



# Nuthall Parish Council



## Nuthall Neighbourhood Plan 2015-2030

December 2017

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# Foreword

The Nuthall Neighbourhood Plan covers the period 2015 to 2030 and was drawn up in response to encouragement given by Government under the Localism Act 2011 and the Neighbourhood Planning Regulations 2012. The Regulations put in place a framework through which local communities can have more control over local development.

Following a Nuthall Parish Council application to Broxtowe Borough Council, Nuthall was designated a Neighbourhood Area in September 2014 for this purpose. The Neighbourhood Plan has been drawn up by Nuthall Parish Councillors and a volunteer Steering Group consisting of Councillors (45%) and Residents (55%).

Consultation with the community began with a Residents' Survey and the responses to this survey by 63 residents. The Steering Group then prepared a Draft Consultation document which was widely discussed with many groups in the Parish. These groups included schools, clubs, young people, those attending the local indoor community facilities, those using the external playing fields and park, local farmers, landowners, developers and industry/retail representatives. The draft Plan was also posted on the Parish's website for wider examination. It was also on display at the Temple Community Centre.

This process and the input which resulted informed the preparation of an amended Plan as which was drawn up by the Steering Group after taking into account all these views. Launch events for the benefit of local residents were held in the Nuthall Temple Centre and there were a number of 'Drop-in' days too.

The pre-submission plan was consulted upon in-line with the Neighbourhood Planning Regulations 2012, Part 5 (14) and the responses to this consultation refined the plan further (as set out in the Consultation Statement).

This is the version which will be formally submitted to Broxtowe Borough Council for Independent Examination. Following examination, it is expected that the final document will go to public referendum in Spring/Summer 2018.

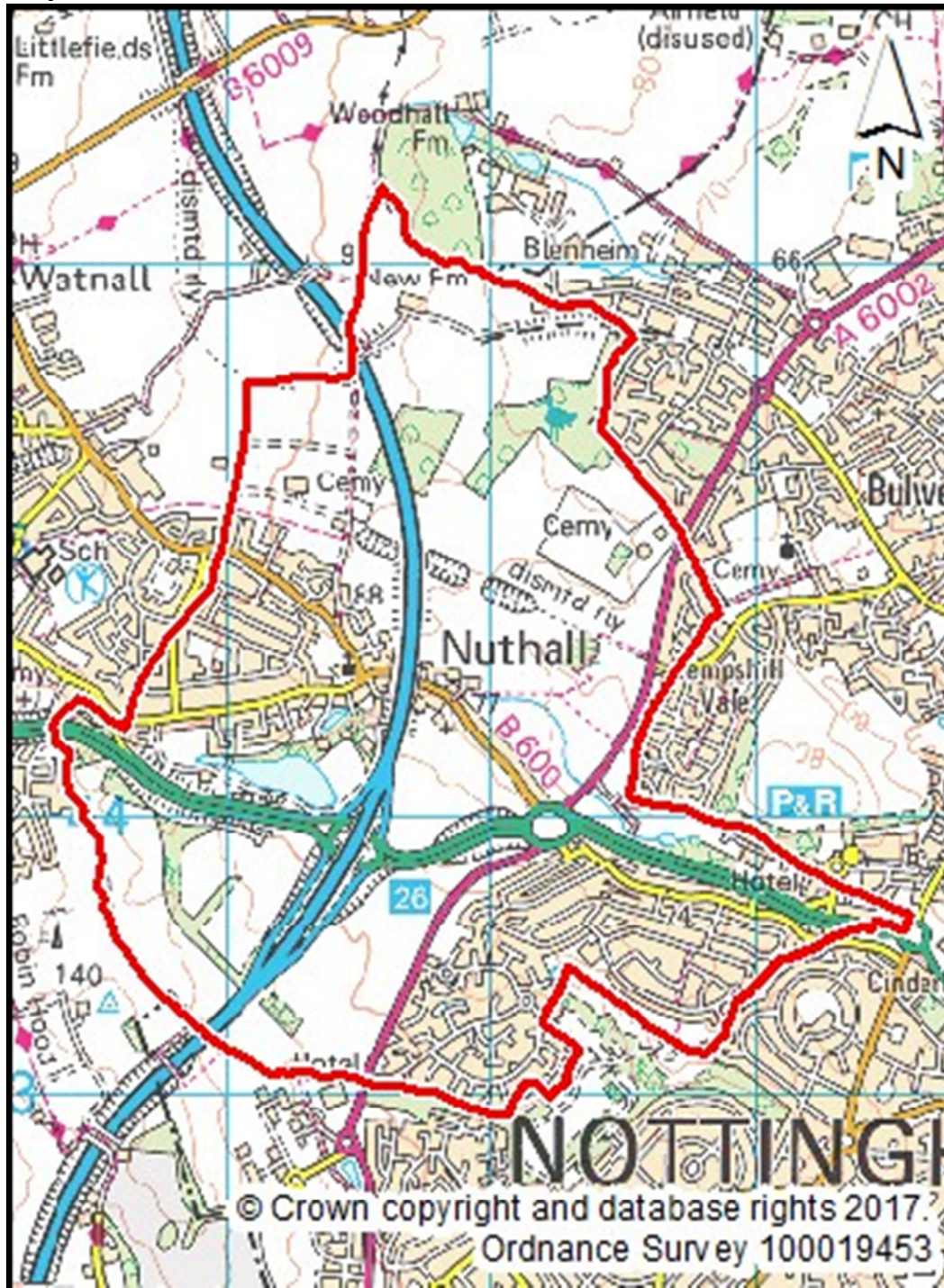




# The Parish

The Parish of Nuthall lies to the north-west of the City of Nottingham; it has a short border with the City to the east (East Nuthall). On the north-west side of the Parish, the village is joined to Watnall, which is in the neighbouring Parish of Greasley. The west of the Parish is directly joined to the Kimberley Parish. These areas are known as West Nuthall. Greenbelt land and open spaces surround the 3 parishes broadly to the north, north west and south.

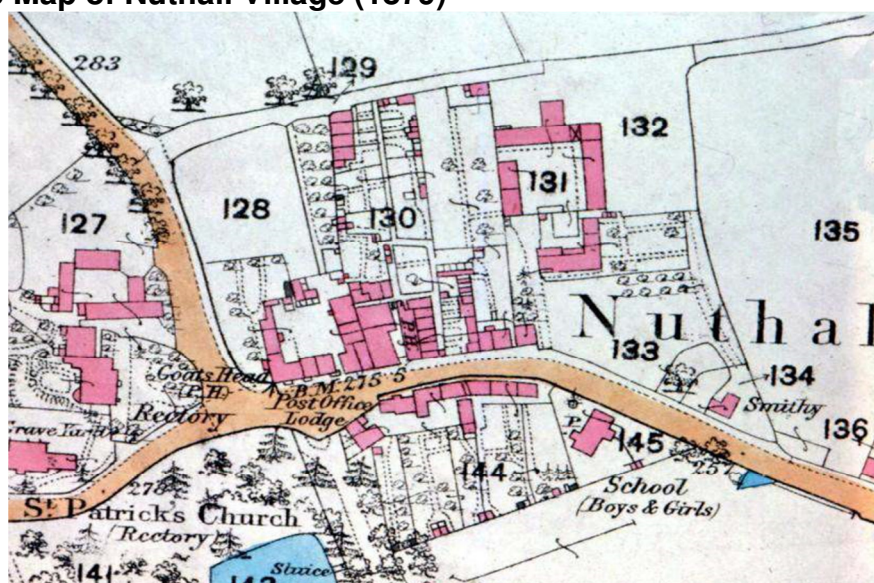
Map 1: Nuthall Parish





# History of the Parish

Map 2: Historic Map of Nuthall Village (1879)



The Domesday Book listed the village in 1086. Many different spellings of the name have included Notale, Notthall and Nuttall (the latter in the 1800s and early 1900s) until the present day Nuthall became the name adopted by a vote of local council members in 1915.

Early records show that there were a number of churches built in Saxon times on the site of what became known as St Patrick's Church, whose rebuilding began in the shape we know it today in about 1390 with the South Porch added early into the following century. Sir Robert Cokefield was a soldier of some repute and one of a family of Cokefields who were Lords of the Manor and it was under his directions that the Church was rebuilt. His effigy in his founder's tomb is remarkably well-preserved. It is a Church of enduring Medieval charm and interest, which has benefitted from additions and changes over the centuries since. The Church was re-roofed in 1858 at a cost of £774. A major restoration in 1884 cost £1,509, a substantial sum in those days.

1934 saw the opening of the St Patrick's Village Hall with a money-raising bazaar, regarded as a bold venture at the time when money was so scarce.





*Illustration 1: St Patrick's Church*



*Illustration 2: St Patrick's Church Hall*

The Church would have been **as** regarded as being the focal point of the centre of the old village of Nuthall which also served the community with a shop and cafe, butchers, bootmaker, blacksmith, joiner and wheelwright, pub and a Reading Room at different times through the years. The area surrounding the Church is a designated Conservation Area (as shown on maps 3 & 4).

Nuthall possessed some fine houses over the last two or three centuries. A number of them (including Nuthall Lodge, **and** Nuthall House, ~~Hempshill Hall~~) were demolished as repairs and maintenance costs became unaffordable and the land turned over mainly to new housing in the last century.



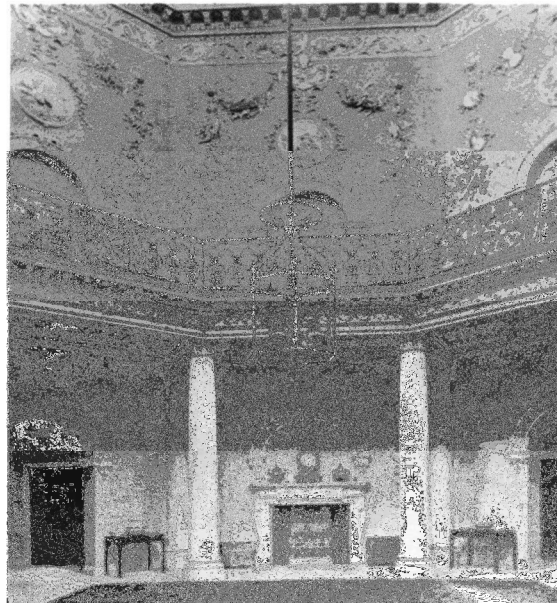
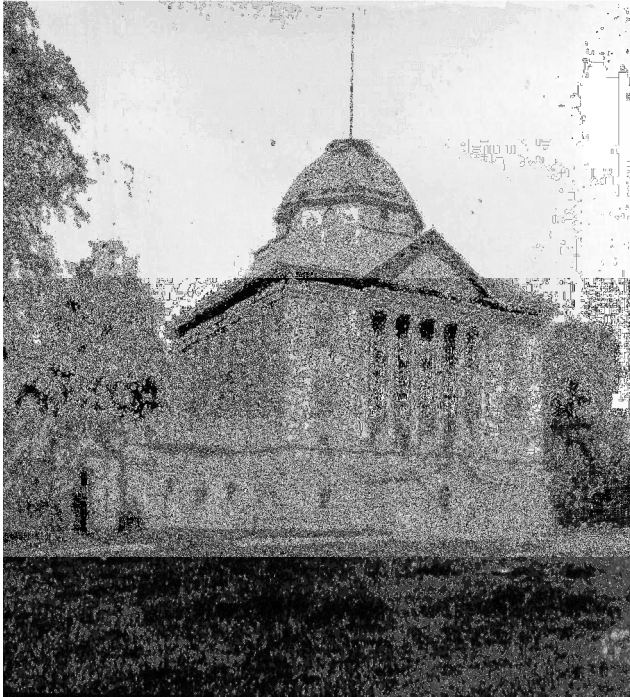
*Illustration 3: Nuthall House*



*Illustration 4: Nuthall Lodge*



The most well-known of these properties was The Temple, built in 1754. It housed the Village Squire, Sir Charles Sedley, a Member of Parliament. It was regarded as the best of England's Temple/Villas. In 1819, the property was sold to the Holden family. In 1894, two members of the Holden family were elected to the first Nuthall Parish Council. The Temple remained in their hands until Rev Robert Holden's death in 1926; its destruction brought an end to a village's long established order of life just 2 years later. Its ruins now lie under the M1. A small number of listed properties remain.



