



BROXTOWE BOROUGH COUNCIL

Local Plan Scoping Consultation

Response Form

September 2026

Use this form to respond to the 24 scoping questions. You may answer as many or as few questions as you wish. You do not need to answer every question.

There is additional space at the end of the form.

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Bramcote Neighbourhood Forum

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Agent details (if responding on behalf of someone else)

Bramcote Neighbourhood Forum held an online meeting on 19 October 2026 and attendees made the suggestions below.

How to respond

Consultation period: Tuesday 15th September to Tuesday 20th October at 5pm

Deadline: All representations must be received by 5pm on 20th October 2026.

Submit your completed form

Email: policy@broxtowe.gov.uk

Post: Planning Policy Team, Broxtowe Borough Council, Foster Avenue, Beeston, Nottingham NG9 1AB

Telephone enquiries: 0115 917 7777 (ask for Planning Policy)

Accessibility: If you require this form or the scoping document in a different format, language or accessible version, please contact the Planning Policy Team.

Please note: Clearly identify the question numbers you are answering. Continue on additional sheets if necessary and label each sheet with your name or organisation and the relevant question number.

Respondent type

- ☐ Resident
- ☐ Business
- ☐ Landowner or developer
- ☐ Planning agent or consultant
- ☒ Parish, town or neighbourhood body
- ☐ Community or voluntary organisation
- ☐ Infrastructure or service provider
- ☐ Public body
- ☐ Other: _____

Please confirm if you would like to be added to Broxtowe Borough Council's Local Plan Consultation Database to be notified of any future consultations in relation to the new Local Plan or other Planning Policy Consultations.

- ☒ Yes, please add me ☐ No, please do not add me

Data Protection - The comment(s) received in relation to the Broxtowe Local Plan will be used in the plan-making process and may be in use for the lifetime of the Local Plan in accordance with the UK General Data Protection Regulation ('UK GDPR') and the Data Protection Act 2018, (as amended, including by the Data (Use and Access) Act 2025) . Please note that comments cannot be treated as confidential and will be published on Broxtowe Borough Council's website. A copy of Broxtowe Borough Council's Planning Policy Privacy Notice is available on our website at the following link: <https://www.broxtowe.gov.uk/for-you/planning/planning-policy/planning-policy-privacy-statement/>.

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General scope, vision and objectives

Scoping Question 1

What are the most important issues the new Broxtowe Local Plan should address?

Your response:

- a) Bramcote took more than 11% of the housing allocation in the current local plan and this should be reflected in a much lower allocation of new housing from 2029-2040. Bramcote is in a housing sense effectively “full”.
- b) Bramcote Conservation area is valued and should be protected from inappropriate change including development within and in the vicinity of the demarcated conservation area.
- c) Bramcote is a great place to live and, albeit in only limited cases, work and this should be protected and enhanced when considering future development plans.
- d) Bramcote has a strong sense of identity and we would wish that to be protected and promoted in the new local plan. Specifically new development outside Bramcote should not be allowed to promote itself as being within Bramcote as is happening with the commercial housing on the west side of Coventry lane that lies within Stapleford Town Council’s area.

Scoping Question 2

What should Broxtowe be like at the end of the Local Plan period and what should be at the heart of the Local Plan’s vision?

Your response:

- a) The Bramcote Neighbourhood Forum's vision for Bramcote is to be a safe, environmentally responsible, and highly desirable residential and mixed-use area.
- b) Key pillars of the vision include being a place where:
 - i) People and Community are valued: Fostering a welcoming, inclusive, and thriving diverse community.
 - ii) Education and Amenities are available: Providing and protecting outstanding schools, local employment opportunities, and community amenities.
 - iii) Heritage and Landscape are respected: Respecting local heritage while preserving and enhancing existing mature landscapes, green spaces, and natural habitats.
- c) Bramcote should have retained its (partly) rural character as it straddles the urban edge of the conurbation. This edge should not be moved.

Scoping Question 3

What should the main objectives of the Broxtowe Local Plan be and what outcomes should the Plan seek to achieve?

Your response:

- a) To ensure the presumption in favour of sustainable development at the core of the NPPF is given great materiality in both formulating the plan and in determining applications.
- b) Previously developed land should be prioritised and greenfield land such as that within Bramcote should not be built on before PDL (aka brownfield) is developed first

Broxtowe: setting the scene

Scoping Question 4

Is there anything about Broxtowe's strengths, challenges or local characteristics that you think should be reflected in the Local Plan?

