



Broxtowe
Borough
COUNCIL

Broxtowe Borough Council

Authority Monitoring Report

1 April 2021 – 31 March 2022

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Broxtowe BC Authority Monitoring Report 2021-2022

This Authority Monitoring Report (AMR) comprises three sections:

- Introduction and compliance with legal requirements;
- Policy monitoring indicators;
- Summary of appeal decisions.

Introduction and compliance with legal requirements

This AMR is prepared in accordance with Section 35 of the Planning and Compulsory Purchase Act 2004, Regulation 34 of the Town and Country Planning (Local Planning) (England) Regulations 2012 and Regulation 17 of the Environmental Assessment of Plans and Programmes Regulations 2004.

This legislation requires the AMR to include information on:

- the implementation of the Local Development Scheme (LDS),
- policies that the local planning authority are not implementing,
- net additional dwellings,
- neighbourhood development orders and neighbourhood development plans,
- the Community Infrastructure Levy,
- the 'duty to co-operate',
- the significant environmental effects of the authority's plans.

Information regarding the implementation of the authority's LDS

Broxtowe's Local Plan is in two parts. Part 1, the 'Aligned Core Strategies (ACS) for Broxtowe, Gedling and Nottingham City, was adopted in September 2014. The Part 2 Local Plan was adopted in October 2019. The Part 1 Plan is currently being reviewed and a review of the Part 2 Local Plan will follow. The LDS will be amended to indicate the intended timescales for these reviews.

Information on policies in the local plan which we are not implementing

All the policies in the ACS and the Part 2 Local Plan are being implemented.

Information on net additional dwellings

Full details of the provision of dwellings are included in the Council's [Strategic Housing Land Availability Assessment \(SHLAA\)](#), which is available on the Council's website.

Information on neighbourhood development orders and neighbourhood development plans that have been made

The information below is based on progress up to the end of March 2022. No neighbourhood development orders are being prepared in Broxtowe. Several neighbourhood development plans are being prepared. The following table gives information on the progress of these neighbourhood plans.

Table 1: Progress of Neighbourhood Plans in the Borough

Stage	Parish									Neighbourhood Forum	
	Awsorth	Brinsley	Trowell	Eastwood	Nuthall	Greasley	Kimberley	Stapleford	Cossall	Bramcote	Chetwynd: Toton and Chilwell
Area Application Submitted to Broxtowe	✓	✓		✓	✓	✓	✓	✓	✓	✓	✓
Area Consultation	✓	✓		✓	✓	✓	✓	✓	✓	✓	✓
Area Designation	✓	✓		✓	✓	✓	✓	✓	✓	✓	✓
Forum Application Submitted to Broxtowe	-	-		-	-	-	-	-	-	✓	✓
Forum Consultation	-	-		-	-	-	-	-	-	✓	✓
Forum Designation	-	-		-	-	-	-	-	-	✓	✓
Pre-Submission Consultation	✓	✓			✓	✓	✓			✓	✓
Draft Plan submitted to Broxtowe	✓				✓						✓
Draft Plan Consultation	✓				✓						
Plan at Examination	✓				✓						
Examiners Report Published	✓				✓						
Referendum	✓				✓						
Adoption	✓				✓						

Information regarding any report prepared under the Community Infrastructure Levy Regulations 2010

The Council has not prepared such a report. (Options for CIL remain under consideration.)

Actions taken regarding co-operation with other local planning authorities, county councils, bodies and persons prescribed

The Council is a member of the Joint Planning Advisory Board (JPAB) for Greater Nottingham. Membership of JPAB includes all the County, City, District and Borough Councils in Greater Nottingham. The role of the Board is “to facilitate the sustainable development and growth of Greater Nottingham by discharging the Duty to Co-operate (S110 of the Localism Act), and advising the constituent councils on the alignment of planning work across the Greater Nottingham area and other spatial planning and transport matters of mutual concern”. JPAB oversees the work of all authorities in Greater Nottingham on planning policy issues. This includes: the preparation of the Greater Nottingham Strategic Plan, ‘Part 2’ Local Plans; planning for the implications of HS2, including liaison with other East Midlands authorities; commissioning evidence on issues such as employment, retail and gypsies & travellers; and liaison with other organisations such as the D2N2 Local Enterprise Partnership (LEP), Homes England and the Environment Agency.

At officer level the Council is involved with regular meetings of the Greater Nottingham Planning Partnership, the Nottinghamshire Policy Officers Group and the Nottinghamshire Development Management Officers Group, all of which co-operate on planning issues of inter-authority importance.

The Council also co-operates with adjoining authorities and other organisations as and when required on specific issues, such as Green Belt Reviews, the implications of major developments and the drafting of Local Plan policies.