*Illustration 5:  
Views of the  
Temple 1754 to  
1929*

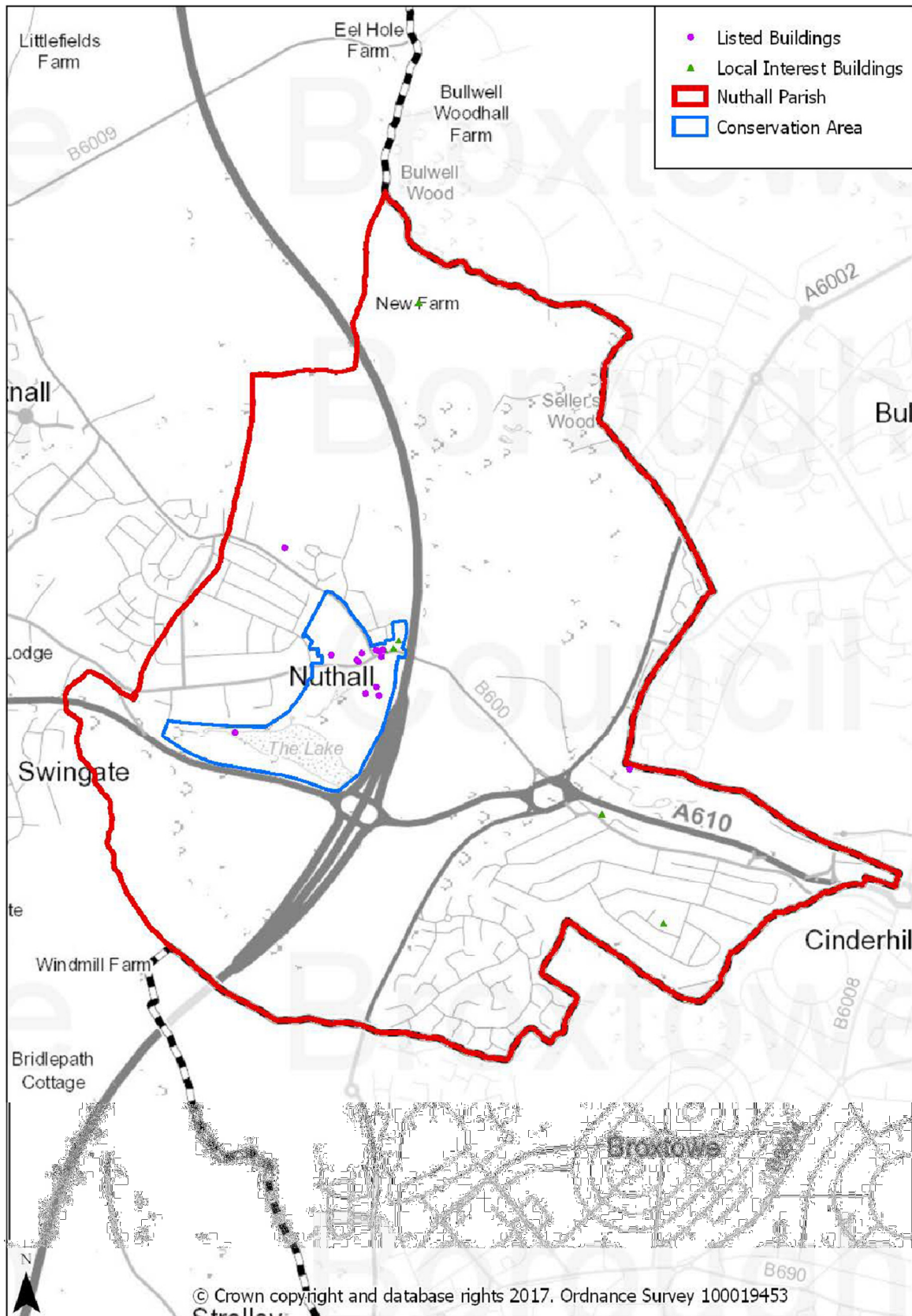


*Illustration 6: The Temple 1754 to 1929*

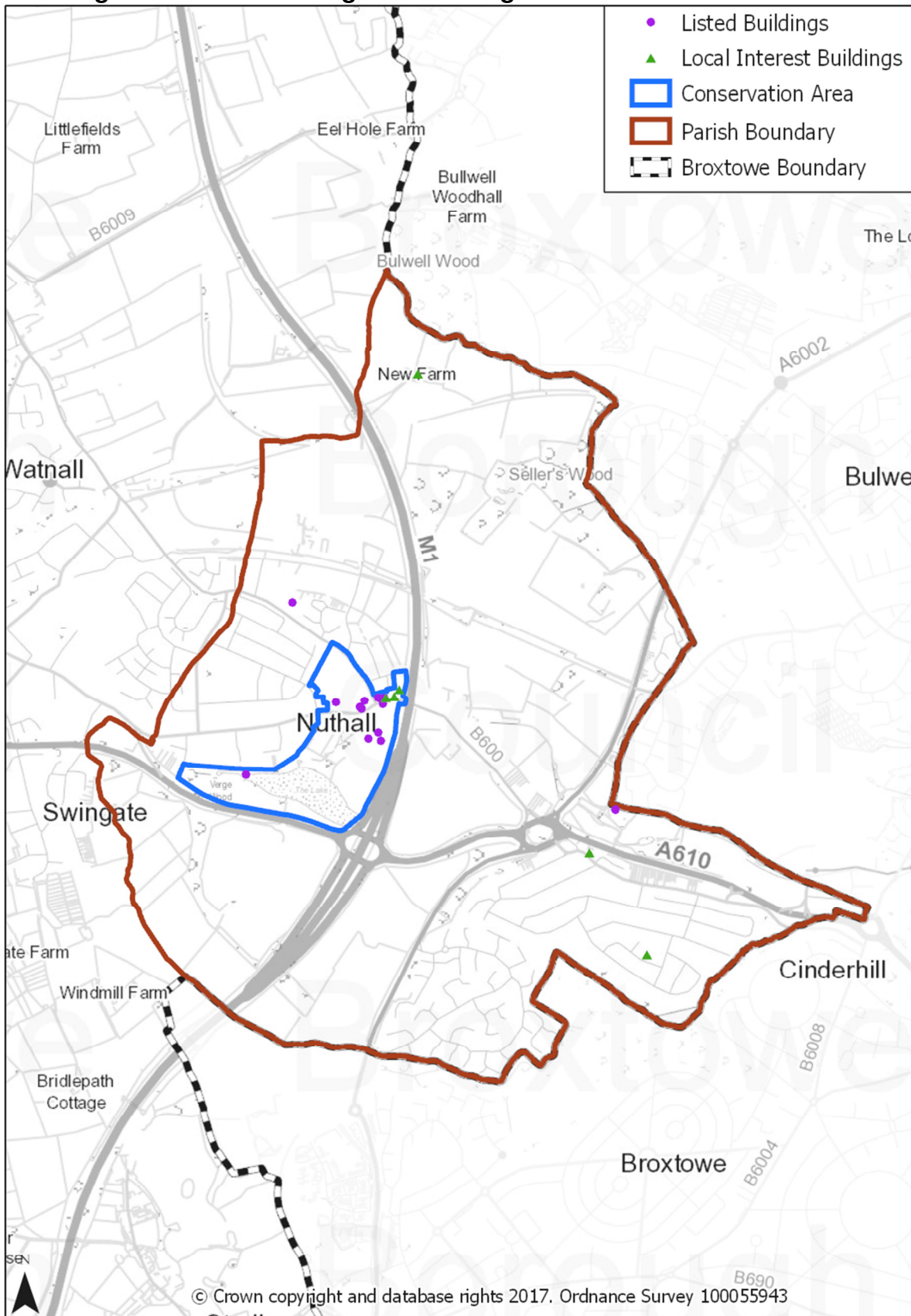




**Map 3: Designated and Non-Designated Heritage Assets in Nuthall Parish** ~~remove map~~

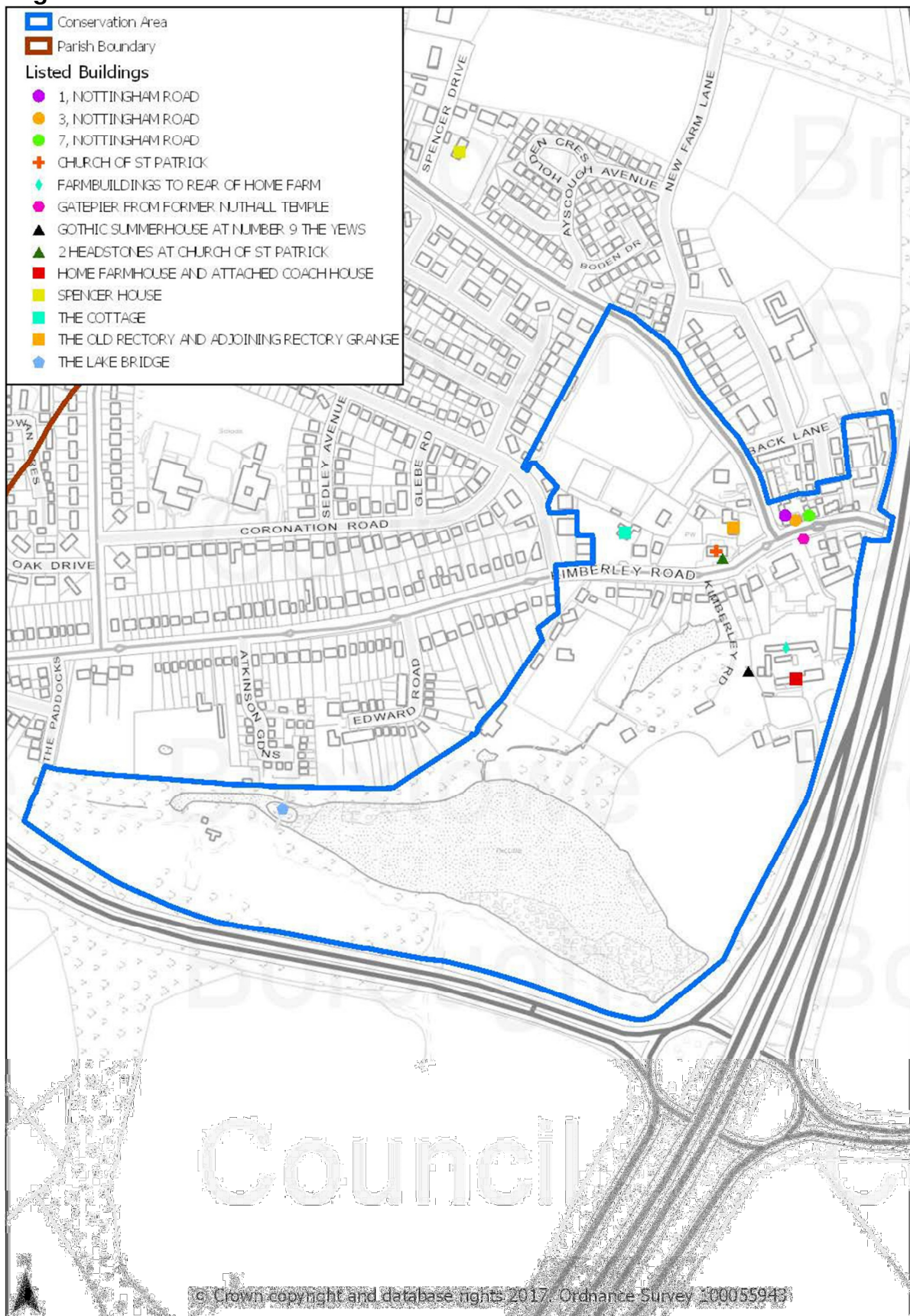


**Map 3: Designated and Non-Designated Heritage Assets in Nuthall Parish**





### Map 4: Listed Buildings within the Conservation Area 'Historic Core of the Village'





Towards the end of the 18<sup>th</sup> century, records indicate that 122 families lived in Nuthall. In 1839, it is recorded that 48 boys and 40 girls were being taught on Sundays at a school in the Rectory. One hundred years later, the population of the Parish was 404, living in 97 houses.

There were several working farms but in the 20<sup>th</sup> century, the majority have closed down including Villa Farm, Valley Farm, Town Farm, Horsendale Farm, and Assarts Farm, all providing from time to time additional land for more housing to permit the village to grow in size.



*Illustration 7: Town Farm - now converted to apartments*



*Illustration 8: Villa Farm*



*Illustration 9: New Farm - under threat*

There are now just 2 working farms in operation, including New Farm, which is

under threat due to the planned HS2 route (which is shown on map 7).