Your response:

- a) Bramcote hosts the redeveloped leisure centre providing a great facility for southern Broxtowe; Bramcote residents will have lived through several years of disruption and that should be recognised
- b) Bramcote hosts extensive park land and green spaces that provide recreational space for residents in southern Broxtowe

Theme 1: How and where should Broxtowe grow?

Scoping Question 5

What should be the spatial strategy to guide where new development is located in Broxtowe?

Your response:

- a) The concept of place should underpin the strategy and ensure that monolithic housing estates, that are inherently unsustainable, are avoided

Scoping Question 6

What should be the main spatial priorities for Broxtowe over the plan period?

Your response:

- a) Respecting the different functions and natures of places across southern Broxtowe

Theme 2: Homes and communities

Scoping Question 7

How much housing should Broxtowe plan for and what factors should influence the final housing requirement?

Your response:

- a) The Government target for Broxtowe is unrealistic and has no historical basis for it being achievable. Given that Bramcote was allocated a disproportionate share of the 6150 houses in the current plan and reasonable ASPIRATION should be no more than 15 new houses per year within Bramcote from 2029 – 2040.

Scoping Question 8

What types of homes are most needed in Broxtowe and where should they be provided?

Your response

- a) Bramcote needs housing for an ageing population but elsewhere affordable accommodation including 1-2 bedroom flats would help a growing population.
- b) Flats should not be seen as for students only
- c) New housing should be truly sustainable and fit for living by all abilities
- d) Housing should include tree planting to mitigate the effects of extreme weather events
- e) Houses should be required to have Passivhaus performance (extreme energy efficiency, comfort, and sustainability), solar panels, Built in Solar /Aircon, Battery storage, electric chargers, electric heating pumps, hedgehog friendly borders

Theme 3: Economy, employment and town centres

Scoping Question 9

How much employment land and business floorspace should Broxtowe plan for and where should it be located?

Your response:

NIL

Scoping Question 10

How should Broxtowe's town and local centres develop and evolve to meet changing needs?

Your response:

- a) Not relevant to Bramcote per se however densification of Beeston and Stapleford by building up and above low level retail would create footfall and help those centres thrive.

Theme 4: Infrastructure, viability and developer contributions

Scoping Question 11

What infrastructure is needed to support new homes and jobs in Broxtowe?

Your response:

- a) The local plan should consider the sufficiency of appropriate support services – doctor and dental surgeries, schools, shops, etc – and if new development would exceed their capacity then the development should pay of the uplift in capacity
- b) New infrastructure should be designed to be expandable – e.g. by being able to be built up to higher levels

Scoping Question 12

How should the Local Plan make sure infrastructure is delivered at the right time and in the right places?

Your response:

- a) New development should be considered alongside the infrastructure it will created a demand for and, if necessary, contribute to the creation of that infrastructure.
- b) Sufficient primary school places in the right location for the new housing should be provided at least in part by the uplift in land values created by that housing development.

Theme 5: Transport and connectivity

Scoping Question 13

What are the key transport priorities for Broxtowe and how should the Local Plan support them?

Your response:

- a) Bramcote should be better connected to Beeston town centre, the bus-tram interchange and Beeston Station beyond that.
- b) Safety should be a strong material consideration when considering changes to road networks
- c) Proposals that would overload our road network should be deemed unsustainable and be rejected
- d) Public transport furniture such as bus stops and bus lanes, turning circles should be included in new developments
- e) Use s106/ CIL to encourage/ support bus connections
- f) pavements designed to slow down scooters, cyclists and buggy users to protect pedestrians
- g) Better links connecting Bramcote with major transport infra - tram, east midlands parkway and east midlands airport
- h) To reduce car travel include safe cycle/walking routes and more local shops in the new housing estates

Theme 6: Climate change, flood risk and energy

Scoping Question 14

How should the Local Plan respond to climate change, flood risk and the need to reduce carbon emissions?

Your response:

- a) See above for house design

Theme 7: Natural environment, biodiversity and blue and green infrastructure

Scoping Question 15

Which green spaces, wildlife areas, landscapes and waterways in Broxtowe should be protected or enhanced?