To monitor the significant environmental effects of the implementation of each plan

The ACS includes monitoring indicators relating to each policy in the Plan. These are reported on in the second section of this AMR. (In a few cases ACS monitoring indicators which are not considered to be relevant have been omitted.) This enables European legislative requirements to be complied with and helps to identify any “unforeseen adverse effects” of the Plan, as required by the Regulation.

Policy monitoring indicators

This section details the monitoring indicators for policies in the Part 2 Local Plan, in the order in which they appear in the Plan, as well as policies in the ACS, together with information relating to these indicators. In some cases, relevant information is not available for the current year, the Council is revising its monitoring arrangements and further relevant information will be included in future AMRs.

1. Flood Risk

Policy 1 of the Part 2 Local Plan, states that development will not be permitted in areas at risk from any form of flooding unless certain criteria apply. Here in this section, we are reporting the number of permissions in flood risk areas granted contrary to Environment Agency advice.

- In 2021-2022 there have been no permissions.

In addition, as indicated in the Aligned Core Strategy, the number of developments incorporating Sustainable Drainage Systems.

- In 2021-2022 there was 8 applications with SuDs

2. Site allocations and Housing Deliveries

Policies 2-7 in the Part 2 Local Plan make site allocations; this section covers aspects of these policies that need to be monitored. The table below shows the site allocations made in the Part 2 Local Plan in each settlement area and the number of new homes built this financial year and housing deliveries as indicated in the Aligned Core Strategy.

Table 2: Site Allocations and Housing Deliveries

Settlement	Number of homes built 2011-2021	Number of homes built (net) 2021-2022	Core Strategy Requirement by 2028	Total supplied 2011-2022
Main Built Up Area (MBA)	1,012	153	Minimum 3,800	1,165
Awsworth	34	-	Up to 350	34
Brinsley	15	2	Up to 150	17
Eastwood	550	139	Up to 1,250	689
Kimberley	185	7	Up to 600	192
Other Rural	8	1	No requirement	9
Total	1,804	302	6,150	2,106

More details can be found in the [SHLAA](#).

3. Development in the Green Belt

Policy 8 of the Part 2 Local Plan states applications for development in the Green Belt will be determined in accordance with the NPPF. Here in this section we are indicating the number of permissions granted contrary to Green Belt policy by the Council and by inspectors. Also any land removed from the Green Belt as indicated in the Aligned Core Strategy.

- In 2021-2022 there were 3 permissions granted contrary to Green Belt policy.
- No land was removed from the Green Belt in 2021-2022.

4. Regeneration

As part of the Aligned Core Strategy Policy 7, Regeneration will be focused on specific sites, that deliver major schemes, and the completion of site or certain elements of it (e.g. sq. m of office development) is a monitoring indicator.

In the Aligned Core Strategy regeneration policy for Broxtowe it refers to the Boots / Severn Trent site in Broxtowe: no elements of this development were completed in 2021-2022, except the main road through the Boots site is now accessible.

5. Retention of good quality existing employment sites

Policy 9 of the Part 2 Local Plan states that retention of good quality existing employment sites is essential to the borough. This section will cover employment floor space as well as employment and qualifications, for monitoring from the Part 2 Local Plan and the Aligned Core Strategy.

Here in the tables below, we are indicating the amount of completions (floor space) and type of B Class employment completions lost to other uses on Employment and Protected Employment sites.

Table 3: Employment land lost to other uses 2021-2022

Sites		Floor space lost to other uses (m ²)			Total
		E(g) (B1)	B2	B8	
Humber Buildings, Humber Road, Beeston	m ²	-	-2,000	-	-2,000
The Mill, 118 Queens Road East, Beeston		-	-	-1,994	-1,994
M F Knitting Co Ltd, Bessell Lane, Stapleford		-	-	-502	-502
Total		-	-2,000	-2,496	-4,496

Below is the net gain and loss completions (floor space) of B and the new equivalent E(g) Class employment provision by type within the Borough, this includes industrial and warehouse development, not on Employment and Protected Employment sites.

Table 4: Employment land, net gain and loss 2021-2022

Type	Gross Amount (m ²)		Net Total
	Gain	Loss	
E(g) (B1)	643.5	-502	141.5
E(g)(i) (B1(a))	67	-954	-887
E(g)(ii) (B1(b))	-	-	-
E(g)(iii) (B1(c))	-	-345.4	-345.4
B2	636	-5,649	-5,013
B8	-	-1,194	-1,194

* E(g)(i-iii) (B1(a-c)) are not always broken down on applications, so above the breakdown is shown where it has been indicated

The table below shows available supply of unimplemented application gains, for industrial and warehouse floor space at the end of 2021-2022 and net change in supply, completed applications at the end of 2021-2022, as indicated in the Aligned Core Strategy.