### Map 5: Historic Map of the Village 1915

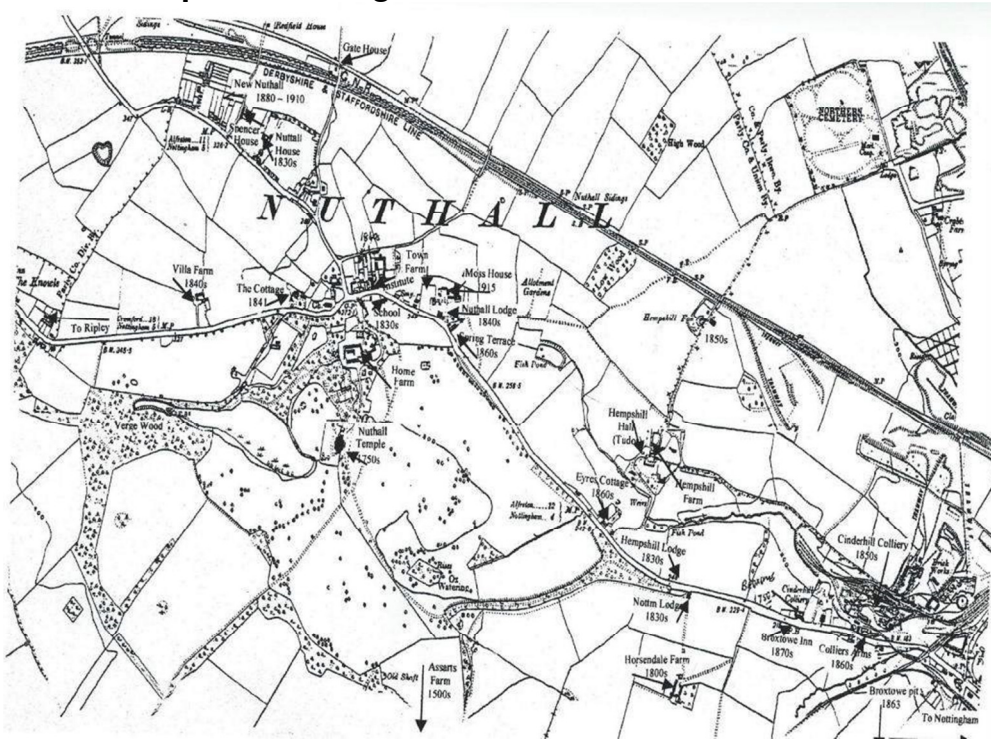


Illustration 10: Map of the Parish 1915

The village population increased through the decades to today's 6,311, as new housing was built on the land of these very large old properties and on former agricultural land. In the same period, households grew to 2,506 (2011 Census). The village developed in such a way as to create an East and West Nuthall, connected by Nottingham Road over which the M1 motorway bridge was subsequently built. The old railway and tram systems had long since been progressively closed down to be replaced with a bus service.

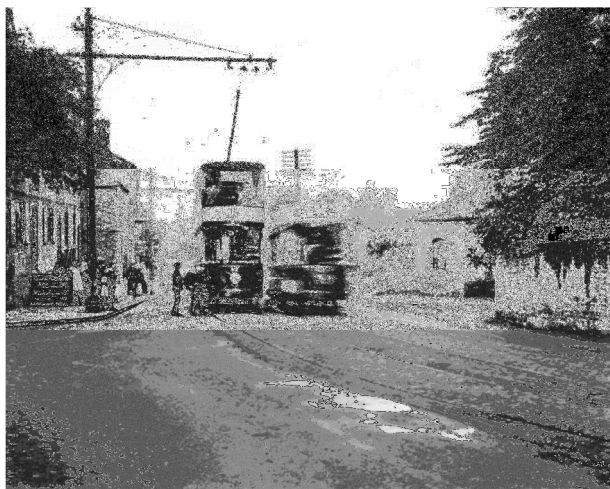


Illustration 11: Trams in Nuthall Early 1900s



Illustration 12: The Old Village Centre





Local industry developed with a large factory, fuel distribution facilities, a weighbridge for heavy vehicles and a MOT Testing Centre built during the second half of the 1900s in neighbouring Watnall. All the above facilities, together with a large public allotment, are located together on a half mile stretch of the main road through Watnall/ Nuthall. This has created a busy road network with long queues at peak times on Watnall Road, Nottingham Road and Kimberley Road and especially at their junction in the old village centre. Heavy transport vehicles from the large fleets run notably by the bread factory and the fuel distribution facility are an unpleasant part of life.

The route of the M1 has pretty much destroyed what was left of the former Nuthall Village centre; the local shops, small businesses, pub and Reading Room have all closed. We are left with a Church, the old Vicarage, a pub and a busy crossroads; hardly a Centre. The old shops, including a more recent post office, have been replaced with housing.

A very pro-active local Historical Society is a splendid organisation serving the Parish with the meticulous maintenance of records and regular publication of interesting documents/books. They have provided most of the photographs used in this document.

Maps 4 and 5 show the designated Nuthall Conservation Area and listed buildings, and the non-designated but local interest buildings. Broxtowe Borough Council provides data on local interest buildings, which are maintained and updated by Nottinghamshire County Council, and published on the Heritage Gateway.

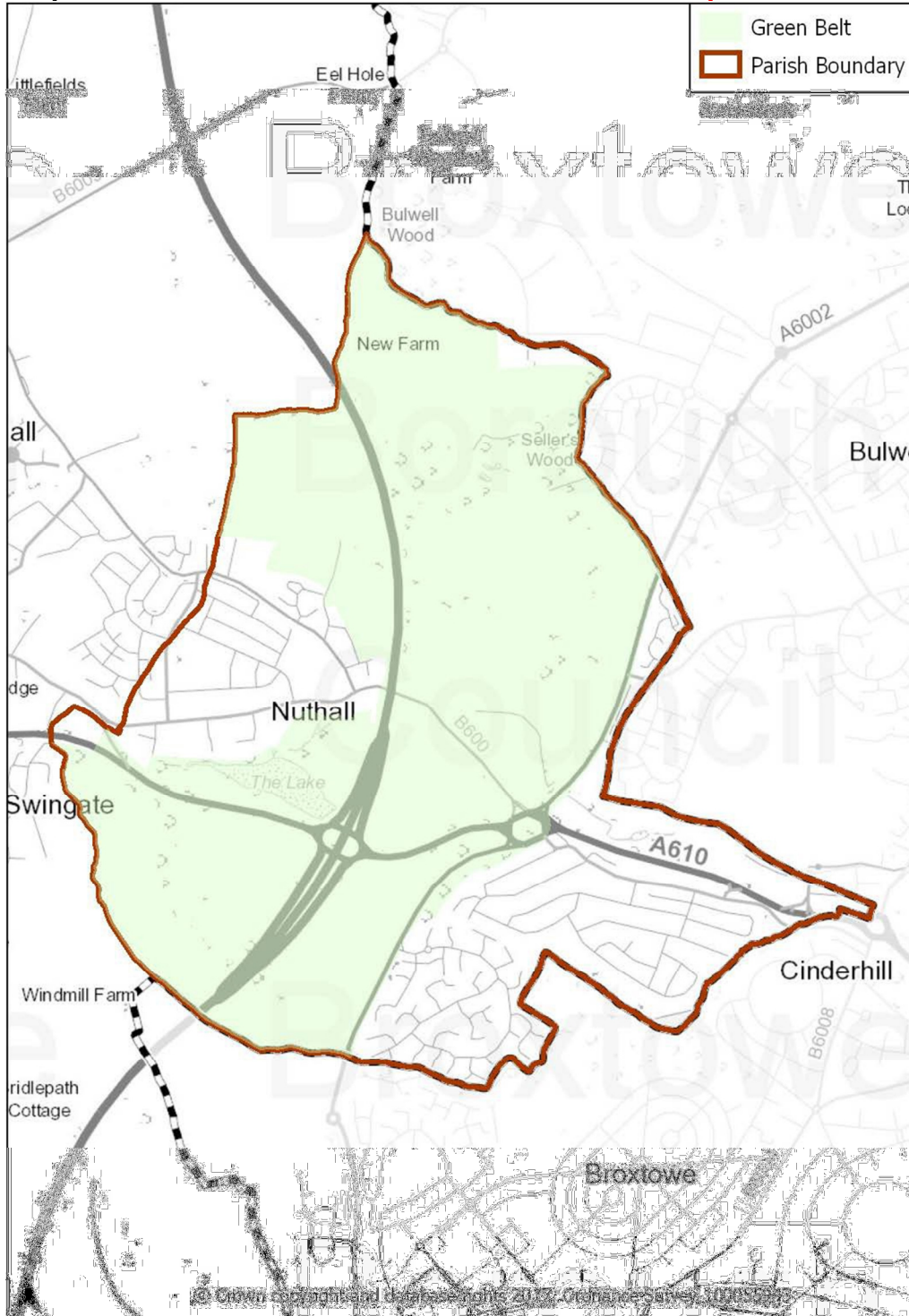
## **Nuthall Present/Future Challenges**

Despite the inevitable change and growth which has taken place over the last century, Nuthall still retains a sense of individuality and distinct charm compared with many of its neighbouring centres of population which have been more fully absorbed into the City of Nottingham.

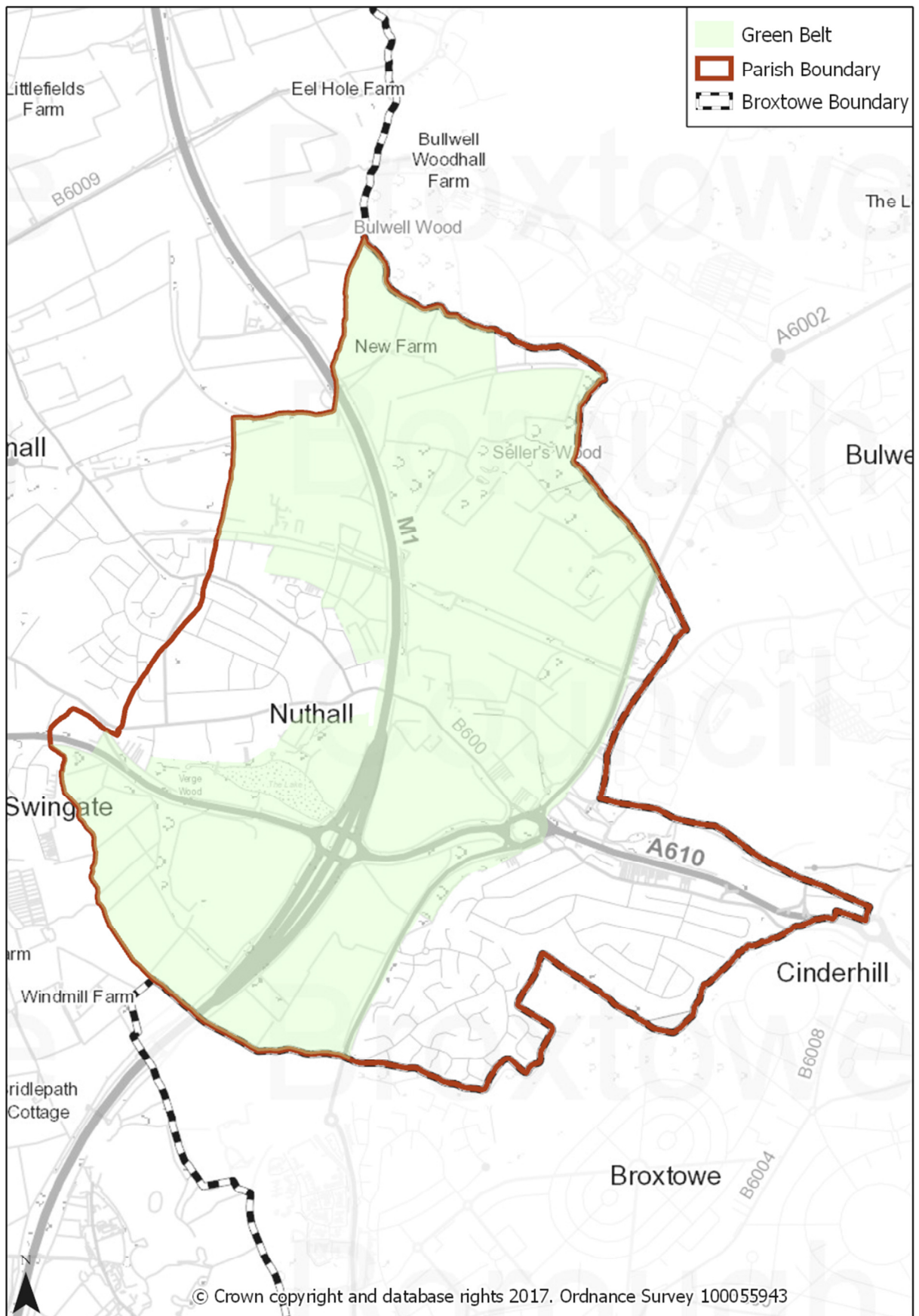




Map 6: The Green Belt in Nuthall Parish **remove map**



Map 6: The Green Belt in Nuthall Parish



The Built environment now represents 33% of the total area of the Parish but greenbelt land still holds 67% (as shown on map 6). The two working farms are Redfield House and New Farm, the latter currently planned to be severely impacted by the proposed route of the HS2.



