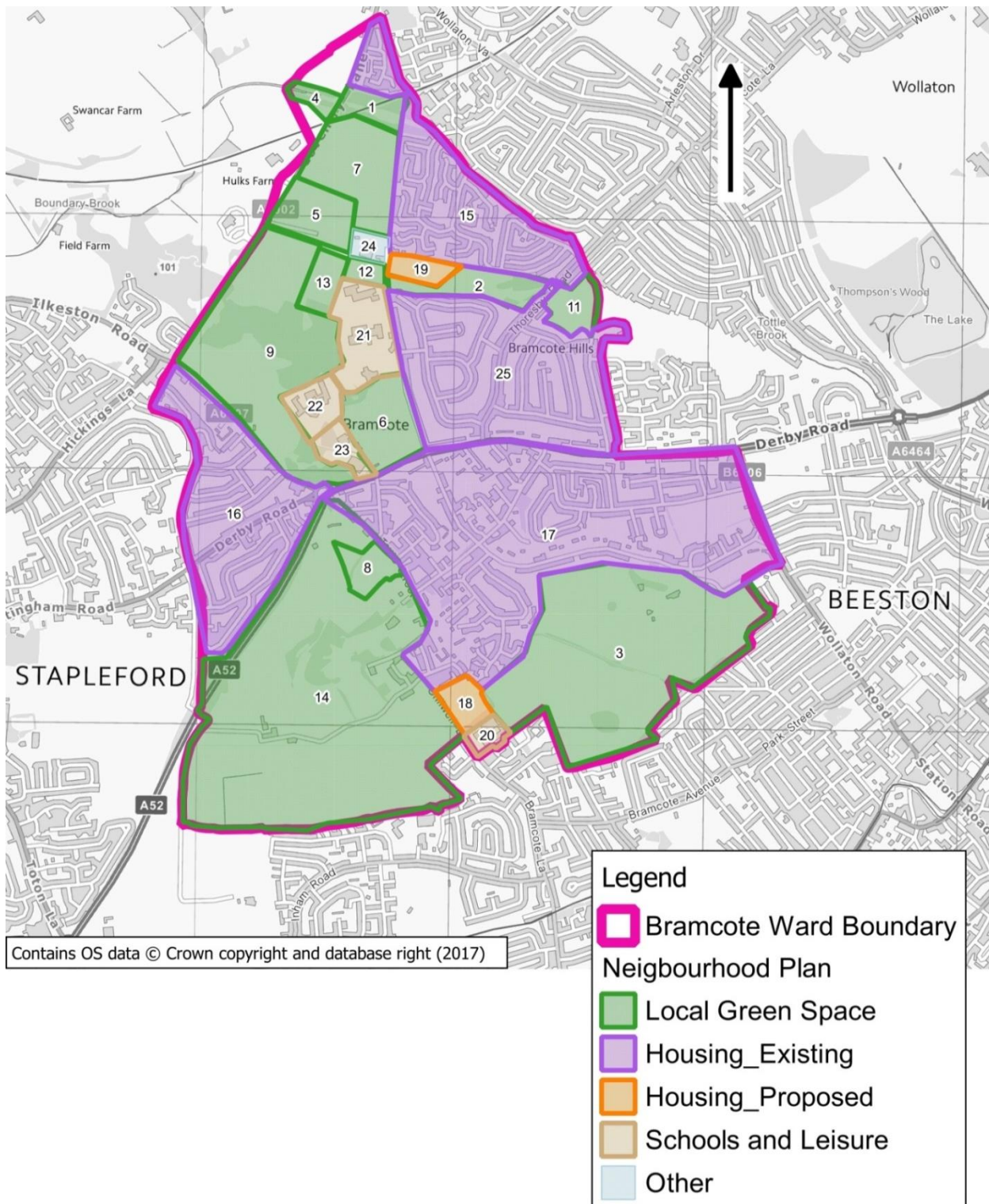


Figure 18 Proposals Map (not to scale)

1 Canal Area; 2 Proposed local green space on part of former Bramcote Hills Golf Course; 3 Beeston Fields Golf Course; 4 Canal Area; 5 Bramcote Moor Grassland; 6 Proposed Local Green Space Moor Lane Playing Fields 7 Proposed Local Green Space Coventry Lane Playing Fields 8 St George's Park; 9 Bramcote Hills Park; 10 deliberately omitted; 11 Alexandrina Plantation; 12 Proposed Local Green Space adjacent to Bramcote College; 13 Sports Pitches on former landfill site; 14 Proposed Local Green Space along A52; 15 Bramcote Moor 16 West Bramcote 17 South Bramcote (including Bramcote Village and Conservation Area); 18 Alderman White School; 19 Outline Planning Permission granted on part of former Bramcote Hills Golf Course; 20 Permitted dwellings St John's School of Mission; 21 Bramcote College and proposed new location of Bramcote School; 22 Proposed location of New Leisure Centre (former site of Bramcote School); 23 Bramcote Leisure Centre; 24 Brethren Church; 25 Bramcote Hills.



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