Table 5: Industrial and Warehouse land 2021-2022

	Available supply (ha)		
	B2	B8	Total
Hectares	0.86	1.59	2.45
	Net change in supply (ha)		
	B2	B8	Total
Hectares	-0.51	-0.12	-0.63

This table below, shows the total amount of additional B1/B1a office floor space completions, as indicated in the Aligned Core Strategy.

Table 6: Additional B1/B1a office floor space 2021-2022

Sites		E(g)/E(g)(i) (B1/B1a) (m ²)
100 Baker Road, Newthorpe	m ²	643.5
159 Derby Road, Stapleford		21
Land Off Gin Close Way, Awsworth		109
Trowell Garden Centre, 1 And 2 Swansea Bridge Cottages, Stapleford Road, Trowell		46
Total		819.5

For the Aligned Core Strategy, it indicated to look at data for overall jobs in the plan area. It also included looking at the percentage of the working age population with NVQ level 2 or above. For all this information it can be located here: www.nomisweb.co.uk

Planning permissions for strategic sites, as indicated in the Aligned Core Strategy, are as follows.

An outline application (reference 14/00515/OUT) for Boots at Beeston has been granted planning permission. The Outline application for mixed-use development comprising: up to 82,000sqm of employment floor space, comprising office units (E); research and development (E); industrial process (E); general industrial (B2); storage and distribution (B8); residential institutions (C2); non-residential institutions (E/F1); up to 2,500sqm retail & food/drink (E and sui generis); up to 675 residential units (C3); and associated works including demolition of existing structures; earthworks; remediation; access; car parking; pedestrian and cycle routes; open space; utilities; sustainable drainage systems. A Reserved Matters application (reference 21/00672/REM) is currently pending consideration.

An outline planning permission at Field Farm for 450 dwellings was granted in 2014 (11/00758/OUT) and Reserved Matters applications have subsequently been approved for parts of the site. Phase 1 for 118 dwellings and Phase 2 for 132 dwellings are currently under construction. A Reserved Matters application for 200 dwellings is currently under consideration.

6. Town Centre Uses

Policy 10 of the Part 2 Local Plan indicates its intention to encourage higher density development in more compact centres. Here in this section we will report the proportion of use classes A1, A2 etc. completions in the 'main town centre' ground floor units within the Town and District Centre boundaries.

Table 7: Floor space in Town and District centres within non-prime frontage 2021-2022

Class Type	Town Centre m ²	District Centre m ²	Total m ²
E(a) (A1)	-	-	-
F.2	-	-	-
E(c) (A2)	-	-	-
E(b) (A3)	-	-	-
Sui Generis (A4)	-	-	-
Sui Generis (A5)	-	-	-
E(g) (B1)	-	-	-
Total	-	-	-

The table below shows the proportion of use classes A1, A2 etc. completions in the 'main town centre' units within the primary frontage of the Town and District Centres.

Table 8: Floor space in Town and District centres within primary frontage 2021-2022

Class Type	Town Centre m ²	District Centre m ²	Total m ²
E(a) (A1)	-	-	-
F.2	-	-	-
E(c) (A2)	-	-	-
E(b) (A3)	212	-	212
Sui Generis (A4)	-	85.68	85.68
Sui Generis (A5)	-	-	-
E(g) (B1)	181	-	181
Total	393	85.68	478.68

Here the table below, indicates the number and type of permissions granted at upper floor level for 'main town centre use' or housing within the Town and District Centre boundaries.

Table 9: Permissions granted at upper floor level 2021-2022

Class Type	Town Centre Permissions	District Centre Permissions	Total Permissions
E(a) (A1)	-	-	-
F.2	-	-	-
E(c) (A2)	-	-	-
E(b) (A3)	-	-	-
Sui Generis (A4)	-	-	-
Sui Generis (A5)	-	-	-
E(g) (B1)	-	-	-
E(g)(i) (B1a)	-	-	-
C3	3	1	4
Total	3	1	4

This table below indicates the amount of retail floor space completed outside of the defined town centres and district centres, as indicated in the Aligned Core Strategy.

Table 10: Floor space outside Town and District centres 2021-2022

Amount of retail floor space completed	m²
E(a) (A1)	162.5
F.2	-
E(c) (A2)	45.75
E(b) (A3)	53.3
Sui Generis (A4)	72.9
Sui Generis (A5)	-
Total	334.45

7. Proposals for retail in edge-of-centre and out-of-centre locations

Policy 13 of the Part 2 Local Plan supports the emphasis on the viability and vitality of these areas. This section reports the number of permissions and the amount of floor space completed in the centres and in the edge-of-centre and out-of-centre locations.