*Illustration 13: Basil Russell Playing Field on Remembrance Day*



*Illustration 14: Temple Lake today*

The expansion of the village population in the latter half of the 20<sup>th</sup> century was substantially on formerly greenbelt land, including working farms, and on the sites of many of the village's historic houses demolished for the purpose.

The main road, Nottingham Road, links the East and West sides of the village, some ½ mile apart, with the M1 bisecting the two (as show on Map 7) **and contributing to severance of the local communities in East and West Nuthall.** **The large volumes of traffic on the M1 and A roads through Nuthall are a source of noise and air pollution, with Nottingham Road / Back Lane designated as an Air Quality Management Area.** If the HS2 proceeds, then there will be a 80 yard stretch of this road taken up with transport infrastructure with 2 vast bridges sitting above the general level of the village,





thus generating much more unwelcome noise. There will be the consequent demolition of a number of houses to accommodate the HS2 bridge.

The juxtaposition of the M1, its Junction 26 with slip roads and major roundabout under the main carriageway, and the A610, with 1/3 mile away the 'Big' Nuthall Island, the narrow 2-lane village roads and the need to use Nottingham Road as an entry and exit from both sides of the village generates a huge volume of traffic at peak times. There is a bus and cycle lane on a short stretch of Nottingham Road and a peak time bus plug from Nuthall East at its junction with the 'Big' island. They provide a marginal benefit to traffic flow.

The M1 Motorway bridge extends some 85 yards through the 'centre' of the village as shown below. The new proposed HS2 line will be built in the foreground and is expected to cover much of the same yardage and at a similar elevation.



*Illustration 15: M1 Motorway Bridge*

The working population sits comfortably alongside the retired community. The vast majority of working people work outside the Parish although statistics are hard to come by. The 2 large employers in bread manufacturing and smokeless fuels in neighbouring Watnall village (part of the adjoining Greasley Parish) have around 1,000 employees; all other Watnall employers on their Industrial Estate are small. ~~Very close by,~~ 2 Business Parks on the eastern borders of the Parish ~~but within the City of Nottingham~~ including Phoenix Park provide sizeable job opportunities. There is no other industry in Nuthall, and the retail outlets including 2 small general stores/newsagents, 3 hairdressers and 1 battery shop, are very small. There are many self-employed or one-man businesses, working from home. There are 4 pubs, 3 serving food, 1 restaurant, and one fast-food outlet.

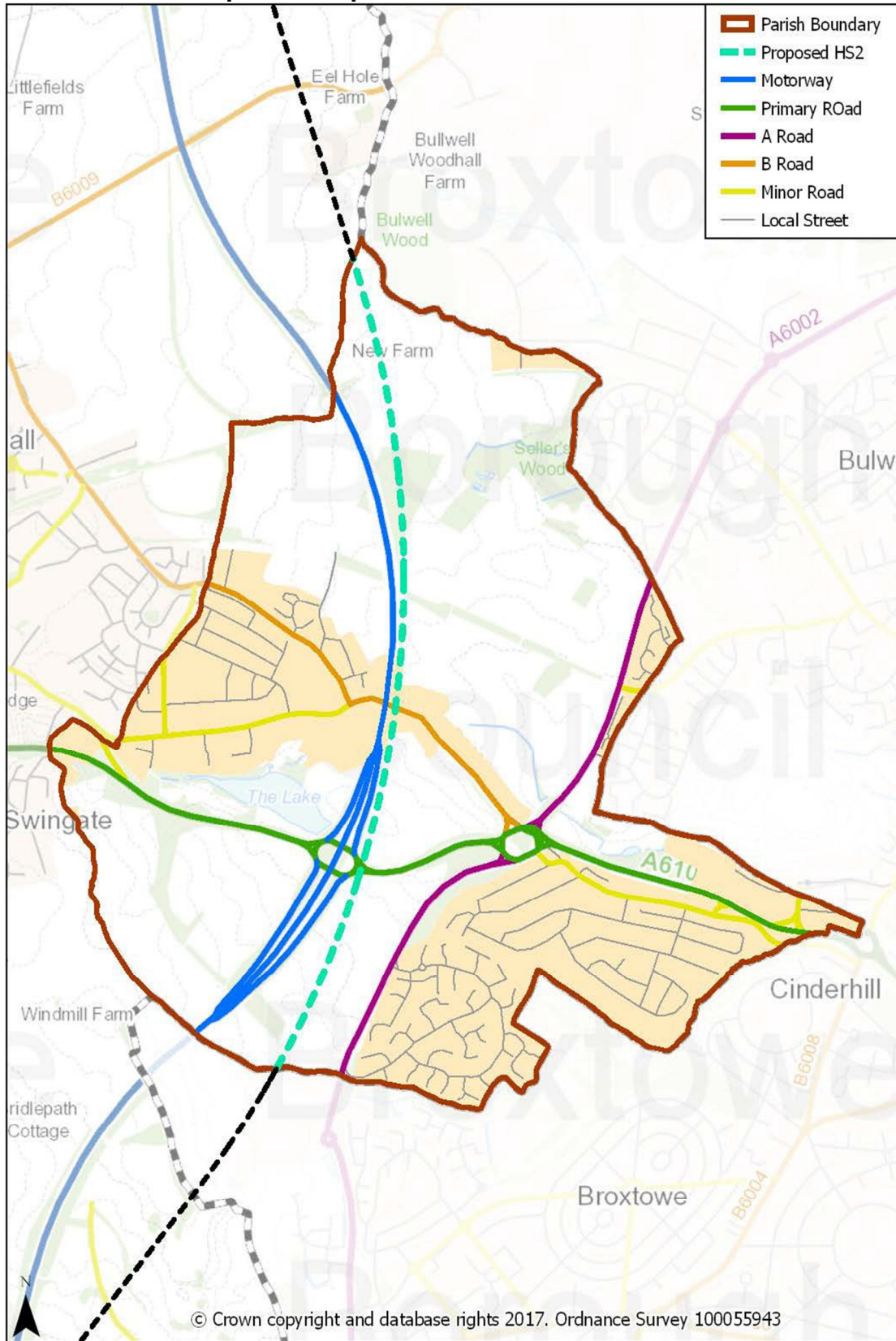


The travel to work ratio therefore is relatively high, meaning that a high proportion of local people travel out of the Parish to work on a daily basis and a small proportion of people from elsewhere go to work in Nuthall. and in combination with Nuthall's role as a through route to all destinations, ~~there is~~ this gives rise to a major peak-time traffic problem.

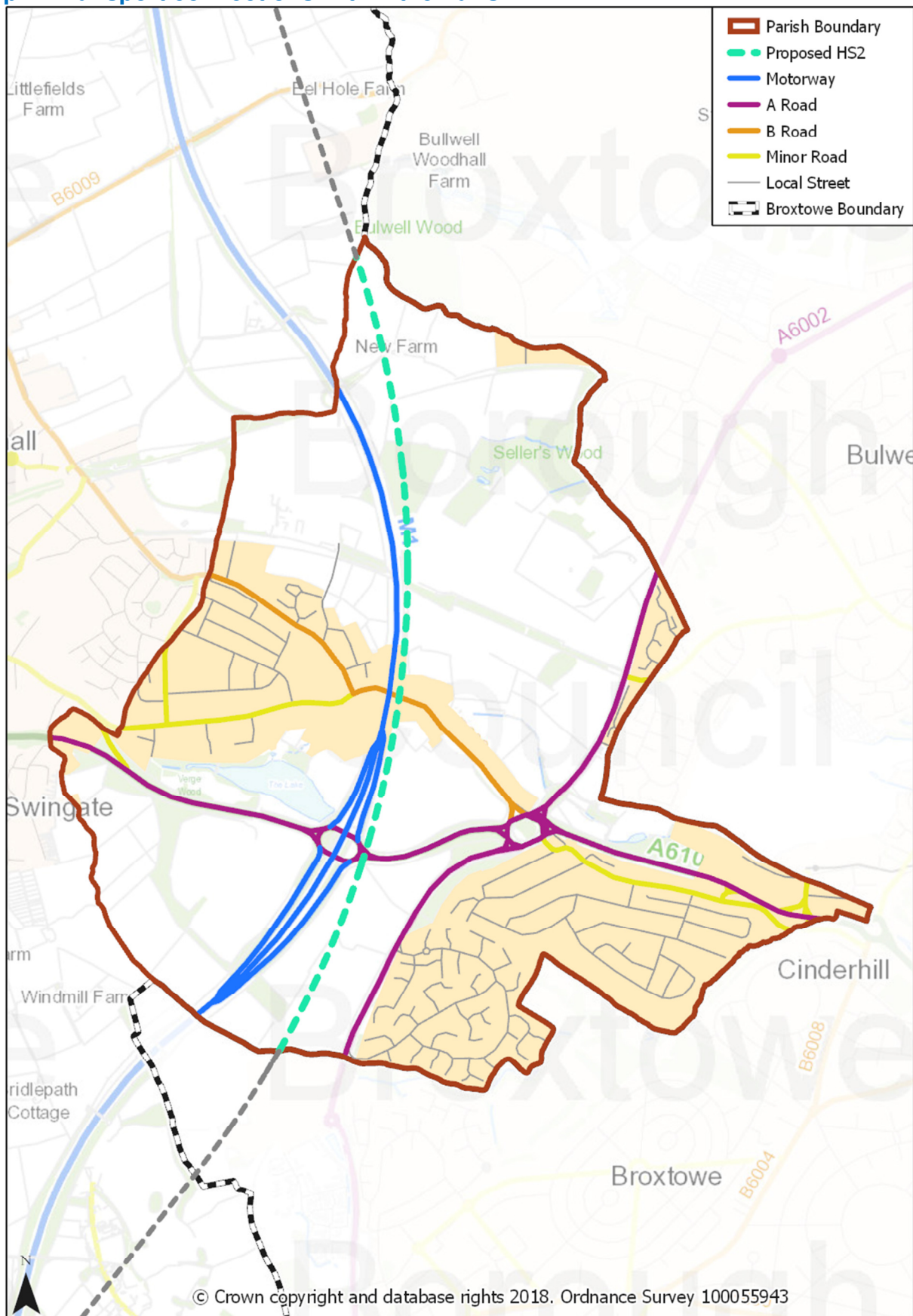




**REMOVE MAP** Map 7: Transport connections within the Parish



**Map 7: Transport connections within the Parish**





Young children are well catered for in good Infant, Primary and Junior schools with additional places scheduled to meet demand. Most over 11s attend the nearby Kimberley School (in the Kimberley Parish) which has Academy status; the proportion of students eligible for free meals is average, a lower than average proportion whose main language is not English and 6 % are from minority ethnic groups. The proportion of students with special needs is average. The school has specialist status in technology. The latest Ofsted reports grades the school as good and rapidly improving.

There is one care home and one nursing home for senior citizens in the village, and there is one on the boundary with Watnall. In Nuthall there is also a home catering for up to 24 physically and mentally disadvantaged children.

Basil Russell Playing Field providing access to many sporting and leisure facilities for all age groups. Further open spaces (shown on the plan on map 9) remain including part of the site of the former 'Temple' and other greenbelt land.

No sites are allocated for housing development in the Nuthall Parish, but a housing commitment on land adjacent to Hempshill Hall is expected to provide 116 new homes. There are no brownfield sites in the Nuthall Parish itself available for major development, but the old coal mine on the City of Nottingham boundary with the Parish is already converted to a tram terminus and Business Park, and the former Kimberley Brewery, in the adjoining Parish to the north-west, scheduled for future new housing development to meet Broxtowe's Aligned Core Strategy housing requirement.

Community activities feature strongly in Village life for with classes, groups, clubs existing to meet most people's needs. Sport (both internal and external) and social (eg. fitness, WI, Boys' Brigade, Girls' Brigade, Scouts, Guides, Brownies, choirs and many other activities). The two well attended Churches are prominent in the provision of such community services.



Illustration 16: Nuthall Methodist Church



Illustration 17: The Temple Community Centre



# Vision and Objectives

## Vision:

The vision of the Steering Group was to prepare a plan that would:

“Deliver the long term aims of a vibrant, desirable and sustainable neighbourhood, whilst maintaining the semi-rural nature of the Parish on the outskirts of Nottingham, surrounded as it is in large measure, by greenbelt land. A key issue is the need to protect Nuthall's rich history and heritage”.