Your response:

- a) The former Bramcote Hills Golf Course Land is an important wildlife corridor and should be recognised as such to protect it from development. The space between Bramcote Moor to the South of the Ridge and the Development during the sixties & seventies to the North of The Ridge is an important part of our local area and should not be used for any building.
- b) Development should be expected to create connectons between remaining green spaces by walkways and wildlife corridors
- c) Existing parks should be protected from development in perpetuity
- d) Existing surface water bodies should be protected and enhanced for its wildlife value
- e) The former canal should be listed to be protected and possibly enhanced

Scoping Question 16

How should the Local Plan balance development needs with protection and enhancement of the natural environment and biodiversity?

Your response:

- a) Keep our beautiful green spaces whilst town centres to improve. Recognising the fifth function of the green belt – one that was ignored in the current local plan.
- b) Recognising that sprawl, low density and homogeneous development creates dependency on private transport that flies in the face of sustainable development.
- c) Sustainable development that considers the system as a whole including interactions rather than tunnel vision on individual aspects
- d) A recognition that different parts of south Broxtowe serve different key roles and Bramcote's is to be a residential and green space with potential key transport corridors for humans and wildlife.

Theme 8: Heritage, design and local identity

Scoping Question 17

How should the Local Plan secure high-quality design and strengthen local identity across Broxtowe?

Your response:

- a) Local identities should be encouraged
- b) Broxtowe needs a more cohesive sense of identity and the local plan should support this in the signage it requires and the naming of streets
- c) Locally relevant place names in new developments – picking up on landscape features and key personalities
- d) Spaces in Bramcote which bring people together should be protected and encouraged – this includes schools, scouts, parks, leisure centre, churches, memorial hall
- e) Change the message on the Sherwin island from 'Borough of Broxtowe' to “Welcome to Bramcote”
- f) S106/ CIL should be set aside to maintain public realms such as weeding the brick area at Sherwin island and maintenance of the central area of Bramcote Island
- g) Install a suitable welcome to Broxtowe banner on the pedestrian bridge over the A52 at the island
- h) Provide for and encourage more Blue signs

Scoping Question 18

How can the Local Plan protect Broxtowe’s heritage and local identity while enabling well-designed growth?

Your response:

- a) Heritage should be allowed to preclude further development in its vicinity
- b) See elsewhere

Theme 9: Green Belt

Scoping Question 19

How should the new Local Plan approach the Green Belt in Broxtowe?

Your response:

- a) Bramcote has lost a lot of its green belt and what is left should be protected as it continues to serve the five purposes of the green belt
- b) The piecemeal destruction of the green belt over the past two decades should end
- c) All five functions of the green belt should be taken into account

Strategic Environmental Assessment / Sustainability Appraisal

Scoping Question 20

Do you think there are any other 'Key Issues' which should be considered as a part of the Strategic Environmental Assessment / Sustainability Appraisal?

Your response:

- a) Air quality, anti social behaviour in the public realm, public safety

Scoping Question 21

Do you have any other comments in relation to Strategic Environmental Assessment or the Sustainability Appraisal?

Your response:

- a) None at this stage

Local government reorganisation and future plan-making

Scoping Question 22

How should the Broxtowe Local Plan respond to potential Local Government Reorganisation?

Your response:

- a) Opposing it as far as possible
- b) Ensuring what is in the Broxtowe local plan does not get diluted by reorganisation

Evidence base

Scoping Question 23

Are there any additional evidence studies you think the Local Plan should prepare, or any studies listed above that you consider unnecessary?

Your response:

- a) The concept of a place and when a place is fully developed

Consultation bodies and key partners

Scoping Question 24

How should the Council involve residents, businesses, infrastructure providers, community groups and other stakeholders as the Local Plan is prepared?

Your response:

- a) The formal forms of consultation are sufficient
- b) Use the Parish and Town councils and Neighbourhood Fora – they are recognised local parts of the planning system

Additional comments

Use this space for any other comments. Please state the relevant question number or topic where possible.

16.1 The Council will consult relevant bodies and partners in accordance with the regulations.

- *All Parish and Town Councils within Broxtowe; Chetwynd: The Toton and Chilwell Neighbourhood Forum; **Bramcote Neighbourhood Forum**; other relevant neighbourhood planning bodies. Any emerging Parish or Town Councils or Neighbourhood Forums.*

We welcome and confirm our willingness to engage with the council in a proactive and dynamic manner beyond the minimum requirements in regulations.

Our comments below focus on those aspects of the 24 questions posed in the scoping document that are relevant to Bramcote, distinct place within Broxtowe with its own vision.