Table 11: Floor space permitted in edge-of-centre locations 2021-2022

Amount of completed units within edge-of-centre:	Completions m ²	Number of permissions
E(a) (A1)	-	-
F.2	-	-
E(c) (A2)	-	-
E(b) (A3)	-	-
Sui Generis (A4)	-	-
Sui Generis (A5)	-	-

Table 12: Floor space permitted in out-of-centre locations 2021-2022

Amount of completed units within out-of-centre:	Completions m ²	Number of permissions
E(a) (A1)	162.5	6
F.2	-	-
E(c) (A2)	45.75	2
E(b) (A3)	-	-
Sui Generis (A4)	72.9	1
Sui Generis (A5)	-	-

8. Centre of Neighbourhood Importance (Chilwell Road/High Road)

Policy 14 of the Part 2 Local Plan recognises that Chilwell Road/High Road is an important mixed use centre. This section reports on the number and type of permissions granted and completed within the Centre of Neighbourhood Importance.

Table 13: Permissions granted within the Centre of Neighbourhood Importance 2021-2022

Class type	Number of Completions	Number of permissions
E(a) (A1)	-	1
F.2	-	-
E(c) (A2)	-	-
E(b) (A3)	53.3	-
Sui Generis (A4)	-	-
Sui Generis (A5)	-	-
C3	-	1

This table below reports on the proportion of ground floor residential units within the Centre of Neighbourhood Importance.

Table 14: Number of residential units within the Centre of Neighbourhood Importance 2021-2022

Class type	Number of Completions	Number of permissions
C3	-	-

Below this table reports on the number and type of permissions granted and completed at upper floor level for 'main town centre' uses and residential within the Centre of Neighbourhood Importance.

Table 15: Permissions granted at upper floor level 2021-2022

Class Type	Number of Completions	Number of permissions
E(a) (A1)	-	-
F.2	-	-
E(c) (A2)	-	-
E(b) (A3)	-	-
Sui Generis (A4)	-	-
Sui Generis (A5)	-	-
C3	-	1

9. Housing Size, Mix and Choice

Policy 15 of the Part 2 Local Plan recognises the Council's Corporate Plan and Housing Strategy and the need for Affordable Housing. This section will cover this aspect as well as other housing deliveries set in the Aligned Core Strategy and the Part 2 Local Plan.

The table below shows the number of completions by dwelling type and size.

Table 16: Dwelling types 2021-2022

Type	No. of Beds	Awsworth	Brinsley	Eastwood	Kimberley	Main Built Up Area	Other Rural	Total
Detached	1	-	-	-	-	-	-	-
	2	-	-	1	-	-	-	1
	3	-	1	25	4	11	-	41
	4	-	-	35	1	18	-	54
	5	1	1	4	-	8	-	14
	6+	-	-	-	-	2	-	2
Semi-Detached	1	-	-	-	-	-	-	-
	2	-	-	4	-	2	-	6
	3	-	-	13	-	33	-	46
	4	-	-	10	-	20	-	30
	5	-	-	-	-	6	-	6
	6+	-	-	-	-	11	-	11
Terraced	1	-	-	-	-	-	-	-
	2	-	-	22	-	23	-	45
	3	-	-	14	-	19	-	33
	4	-	-	-	-	5	-	5
	5	-	-	-	-	2	-	2
	6+	-	-	-	-	3	-	3
Bungalow	1	-	-	-	-	-	-	-
	2	-	-	3	-	-	-	3
	3	-	-	1	1	2	-	4
	4	-	-	-	1	-	-	1
	5	-	-	-	-	-	-	-
	6+	-	-	-	-	-	-	-
Flat	1	-	-	5	-	12	-	17
	2	-	-	6	-	4	-	10
	3	-	-	-	-	-	-	-
	4	-	-	-	-	4	-	4
	5	-	-	-	-	-	-	-
	6+	-	-	-	-	1	-	1
Total		1	2	143	7	186	-	339

This table below shows the number of affordable housing completions, by Social Rent, Intermediate Housing and Affordable Rent.

Table 17: Affordable housing complete 2021-2022

Type of Affordable Housing	Dwellings
Social Rent	5
Intermediate Housing	-
Affordable Rent	35
Unknown	-

10. Gypsies, Travellers and Travelling Showpeople

Policy 16 of the Part 2 Local Plan will take a pro-active provision to meet identified need. This section indicates the number of pitches which are allocated, granted permission and implemented.

- In 2021-2022 there was 1 application which went to appeal and was dismissed.

11. Place-making, design and amenity

Policy 17 of the Part 2 Local Plan that all development should be of a size, siting and design that makes a positive contribution to the character and appearance of the area. This section reports on the proportion of permissions (for 10 or more dwellings) which achieve at least nine 'greens' against in-house assessment of the quality of design with regard to BfL 12.

- In 2021-2022 there were 9 permissions with developer assessments.

12. Shopfronts, signage and security measures

Policy 18 of the Part 2 Local Plan states that shopfronts, signage and security measures should respect the local characteristic of the neighbourhood. In this section it will report on the number of permissions for shutters which are, or are not in accordance with the policy.