## Objectives:

1. Maintain and where possible enhance the balanced, inclusive community structure in Nuthall in the provision of local jobs and other facilities. Take advantage of the opportunities from the proximity to Kimberley (for retail, secondary schooling and indoor fitness) and speedy access to Nottingham, for all needs, which is a useful feature of local life in the provision of services not located in the Parish itself.
2. Housing and Transport Infrastructure development must take account of the existing burdens of the construction of the M1 motorway in the 1960's and the route proposed for the HS2 rail system alongside the motorway with their detrimental impacts on health (noise and pollution), traffic congestion (time loss and frustration) and any further loss of greenbelt. **New development should protect and enhance the local environment, green and open spaces, trees and ancient woodland.**

~~Key resident concerns are future Housing needs (and associated Transport infrastructure) and it is in these areas that the points tabled in this document will become the starting point for considering future potential development in any proposals.~~ In order to address residents' key concerns, and contribute to the achievement of sustainable development, and proposals for future housing development must take into consideration their likely impact on traffic levels and transport infrastructure in the Parish, on the health and wellbeing of the local community, and on the quality of the countryside. The Neighbourhood Plan supports sustainable economic growth and prosperity in the Parish to meet the needs of local businesses. Broxtowe Borough Council and its Planning Department will be expected to take full account of these policies.

This plan once made will form part of the Development Plan for Nuthall Parish. Policies will be monitored as part of Broxtowe Borough Council's Local Authority Monitoring reports.





# Neighbourhood Plan Policies

## Policy 1: New Housing

New housing including changes of use to housing within the existing built up area of Nuthall as defined on the Policies Map will be supported where the following criteria are met

- i. The necessary infrastructure and/or measures to deliver more sustainable transport usage is provided which will assist in reducing the need to travel particularly by private car.
- ii. There are no adverse environmental issues effects or other land-use designations conflicts with planning policy which indicate that housing development should not take place.
- iii. The development will ensure adequate standards of amenity for new occupiers of the housing and will not result in any unacceptable adverse impact on neighbouring occupiers.
- iv. The development should contribute in a positive way to the character and appearance of the area.
- v. For development of 5 or more homes, a minimum of 20% of the houses the units should be designed to cater for the needs of elderly or residents those with limited mobility, subject to viability and the requirements to provide affordable housing.
- vi. The loss of houses that are suitable for elderly residents or those with limited mobility will be resisted.

There is a need for housing to cater for the needs of the elderly. This could be bungalows or 'extra care' type residential accommodation. This would cater for the high numbers of elderly people within the parish who wish to remain there and also would free up housing for the younger generation who will be looking for housing over the plan period within the Parish. ~~There are not the same issues in relation to a lack of affordable housing in Nuthall as elsewhere. The affordability ratio is significantly better in Nuthall to elsewhere in Nottinghamshire.~~ The adopted Part 1 Local Plan (Policy 8.5) sets a target for



new affordable housing provision in Broxtowe of 30%. Nuthall is included in the Kimberley housing sub-market within Broxtowe, where the emerging Part 2 Local Plan seeks 20% or more affordable housing on sites of more than 10 units (Policy 15). Housing development proposals which are unable to satisfy the criteria in this policy, as well as deliver some affordable housing, should provide a viability assessment to demonstrate why such a scheme would not be deliverable.

Nuthall includes a housing commitment for 116 new dwellings to be provided on land adjacent to Hempshill Hall. Broxtowe's Strategic Housing Land Availability Assessment (SHLAA) indicates that there is a good supply of sites for housing in Nuthall with implementable planning permissions. It is not considered necessary to make any site specific allocations for new housing. A criteria based policy will suffice to ensure the needs of the Parish are met. This is in accordance with the principle of lifetime homes and seeks to address the shortage of suitable accommodation for the elderly.

Major development proposals (for 10 or more dwellings) should be accompanied by a Transport Statement or Transport Assessment which demonstrates (possibly through a Travel Plan) how future residents will be encouraged to use sustainable transport modes, notably public transport, cycling and walking, and/or electric powered vehicles.

Regarding environmental effects, much of the land in Nuthall lies in the Green Belt. Protected wildlife sites, the Conservation Area and listed buildings are among the other special features which should not be harmed by the provision of new housing.



## Policy 2: Nuthall Village Centre

The area immediately adjacent to St Patrick's Church (as show on map 8 and the Policies Map) is designated as Nuthall Village Centre. Within the village centre new retail and business development will be supported where the following criteria are met

- i. The development is of a scale and nature that is proportionate to the role and function of the village centre, and individual units should not exceed 2580 square metres.
- ii. It does not result in any unacceptable impact on the amenity of adjacent and nearby occupiers.
- iii. Appropriate provision is made for vehicle parking and highway safety.
- iv. Where physical alterations are proposed, these will contribute in a positive way to (ie. preserve or enhance) the character and appearance of the Conservation Area.

There is a need to create a new village centre around St Patrick's Church of a scale that does not detract from the role or function of larger nearby centres. Development within Nuthall should lead to additional investment in these nearby centres and shorter travel to work distances.

## Policy 3: Live Work Units

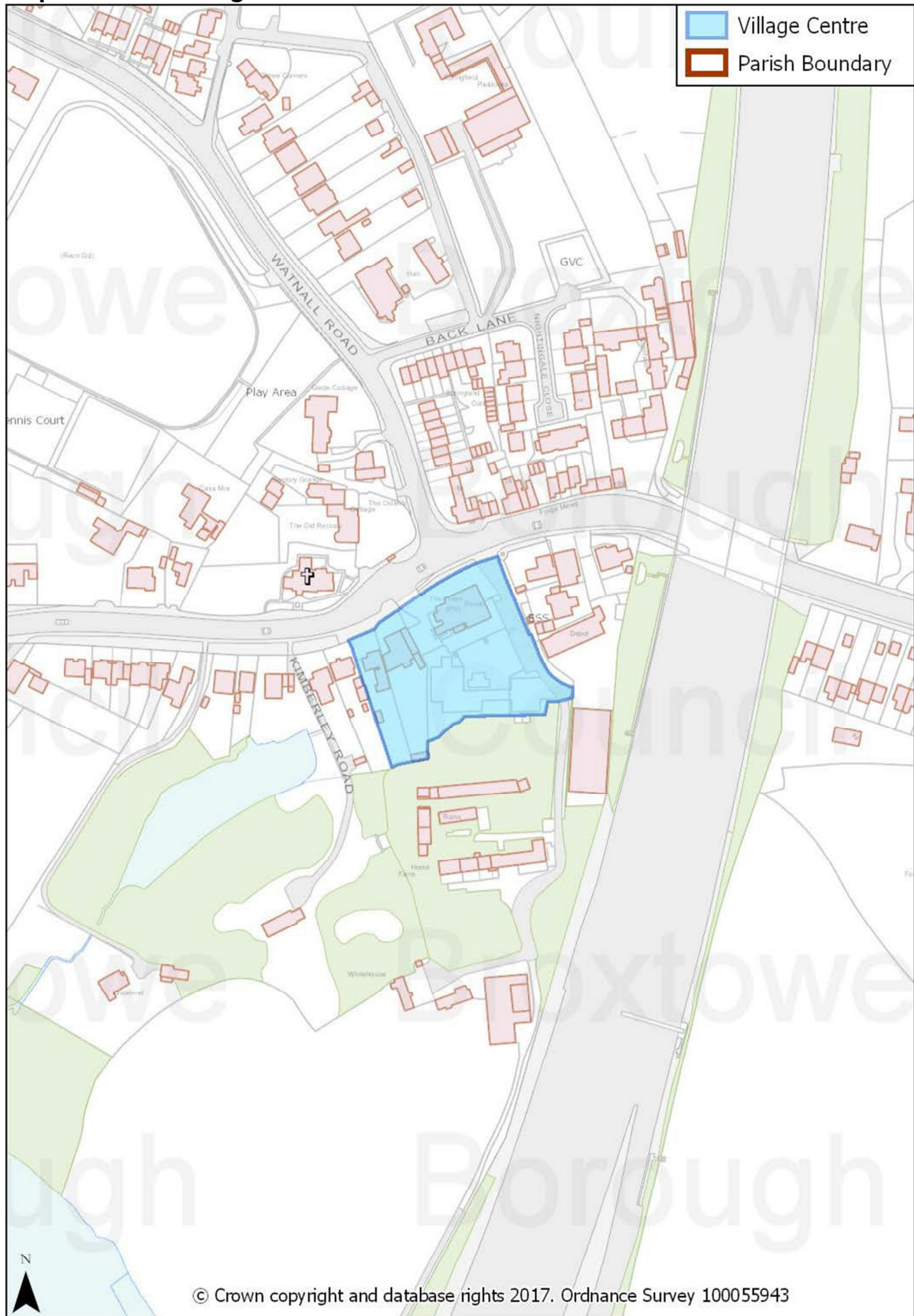
Applications to enable small scale businesses to be operated from home or 'Live Work units' will be supported where there is no unacceptable adverse impact on the local environment, the amenities of neighbours or traffic conditions.

The encouragement of 'live work' units could assist in reducing congestion on nearby roads and addressing the long travel time to work from residents in Nuthall. This could help address the air quality issues around Junction 26 of the M1 Motorway.





**Map 8: Nuthall Village Centre**



## Policy 4: New and Enhanced Green Infrastructure Network ~~Open Spaces~~

**Subject to not conflicting with other relevant planning policies in the Neighbourhood Plan or the Broxtowe Local Plan, planning applications will be supported which meet the following criteria:**

- i. Improve the quality and extent of recreation and play areas within the Parish.
- ii. Provision of allotments.
- iii. Provision of new open spaces, recreational areas, routes to connect green infrastructure appropriate for cyclists and walkers including dog walkers, in particular routes which link areas of population within the Parish.
- iv. The conservation of ancient woodland, mature trees and hedgerows, the creation of new woodland areas, and the ~~enhancement of existing~~ planting of new trees.
- v. The creation of new wetlands, ponds, wildflower meadows, green lanes and field margins, and the enhancement of existing ones, and
- vi. The provision of features to provide net gains for wildlife such as bat / bird boxes, urban drainage ponds and swales and native species planting.

New allotments should be sited on land appropriate for plant-growing, within easy walking distance of residential areas.

Nuthall includes the Sellers Wood site of Special Scientific Interest and other local wildlife sites, as shown on Map 9, along with the Basil Russell Playing Fields and other areas of open space and woodland. It is important for the future health and wellbeing of local people, as well as for the natural environment, that green infrastructure is appropriately conserved and enhanced.

It is particularly important that development within Nuthall includes the necessary infrastructure provision as there are already problems arising from too many long distance trips by car. This will include the provision of and improvements to, open space, schools and health facilities.