- In 2021-2022 there was 1 application which was refused.

13. Pollution, Hazardous Substances and Ground Conditions

Policy 19 of the Part 2 Local Plan indicates that effects of pollution on health, the natural environment and adverse effects from pollution should be taken into account. In this section it will report the number of permissions which are contrary to the advice of the Council's Environmental Health department and/or the Environment Agency, together with the reasons for those decisions.

- In 2021-2022 there was no information available.

14. Air Quality

Policy 20 of the Part 2 Local Plan states that air quality in Broxtowe is a significant issue due to mainly nitrogen dioxide emissions from vehicles using the M1 and A52. In this section these emissions are to be monitored as indicated in the Aligned Core Strategy, as well as charging points stated in the Part 2 Local Plan, as the use of more electric cars will also reduce these emissions.

The following links provide information regarding the location of electric vehicle charging point in the borough of Broxtowe:

<https://www.zap-map.com/live/>

<http://www.chargeyourcar.org.uk/d2n2/charge-point-map/>

The following new developments contain electric vehicle charging points that were approved in 2021-22:

Table 18: Site with Charging points 2021-2022

Site	Number of charging points
Old Station Yard Station Road Beeston	5
Beeston Maltings Dovecote Lane Beeston	8

To reduce per capita CO₂ emissions and increase renewable power generation, as indicated in the Aligned Core Strategy. This information is available on the following website:

<https://www.gov.uk/government/collections/uk-local-authority-and-regional-carbon-dioxide-emissions-national-statistics>

15. Unstable Land

Policy 21 of the Part 2 Local Plan states that there is an extensive legacy within the borough of mining activity. This section will report the number of permissions which are contrary to the advice of the Coal Authority, together with the reasons for those decisions.

- In 2021-2022 there were no decisions.

16. Minerals

Policy 22 of the Part 2 Local Plan states that Broxtowe will determine applications for non-mineral development which may affect mineral resources. This section will report the number of permissions which are contrary to the recommendations of the County Council or the Coal Authority.

- In 2021-2022 there were none.

17. Proposals affecting designated and non-designated heritage assets

Policy 23 of the Part 2 Local Plan applies to all heritage assets in the borough, including Listed Buildings, Conservation Areas, Scheduled Monuments and non-designated assets of all kinds.

The table below reports on the number of heritage assets at risk on the national register, which can be found on the Historic England Website <https://historicengland.org.uk/>

Table 19: Historic assets at risk 2021-2022

Type	Address	Number
Listed Building	The Summer House, at The Yews, Kimberley Road	3
	Bennerley Viaduct	
	Willoughby Almshouses and adjoining Boundary Wall	
Conservation Area	Eastwood	3
	Kimberley	
	Nuthall	
Scheduled Monument	Greasley Castle	1

Here is the list of Conservation Area Appraisals published:

- Attenborough Village,
- Attenborough Barratt Lane,
- Beeston St John's Grove,
- Beeston West End,
- Bramcote,
- Eastwood,
- Kimberley,
- Stapleford Church Street, and
- Stapleford Nottingham Road

And there are another 3 which are awaiting completion:

- Brinsley,
- Chilwell, and
- Strelley.

18. The health impacts of development

Policy 24 of the Part 2 Local Plan states that a Health Impact Assessment Checklist will be required with specific applications indicated in the policy. This section is covering aspects that need to be monitored from the Aligned Core Strategy and the Part 2 Local Plan.

The table below indicates the number of applications for which a Health Impact Assessment Checklist is required, together with the outcome of those applications.

Table 20: Health Impact Assessments 2021-2022

Site	Outcome
Hulks Farm, Coventry Lane, Bramcote	Refused

This table below shows the number of applications relating to A5 uses within 400m of schools, together with the outcome of those applications. There was none in 2021-2022.

Table 21: A5 uses within 400m of a School 2021-2022

A5 Site	Outcome
-	-

On this table below it is showing the need to improve accessibility from residential development to key community facilities and services, as indicated in the Aligned Core Strategy.

Table 22: Travel time to key services on large sites (10 dwellings or more) 2021-2022

Site Address	GP Surgery	Hospital	Primary School	Secondary School	Area of Employment
	Travel time (mins)				
Former Belwood Food Site, 42-44 Brookhill Leys Road Eastwood	26	28	27	20	14
Former Builders Yard Rear Of 68 Nottingham Road Stapleford	13	>60	14	22	16
Sandcliffe Accident Repair Centre Nottingham Road Stapleford	3	17	2	10	5
198 Cator Lane Chilwell	4	19	4	11	4
Land To The Rear Of Brinsley Recreation Ground Church Lane Brinsley	6	27	5	5	4
Beeston Maltings Dovecote Lane Beeston	17	49	11	19	16
Land Between Ellis Grove And Wilmot Lane Ellis Grove Beeston	14	28	10	21	2
Old Station Yard Station Road Beeston	6	17	5	10	7
Land off Main Street, Awsworth	9	25	8	15	9
Site Of The Magpie Toton Lane Stapleford	14	64	11	56	17
Frearson Farm Court, Chewton Street, Eastwood	14	40	9	7	11
72 - 78 Nottingham Road Stapleford	10	>60	10	21	13
Former Dry Ski Slope Cossall Industrial Estate Soloman Road Cossall Nottinghamshire	4	18	2	10	6
Bartons Land Between High Road And Queens Road West High Road Chilwell Nottinghamshire NG9 4AJ	14	57	12	23	17

Site Address	GP Surgery	Hospital	Primary School	Secondary School	Area of Employment
	Travel time (mins)				
Land Adjacent And North West Of Bramcote Crematorium Coventry Lane Bramcote Nottinghamshire	14	26	10	14	13
Boots Campus, Beeston	26	37	27	34	22

The Aligned Core Strategy, was looking for data on showing life expectancy of residents in the borough. This can be found here <https://www.ons.gov.uk/>

19. Culture, Tourism and Sport

Policy 25 of the Part 2 Local Plan states that there is a deficiency in accessible and secure sport pitches. In this section it will report on the number, type and area of net additional sports pitches. There were no additional pitches in 2021-2022.

Table 23: Sport Pitches 2021-2022

Site	Type	Area
-	-	-

This table below states the number and type of applications relating to tourism. There were none for 2021-2022.

Table 24: Applications relating to tourism 2021-2022

Site	Type
-	-

The increase in provision of major sporting facilities in the borough where none for 2021-2022, as indicated in the Aligned Core Strategy.

20. Travel Plans

Policy 26 of the Part 2 Local Plan states that all developments of 10 or more dwellings or 1,000 sq. m. or more gross floor space will be expected to submit a Travel Plan.

This table shows the number of applications for which a Travel Plan is required, together with the outcome of those applications. There were 9 applications with a travel plan in 2021-2022.

Table 25: Travel Plans required 2021-2022

Site	Outcome
Boots Campus, Beeston	Approved
Land Adjacent And North West Of Bramcote Crematorium Coventry Lane Bramcote Nottinghamshire	Approved
Land To The Rear Of Brinsley Recreation Ground Church Lane Brinsley	Approved
Beeston Maltings Dovecote Lane Beeston	Approved
Frearson Farm Court, Chewton Street, Eastwood	Approved
Sandcliffe Accident Repair Centre Nottingham Road Stapleford	Approved
Central College Nottingham, High Road, Chilwell, Nottinghamshire NG9 4AH	Approved
Land Between Ellis Grove And Wilmot Lane Ellis Grove Beeston	Approved
Site Of The Magpie Toton Lane Stapleford	Approved

Implementation of individual schemes as in Infrastructure Delivery Plan, as indicated in the Aligned Core Strategy. No aspects of the relevant schemes in Broxtowe have yet been implemented, and the HS2 hub station will no longer be proceeding in Broxtowe.

21. Local Green Space

Policy 27 of the Part 2 Local Plan states that the field off Cornwall Avenue, Beeston Rylands is designated as Local Green Space, development in this area would be considered harmful and would not be permitted except under very special circumstances.

So here this report will indicate the number of permissions granted contrary to the Local Green Space policy by the Council and by inspectors, together with the reasons for those decisions.

- In 2021-2022 there were no applications.

22. Green Infrastructure Assets

Policy 28 of the Part 2 Local Plan states Green Infrastructure is a network of living multi-functional natural features, green spaces, rivers, canals and lakes that link and connect villages, towns and cities.

This section reports on the percentage of the population with access to Green Infrastructure in accordance with the Broxtowe Green Space Standard. There is no information for 2021-2022.

Number of Local Wildlife Sites is 146 the area of which is 967.12 ha.

Number of Local Nature Reserves with a management plan in place, as indicated in the Aligned Core Strategy. There are 15:

- Alexandrina Plantation Bramcote,
- Bramcote Hills Park Woodland,
- Brinsley Headstocks,
- Colliers Wood Moorgreen,
- Hall Om Wong Kimberley,
- Hall Park,
- King George's Park Bramcote,
- Nottingham Canal,
- Pit Lane Recreation Ground,
- Sandy Lane Public Open Space,
- Smithurst Meadows,
- Stapleford Hill,
- Toton Fields,
- Watnall Green and,
- Watnall Spinney.

Green Flag status of open space, as indicated in the Aligned Core Strategy. Five sites, are managed to Green Flag award standard. These are at:

- Bramcote Hills Park,
- Bramcote Old Church Tower,
- Bramcote Ridge,
- Brinsley Headstocks, and
- Colliers Wood.