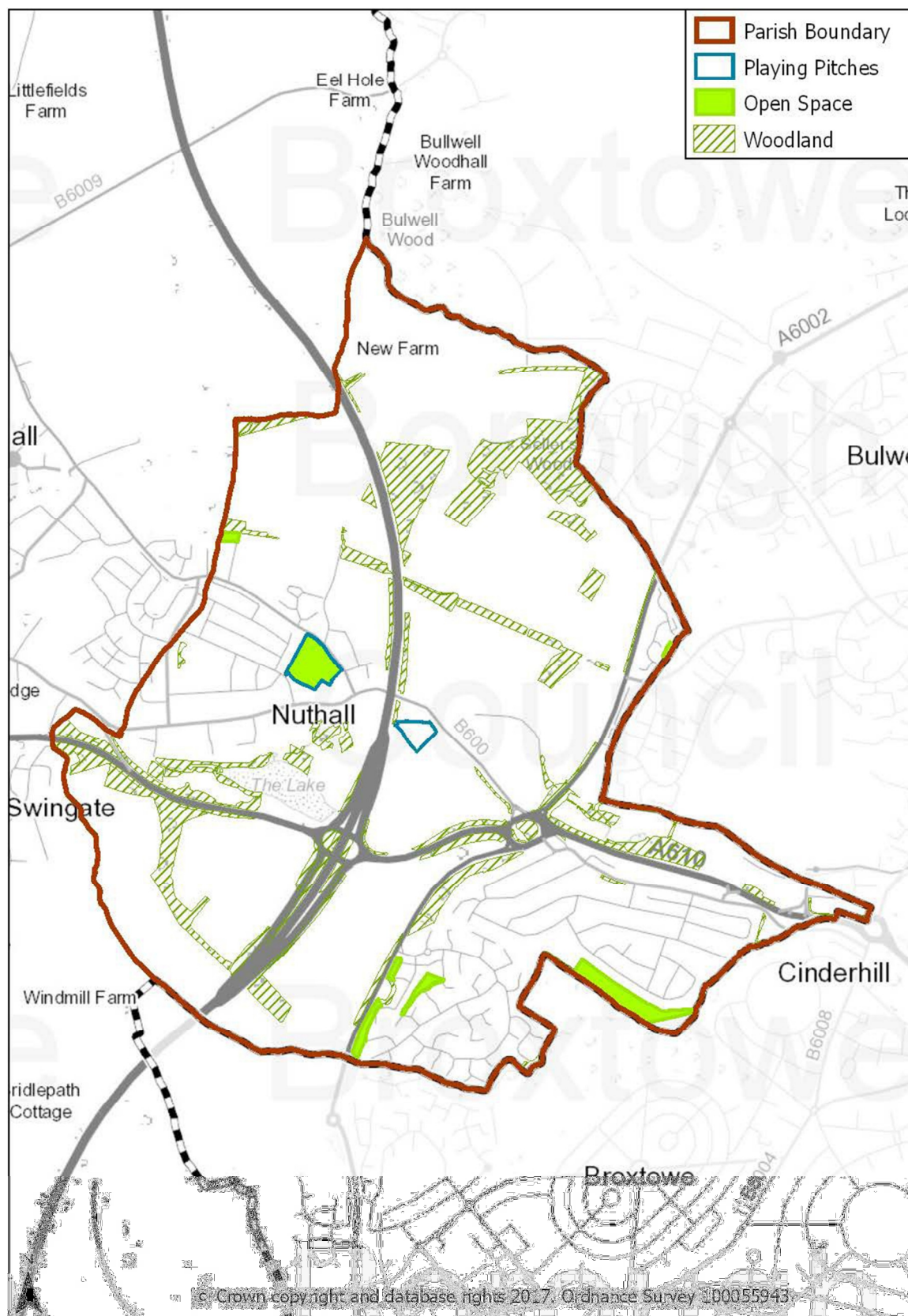
There are significant congestion issues around the Parish and near Junction 26 of the M1 motorway in particular. Steps should be taken to encourage a reduction in the number of cars on the roads, and to improve the attractiveness and availability of short routes for cycling and walking.

In the longer term possible funding should be sought to mitigate and compensate for damage to and loss of wildlife habitats from development of the HS2 railway.





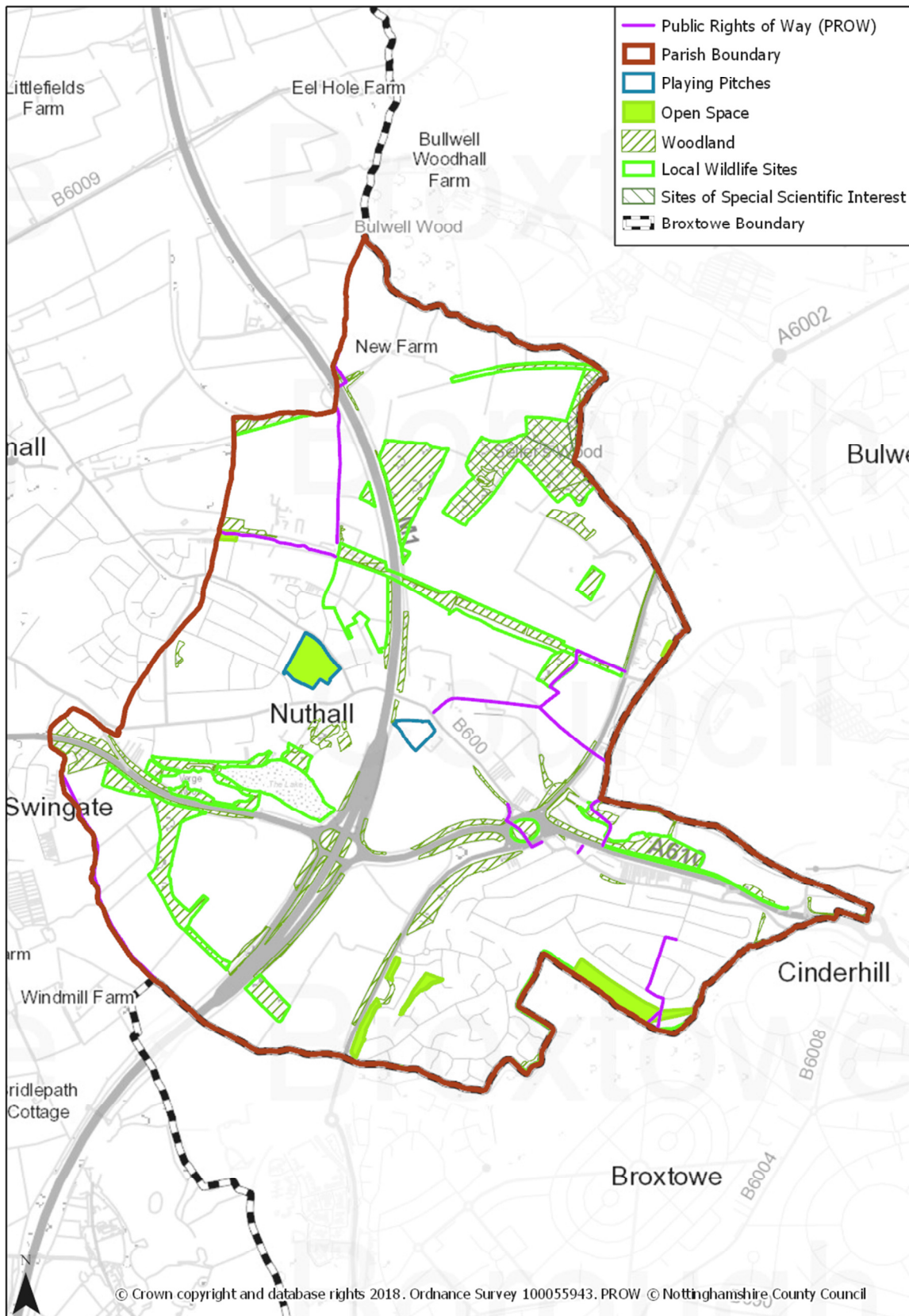
**Map 9: Existing Playing Pitches, Open Spaces and Woodland in the Parish**  
 (remove map)



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**Map 9: Existing ~~Playing Pitches, Open Spaces and Woodland~~ Green Infrastructure Network in the Parish**



## Policy 5: Design and the Historic Environment

- i. Design of all new development should enhance and positively contribute to the character of the area in which it is located (as described below and shown on map 10).
- ii. Any development affecting designated or non-designated heritage assets should preserve and ideally enhance the heritage asset in line with its significance.
- iii. Design of all new development and its construction should minimise the creation of waste, using recycled materials wherever possible. At the construction stage and when in operation, new development should provide for the disposal of waste in a sustainable fashion.

Developers should ensure that their proposals meet the requirements of Policy 10: Design and Enhancing Local Identity of the adopted Part 1 Local Plan for Broxtowe, and subsequent policy to promote good design in the Part 2 Local Plan.

There are 4 distinct character areas in Nuthall (as shown in map 10), these are:

### Mornington

Located to the south east of 'Nuthall Island' the Mornington estate has a consistent character which comprises of a more modern housing development which accesses Woodhouse Way from the Mornington Crescent loop road.

Mornington is typified by:

- Detached two storey houses with off-road parking.
- Small front gardens and private rear gardens.
- Community facilities with a school, pub, local retail centre and medical centre.

### Horsendale

Located to the south east of 'Nuthall Island' and south of the A610 the Horsendale character area contains a mix of house types and ages and is typified by;

- A mix of single storey and two storey detached houses and bungalows with off-road parking.
- Direct pedestrian access to the facilities on the Mornington estate and a pub off the A610.





## Larkfields

Located to the west of the 'Nuthall Island' Larkfields character area is bisected by the M1 Motorway and includes the more historic core of the village. The Larkfields character area is typified by:

- A mix of housing types.
- The historic core of the village comprises a Conservation Area which is distinct in character from the other areas. This area is where the focus of the Listed Buildings within the Parish are concentrated.
- Outside of the historic core the character of the area is typified by semi-detached two storey houses with large front and rear gardens.
- Community facilities with a school and access to a small retail centre located outside of the Neighbourhood Plan Area (adjacent to Ash Crescent).

## Hempshill

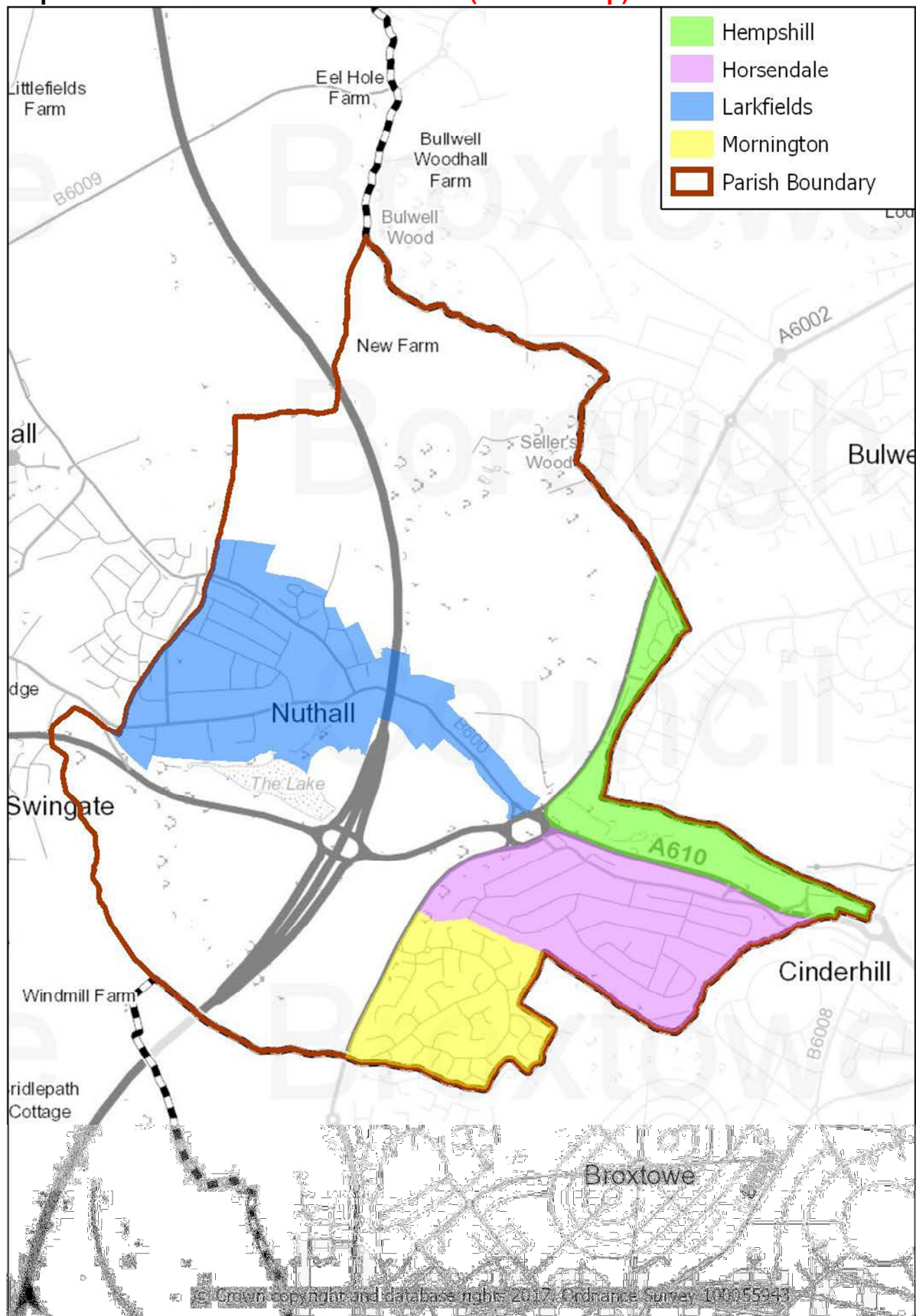
Located to the east of 'Nuthall Island' north of the A610 the existing residential area of Hempshill is the smallest of the character areas. The Hempshill character area is typified by:

- A mix of single and two storey houses and bungalows.
- A mix of detached and semi-detached houses with off-road parking.
- All of the houses benefit from front small gardens and rear gardens.
- There is a range of Listed Buildings at Hempshill Hall.