Number of S106 contributions related to open space, as indicated in the Aligned Core Strategy, had no contributions paid in 2021-2022.

23. Cemetery Extensions

Policy 29 of the Part 2 Local Plan states that the following land is allocated as cemetery extensions, at Church Walk, Brinsley and Field Lane, Chilwell are protected. This section shows the 'take-up' of the site(s) as a cemetery extension this financial year. There were none in 2021-2022.

24. Landscape

Policy 30 of the Part 2 Local Plan states that all developments within or affecting the local landscape areas indicated in the plan should make a positive contribution to the quality and local distinctiveness of the landscape. This section reports the number of permissions

granted which are inconsistent with the 'landscape actions' of the Greater Nottingham Landscape Character Assessment.

- In 2021-2022 there were none.

25. Biodiversity Assets

Policy 31 of the Part 2 Local Plan states that this policy will apply to any Sites of Special Scientific Interest, Local Wildlife Sites or Local Geological Sites which are designated after the adoption of the plan. This section reports on the number of permissions granted for development that has harmed a Biodiversity Asset and the reasons for those permissions.

- In 2021-2022 there was no information available.

Retaining areas of biodiversity importance, as indicated in the Aligned Core Strategy, the net change in the area of Local Wildlife Sites this year was an increase of 0.8ha.

The number of SSSIs in a favourable condition this year in the borough, as indicated in the Aligned Core Strategy, is 5 sites.

26. Developer contributions

Policy 32 of the Part 2 Local Plan states that financial contributions may be sought from any development of 10 or more dwellings or more than 1,000 sq. m. or more of gross floor space. This section reports the number and amount of Section 106 contributions received in 2021-2022 financial year.

Table 26: Section 106 contributions 2021-2022

Contribution type	Amount paid
Open Space	£-
Transport (ITPS)	£-
Affordable Housing	£-
Education	£-
Other	£-

Summary of appeal decisions

The summary reports on appeal decisions which were made between 1 April 2021 and 31 March 2022. The appeal decisions include applications which were submitted before the 2021-2022 financial year.

In 2021-2022, 16 appeals were determined.

This is a similar number to those recorded in the monitoring year for 2020-2021, where 18 appeals were recorded. 10 (63% - rounded to the nearest whole number) of the appeals submitted were dismissed and 6 (38% - rounded to the nearest whole number) were allowed. The appeals included, but were not limited to, householder applications (21/00182/FUL), advertisement consents (20/00856/ADV) and outline applications (20/00183/OUT).

The 6 appeals which were allowed were because the inspector disagreed with the Council's view that the proposals were contrary to policy. As standard, conditions were attached to these appeals to ensure their overall acceptability. A summary of the allowed appeals is given below:

20/00538/FUL – Construct three storey side extension, rear dormer, first floor rear extension and convert existing house to create 7 apartments, demolish existing garage, external alterations, new vehicular and pedestrian access, 6 car parking spaces and bin and cycle stores (revised scheme). The main issue in relation to the proposal was its effect on the character and appearance of the area. The Inspector acknowledged the proximity of the site to the university and noted that the area 'already has a mixture of flats and houses' and therefore concludes that 'the proposal would not cause harm to the character and appearance of the area and would be an appropriate addition to it'.

20/00183/OUT – Outline application (with some matters reserved) to construct 2 dwellings (revised scheme). The main issues in relation to the proposal is its effect on the character and appearance of the area, including the impact on the Bramcote Conservation Area. In their report, the Inspector concluded that 'the proposal would preserve the character and appearance of the area' and that 'there would be no conflict' with policy. However, as part of the Conditions imposed, Permitted Development Rights have been removed.

20/00603/FUL – Construct single/two storey side and rear extensions and front porch (revised scheme). In their report, the Inspector stated that 'the main issue is the effect of the two-storey side extension on the character and appearance of the host dwelling and the street scene'. It was concluded that the Inspector was 'satisfied that in particular of the site circumstances the proposed design of the side extension would not dominate the existing dwelling or appear cramped when viewed in the context of the street scene', and as such, it was determined that there would be no conflict with Policy 10 of the Aligned Core Strategy or Policy 17 of the Part 2 Local Plan.

21/00049/FUL – Construct 5 dwellings including demolition of kennels, access and landscaping. There were a number of issues in relation to this proposal. These were the development's impact upon the Green Belt and its openness; the effect upon the character and appearance of the area; and whether any harm by reason of appropriateness, and any other harm, is clearly outweighed by other considerations so as to amount to the very

special circumstances required to justified the proposal. In their report, the Inspector stated that ‘the proposal would lead to a significant improvement in the character and appearance of this site within the countryside’ and gave this benefit substantial weight. It was therefore concluded that ‘the proposal would enhance the character and appearance of the site and the area’ and ‘would not conflict with Policy 10 of the Aligned Core Strategy’. Ultimately, it was determined that ‘the benefits of the scheme clearly outweigh the limited effect on the openness of the Green Belt’, and as such, the appeal was allowed.

19/00605/FUL – Construct 4 dwellings and associated works following demolition of existing dwelling. Alterations to eastern entrance to Abel Collins Homes to allow for enhanced vehicular visibility. The main issue in relation to the application, is the effect of the proposed development on the character and appearance of the local area. The Inspector resolved in their report that ‘the area to which the site belongs, while having a coherent residential character and some broad uniformity in aspects of the built form, it is also capable of successfully accommodating a variety of dwellings in terms of their design and appearance’, it is also noted with regard to layout that ‘the new development would take advantage of the sloping ground with the new 3-storey dwellings on the lower half of the site’ and, as such, ‘the range of building heights responds positively to the local topography’. The Inspector also addresses the potential impact on neighbour amenity but resolves that ‘loss of light would not be so great as to significantly harm the living conditions of the occupiers of the adjacent property’ and states that ‘overall, the additional overlooking possible would have no significant’ effects upon the living conditions of the occupiers of existing properties’.

21/00250/FUL – Construct single/two storey front/side extension and replacement wall along part of side boundary (following demolition of garage). In their report, the Inspector noted that ‘the main issue in this case is the effect of the proposed extensions on the character and appearance of the area around Bye Pass Road’ where it is regarded that ‘whilst some of the materials used in the proposed extensions would be contemporary, there is no established style or appearance to the properties in the immediate vicinity’. Therefore, it is concluded that the proposal does not conflict with local policy and that it would ultimately ‘make a positive contribution to the character and appearance of the area and would not dominate the existing building or appear over-prominent in the street scene’.

Although there were appeals allowed, it should be noted that with particular topics, especially those such as design and neighbour amenity, differences of opinion between councils and inspectors will sometimes occur. Importantly, these appeal decisions did not involve any questioning of the policy objectives or the interpretation of policy wording. Out of the 6 appeals which were allowed, there was 1 application for costs, and this was not granted.

The appeals which were allowed were due to the inspector disagreeing with the Council’s view that the proposals were contrary to policy, most notably, Policy 10 (Design and Enhancing Local Identity) of the Aligned Core Strategy and Policy 17 (Place-making, Design and Amenity) of the Part 2 Local Plan. With topics such as these it is inevitable that differences of opinion between councils and inspectors will sometimes occur and these appeal decisions did not involve any questioning of the policy objectives or the interpretation of policy wording.

The below table shows the rate of the dismissal of appeals over a seventeen-year period (to the nearest whole number):

Table 27: Rate of dismissal of appeals

Year	Appeals allowed	Appeals allowed in part	Appeals dismissed	Total	Proportion dismissed
2005/06	5	1	13	19	68%
2006/07	9	0	16	25	64%
2007/08	4	0	19	23	83%
2008/09	7	1	16	24	67%
2009/10	6	1	13	20	65%
2010/11	4	0	16	20	80%
2011/12	5	0	13	18	72%
2012/13	3	0	12	15	80%
2013/14	6	0	14	20	70%
2014/15	2	0	11	13	85%
2015/16	9	0	8	17	47%
2016/17	4	2	11	17	65%
2017/18	2	0	4	6	67%
2018/19	4	0	8	12	67%
2019/20	8	0	12	20	60%
2020/21	5	0	13	18	72%
2021/22	6	0	10	16	63%
Total 2005-21	89	5	209	303	69%

Table 28: Appeal decisions (received between 1 April 2021 to 31 March 2022)

Application	Outcome	Contrary to Officer Recommendation	Policy wording issues
20/00178/FUL	DISMISS	No	No
19/00791/FUL	DISMISS	No	No
20/00538/FUL	ALLOW	Yes	No
20/00183/OUT	ALLOW	Yes	No
20/00444/FUL	DISMISS	No	No
20/00154/FUL	DISMISS	No	No
20/00603/FUL	ALLOW	Yes	No
21/00048/FUL	DISMISS	No	No
19/00465/FUL	DISMISS	No	No
20/00856/ADV	DISMISS	No	No
20/00058/REM	DISMISS	No	No
21/00268/PNH	DISMISS	No	No
21/00182/FUL	DISMISS	No	No
21/00049/FUL	ALLOW	Yes	No
19/00605/FUL	ALLOW	Yes	No
21/00250/FUL	ALLOW	Yes	No

For any enquiries relating to information contained within this report please contact the Planning Policy Team at Broxtowe Borough Council, telephone 0115 9177777 extension 3452 or policy@broxtowe.gov.uk.

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