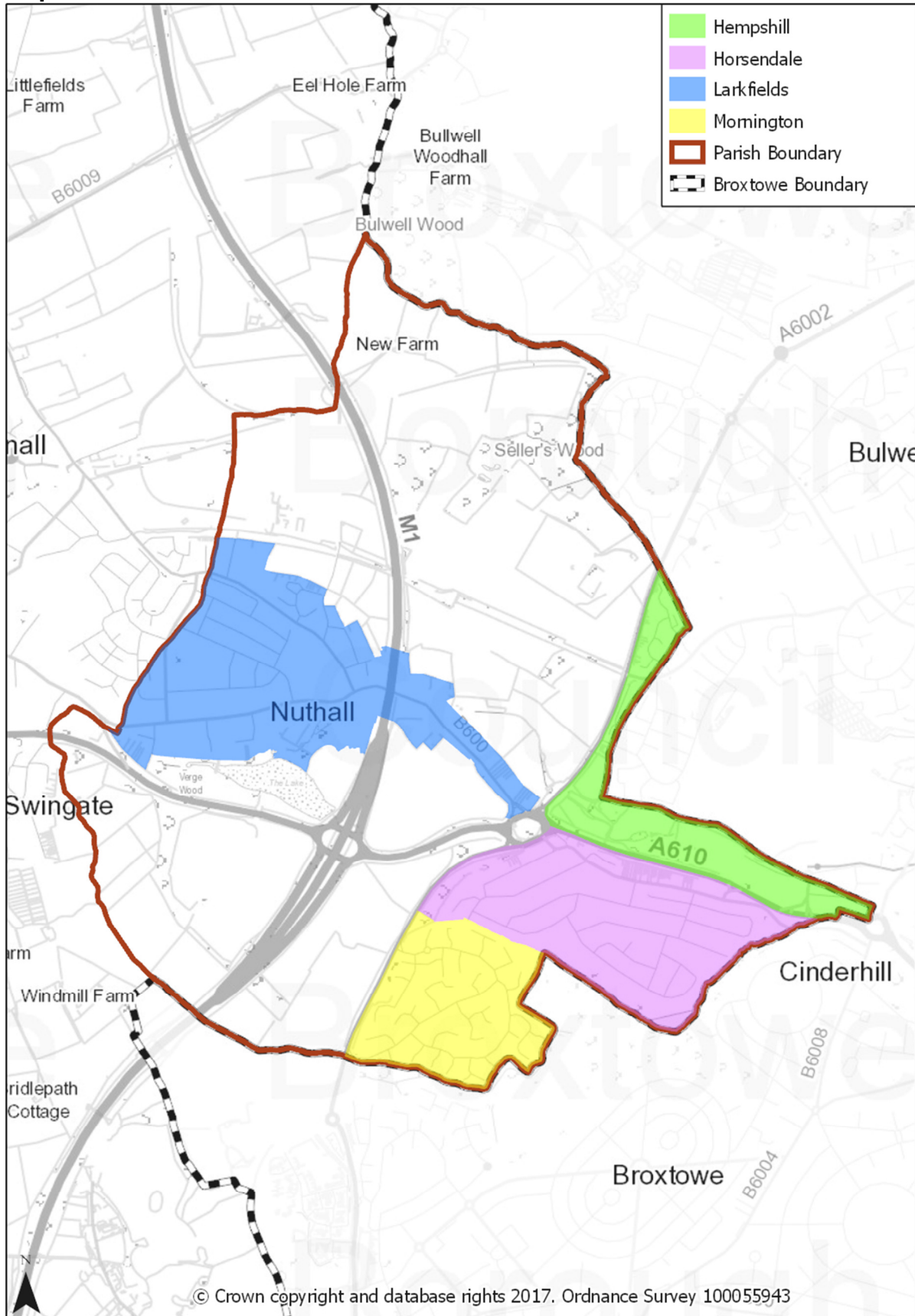
For all of the above areas, where it is feasible and viable, it is expected that all new development will be designed, constructed and implemented to minimise creation of waste, maximise the use of recycled materials and assist in the collection, separation, sorting, recycling and recovery of waste.



Map 10: The Character Areas in Nuthall (remove map)



**Map 10: The Character Areas in Nuthall**





## Local Aspirations

Subject to not conflicting with other relevant policies, planning applications and other investment decisions will be supported which contribute to the following priorities.

- i. The easing of congestion around J26 of the M1 motorway
- ii. The provision of shared use sports facilities for residents and schools
- iii. The provision of a new GP surgery, dentist and post office
- iv. The provision of a Country Park

The local aspirations reflect the important local priorities that were raised as issues through the extensive consultation undertaken with people who live and work in the Parish.

Initiatives to promote greater use of public transport, cycling and walking, and traffic managements measures across the wider area, provide a starting-point for the development of a strategy to ease congestion around J26.

The aspiration for a Country Park reflects the aim to protect and enhance the local landscape character of Nuthall with its green and open spaces, ancient woodland, mature trees and wildlife habitats, so that they can be appreciated by local residents and visitors to Nuthall.



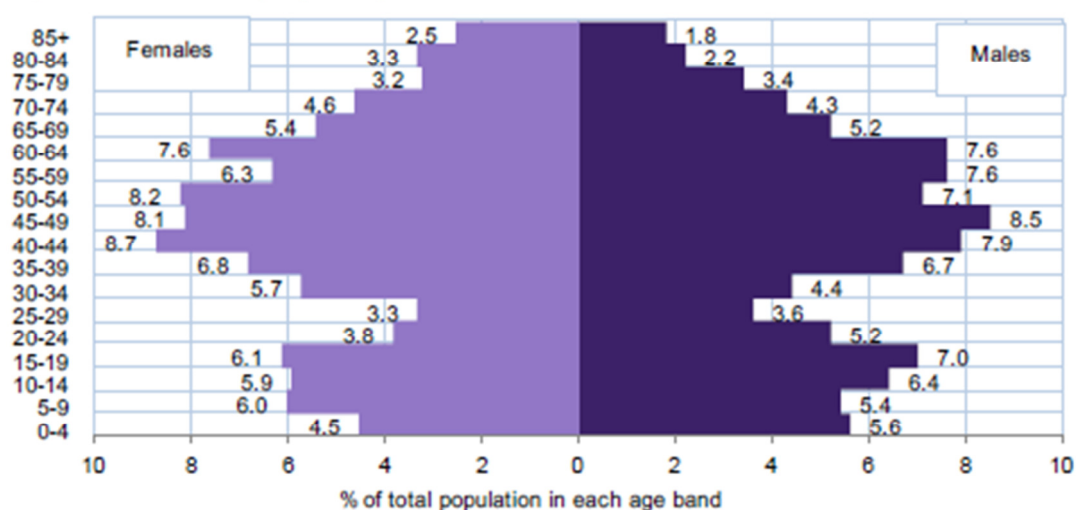
# Appendix 1: Supporting Background Evidence

All numbers are extracted from the 2011 census or specific websites. Some numbers have been obtained by interview with the relevant parties.

## The Population of Nuthall

Nuthall has a population of 6,310, equally divided between male and female. This population represents 5.8% of the Broxtowe Borough Council population. The age distribution is:

Population estimates by 5 year age band



18% of the population (1,135 people) in Nuthall are over the age of 65 which is almost 2% above the England average. Nuthall has above average number of pensioner households.

There are significant numbers of people aged between 40 and 54 (25% of the population). There is also a sizeable proportion of the local population aged between 5 and 19 (18% of the population).

Satisfaction with the parish is high with significantly lower crime rates in the parish than the Nottinghamshire and UK averages. Participation in Sport is slightly lower than the Notts and UK average.

## Housing and the Built environment

Nuthall has significantly more home ownership and more detached houses than the Nottinghamshire and England averages. Median house prices are £171,670 for detached houses which is in line with the Nottinghamshire average, but is approximately half the average for England as a whole. This is reflected in the affordability ratio (median house prices as a ratio of median income) of 10.3 in Nuthall compared with the England Average of 15.4. There are very low



percentages of people living in overcrowded households.

There are 2,505 households in Nuthall. The characteristics of these households are:

English is used as the only language in 2,375

Sole ownership is recorded of 2,284, and sole/shared of 2,420

4 or less people occupy 2,346

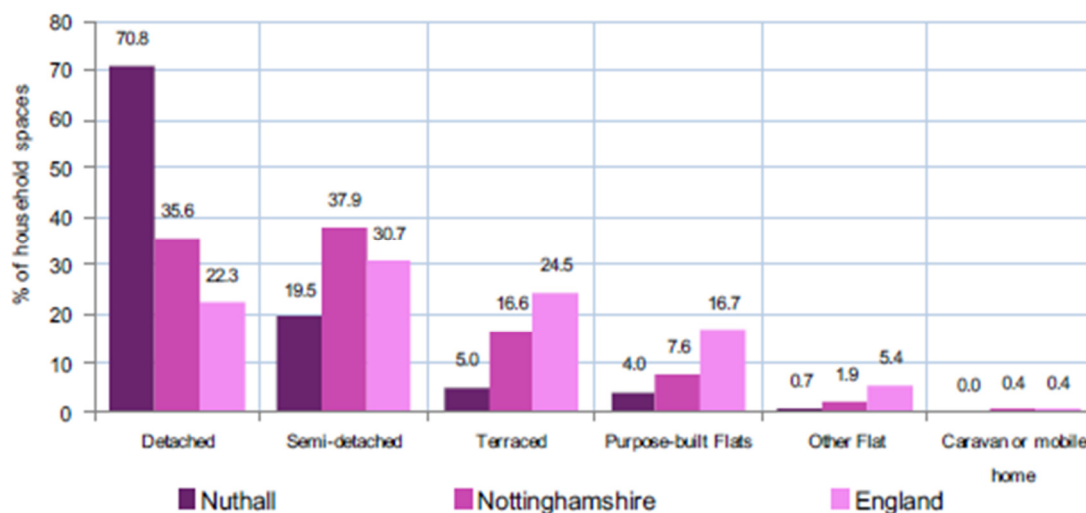
1,887 are detached, 502 are semi-detached

There is 1 Care Home for physically/mentally handicapped children

The proportion of single homes and rental homes is small

Unoccupied property is not an issue

Dwelling type breakdowns



At the time of writing, the Kimberley housing sub-market which includes Nuthall is expected to provide up to 600 new homes by 2028. This target was set in the adopted Part 1 Local Plan for Broxtowe (the Aligned Core Strategy); the target for new build housing demanded by the Borough Council's agreed plan is 600 (Nuthall and the adjacent Kimberley together); some 451 have been approved to date including 128 on the area's only remaining brownfield site at the former Kimberley Brewery. Further ~~agreement is~~ permissions are expected to be granted ~~to the balance of requirements~~ to provide up to 600 units on an in-fill basis without encroaching onto greenbelt land.

### Broxtowe Borough Aligned Core Strategy

The strategy is urban concentration and regeneration with policies 2 (The Spatial Strategy) and 3 (Green Belt) working in tandem to ensure that the housing delivery figures for Broxtowe are met in line with the settlement hierarchy and that the Green Belt is protected with a search sequence for sites as follows-





Firstly land within the development boundaries of the main built up area of Nottingham. Key Settlements for growth and other areas.  
Secondly, other land within the Green Belt (Safeguarded land).  
Thirdly, Green Belt land adjacent to the development boundaries of the main built up area of Nottingham, key settlements for growth and other villages.

There are no specific housing delivery figures for Nuthall in the Core Strategy. The built up areas of the Parish east of the M1 motorway form part of the main built up area of Nottingham where most new housing development is to be directed. However of this figure of 3,800 homes within this area the Core Strategy contains provision in paragraph 3.2.22 for this to be directed mainly to the urban south of the Borough. Kimberley is identified as one of four 'key settlements' with the housing delivery figures of up to 600 new homes for Kimberley. This includes the built up areas of Nuthall west of the M1 motorway.

The narrow gap between the areas of Nuthall east and west of the M1 motorway is identified in several background evidence papers to support the Core Strategy as one of the most sensitive Green Belt gaps in Greater Nottingham. See in particular the Green Belt background paper for the Core Strategy.

Policy 6 of the Core Strategy identifies the network and hierarchy of town centres within Greater Nottingham. There are none of these centres within the Parish of Nuthall, but the closest two are Bulwell Town Centre (which the Core Strategy elevates to the role of a Town Centre within Nottingham City) and Kimberley which is identified as a District Centre.

### SHLAA

The Strategic Housing Land Availability Assessment (SHLAA) is a catalogue of sites within the borough (gathered through a number of sources) which are assessed on their ability to accommodate housing and the timescale at which housing delivery may be achieved.

The SHLAA is a key piece of evidence used by the Borough Council to inform the choices of sites to consider for allocation. The assessment of each site is made irrespective of the level of housing provision that is needed (i.e. there are more sites in the SHLAA than needed to meet the housing requirement). Therefore, the inclusion of any site in the SHLAA does not guarantee that either planning permission will be granted or that the site will be allocated for residential development.

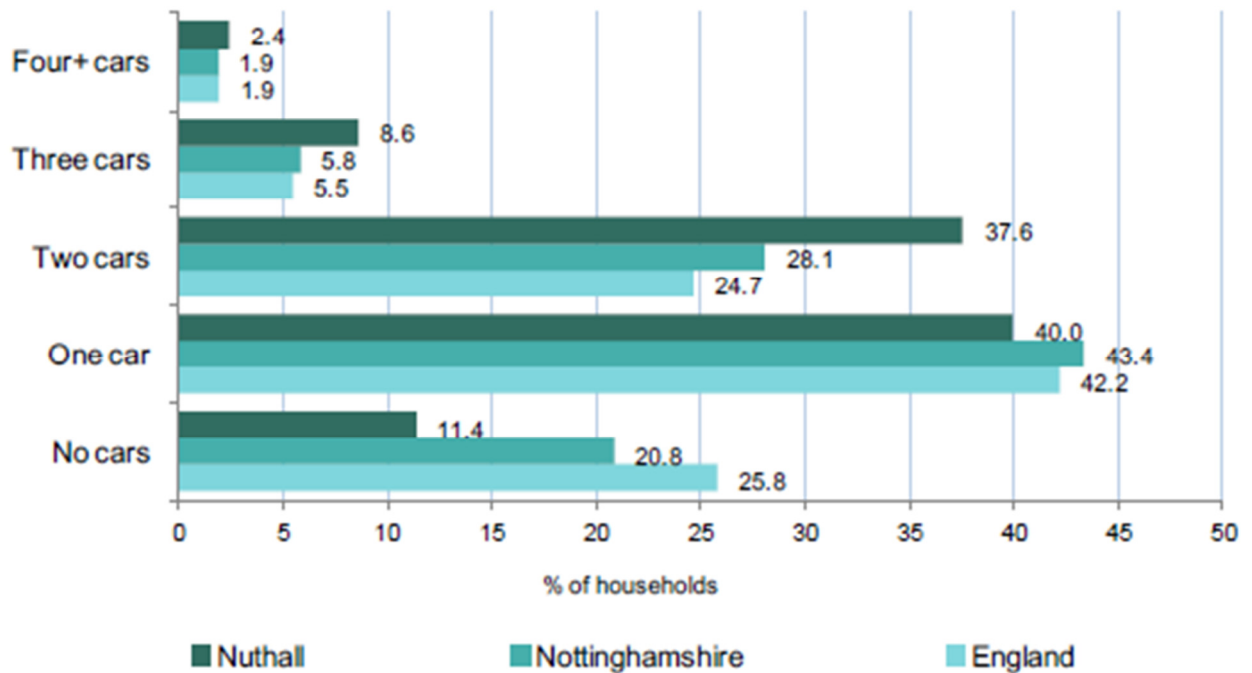
The SHLAA is published on an annual basis and there is a substantial availability of sites with planning permission within Nuthall especially within the built up area of Nottingham. The largest of these is at Hempshill Hall, Low Wood Road.



## Transport

Car ownership is significantly higher than the Nottinghamshire and England Averages and the number of households with no car is well below the England average. In terms of travel to work there are lower percentages of people in Nuthall travelling less than 2km to work compared to Nottinghamshire and England averages. Other distances are broadly comparable.

### Car ownership



There are 3,837 'in the area' Household vehicles total 2,227;  
990 Households own 1 car/van  
955 own 2  
282 own 3 or more  
Only 281 Households have no car/van  
There are 2 large commercial HGV fleets

Of the working-age population (4,633), 2,533 use their own transport to get to work, with 296 using public transport and 150 working from home.

## Public Transport

~~For public transport the times to access a variety of services are similar to the County and National averages.~~ Nuthall is well served by frequent bus services to/from the City of Nottingham and from the districts to the West and North West of the Parish. Buses operate every 10 minutes between Nottingham and Eastwood with extensions to Heanor, Ripley or Alfreton every 20 minutes.



Hourly bus services between Derby and Hucknall run through Nuthall, and trams operate every 7 minutes into the city from Phoenix Park on the eastern edge of Nuthall. ~~There is a Tram terminus on the Parish boundary, serving the City Centre; this is located on the site of the former Babbington Colliery which closed in the 1980s and which was the nearest coal mine to Nuthall.~~

However, the public transport time to a hospital is significantly higher for Nuthall than elsewhere.

### Cycling Routes

Cycle lane provision is minimal with one on the main Nottingham Road through the village. There is one bus lane on the busiest part of the main through road. There is a bus plug at one junction on the 'Big' traffic island. They are designed to help traffic flows at peak times and enhance safety.

### The M1 Motorway



*Illustration 13: M1 under construction mid 1960s shows the bisection of the village*

The M1 runs through the Parish; Junction 26 serves as an entry and exit point for all traffic to/from the North West of the City of Nottingham. All 6 roads from the M1, the south, north, east and west meet at a large roundabout in Nuthall about 1/3 mile from this Motorway junction (known as the 'Big' island) and represents a focal point for heavy traffic congestion especially, but not exclusively, at peak traffic periods. Associated noise pollution is considerable and a key resident concern is the need to improve this blight (notably for the





benefit of residents in West or Old Nuthall) with special regard to the burden of HS2.

### HS2

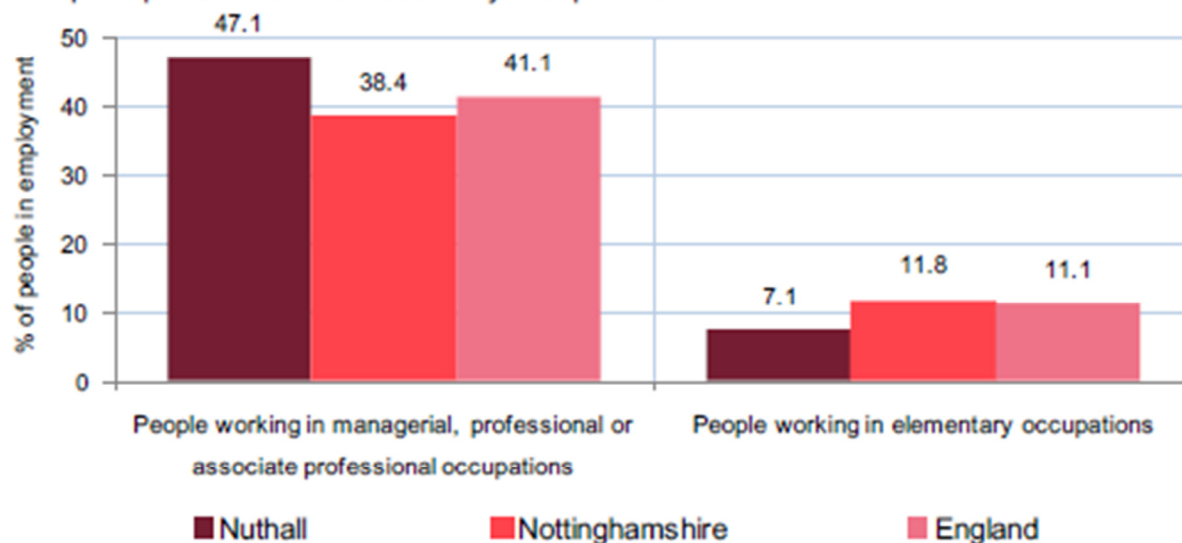
The new HS2 route will run alongside the M1 and is of considerable concern to local residents. Since Toton has been chosen as the East Midlands Hub station, it is believed that the route will be on the east side of the M1. The route is not welcome because of the devastating effect it will have on the village.

### Employment

There are significantly lower levels of unemployment in Nuthall than the Nottinghamshire and UK averages. There are 3,317 economically active residents in the Parish which equates to 72% of the population aged between 16-74 (compared with the England average of 70%). Comprising predominantly of higher skilled/ higher paid jobs. Educational attainment and skills are higher in Nuthall than the Nottinghamshire and UK average. The largest employment sector for Nuthall residents is Retail followed by Health and Social work, followed by Education.

Low levels of deprivation and benefits, income support and pension claimants.

People in professional and elementary occupations



There are significantly higher average household incomes and across all measures there is lower deprivation than in Nottinghamshire and England.

Female employment is 1,473 and male 1,661, categorised by jobtype: Higher management 209 and 421  
 Lower management 587 and 491  
 Intermediate 538 and 162  
 Lower supervisory 89 and 244



Routine 517 and 397  
Work from home is put at 150.  
The Student population is 335.  
Unemployment is very low.  
The retired population is 783.

### Industry, Retail and Entertainment

There are 2 large businesses located in the adjacent Watnall village. Fernwood Fuels is a distributor of smoke-free fuels, has vast storage facilities and a substantial vehicle HGV fleet. Employment is over 1,000 employees for these businesses with frequent in/out deliveries with a large fleet of HGVs. Both these businesses create a substantial amount of traffic on Nuthall's main thoroughfares during an 18-hour day at peak and non-peak times.

There is a small but thriving Industrial Estate and facilities for HGV weighing, MOTs and driver training, also in Watnall, exacerbating the road congestion in Nuthall.

All the above facilities, together with a large public allotment, are located together on a ½ mile stretch of the main road through Watnall/Nuthall.

There are 2 business parks, Phoenix Park in the Parish itself and the other on the border of the Parish but within the City of Nottingham. Both these provide significant employment opportunities but also further traffic congestion on roads that were not designed for such volumes of traffic they now help generate.

### Retail

Retailing is very limited in the Nuthall Parish itself; there are 2 small general stores/newsagents, 3 hairdressers and 1 battery shop. There are 5 pubs all serving food, 2 restaurants, and one fast-food outlet. The Parish does not have a Post Office as two have closed in the past five years.

The Parish is well served by the retail facilities in nearby Kimberley, Eastwood and the city of Nottingham, with nearby Kimberley providing much of the shopping need, including a large supermarket.

### Schools

There are 4 schools in the Parish, but no secondary schooling provision (which is provided in nearby Kimberley).

2 Primary schools:

- Horsendale for 5 to 11s with an intake of 30 and total pupils 213
- Mornington for 5 to 11s (40/289) 1 Infant school
- Larkfields for 5 to 7s (60/181) 1 Junior school
- Larkfields for 7 to 11s (60/227)



More capacity is planned for Horsendale Primary to meet scheduled demand.

### Churches

St Patrick's is the Anglican Church and there is also a Methodist Church; both are well attended. They also provide excellent facilities for local groups requiring room hire for public or private events, and support the local people who require additional help with meals and social activities. Between them, they house very active Boys' and Girls' Brigades, Scouts, Guides, Brownies and Youth Clubs.

### Health Care

There is one doctor's surgery on the Assarts Farm estate; however the majority of the local population is served by longer established facilities in the immediate neighbouring parishes plus the city of Nottingham.

On various health statistics Nuthall is shown as a healthier Parish than Nottinghamshire and England averages. There are lower percentages of older people with social care needs than the Nottinghamshire and England averages.

### Recreational Facilities

The Parish is well served by three Community Halls, the main one being the Temple Centre run by the Parish Council, where occupancy is high and served by two halls, kitchen and several meeting rooms on the ground and first floor. St Patrick's Church Hall has similar facilities and is used both by the Church itself and the general public. The third is a smaller facility adjacent to Horsendale Primary School.

There is a large Playing Field (Basil Russell) with a cricket/football pitch, tennis and bowls together with a children's playground and designated walking area for pedestrians and dogs. The Village Memorial to those who served in World Wars is located here. There is a building which serves as a changing room, kitchen and spectating area.

Each of the schools have their own external facilities. The nearby Kimberley Academy provides access for the general public to a Sports/Fitness facility, including a swimming pool with joint use between the School and Broxtowe Borough Council.

CO2 emissions, recycling rates, waste and waste per head are all better in Nuthall than the Notts and England averages. There is a very high population density in Nuthall with 23.1% of the population living in the 'most environmentally deprived area'. [This is due to sub-standard air quality and the lack of green landscape in particular around junction 26 of the M1 motorway. The main cause of sub-standard air quality is emissions from cars.](#)





## Policies Map

The policies in the Nuthall Neighbourhood Plan should be read in conjunction with the Policies Map, which accompanies this Plan.

The Policies Map is a snapshot in time and the data on the Policies Map has been interpreted at a scale of 1:10,000.

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