

Broxtowe Borough Council Annual Monitoring Report April 2006 – March 2007

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Executive Summary

The Planning and Compulsory Purchase Act, 2004 requires that the local plan system is replaced by a Local Development Framework (LDF). This is a portfolio of documents which may be updated regularly and includes a Local Development Scheme (LDS) which outlines which documents will be produced, together with a programme of when the key milestones for each are expected. The LDS for Broxtowe was approved in June 2005 and is available to view on our website www.broxtowe.gov.uk

This annual monitoring report (AMR) is produced to assess the progress of work on the LDF against the programme in the LDS. It also investigates the implementation and success of policies contained in the Broxtowe Local Plan, adopted in 2004. In 2007 this plan underwent a process of having most of its policies “saved”, in consultation with the Government Office, in order to remain a valid document. Monitoring of progress on meeting housing targets and development of employment land is also carried out on an annual basis and is recorded here in summary. For full details, tables and past progress, reference should be made to the Annual Housing Land Monitoring Report 2007 and the Employment Land Monitoring Report 2007, both of which are available on the website as above.

Employment: A requirement for 75ha of employment land within the borough was identified for the period 2001-2021, by the Nottinghamshire and Nottingham Joint Structure Plan. The current borough total of employment land available is 48.11ha, of this, 38.55ha is allocated or committed in the current local plan, but does not have planning permission, 5.1ha has outline permission and 4.46ha has detailed permission. The 12.79ha of land taken up between July 2001 and the present also counts towards meeting the requirement set out in the Structure Plan. This currently falls 14ha short, inferring that this amount would be needed to be allocated in any plan for the borough for the period 2011-2021. Current take-up results in an annual average of 2.13ha. Given that 48.11ha of land is currently available, this gives a 23 year supply, although this is on the basis of a short and particularly low period for take-up which may not prove to be typical in the longer term. The average take-up over the 1991-2007 period was nearly twice this amount, at 3.5ha per year.

Housing: Progress on housing land development has increased in the 12 months from April 2006 – March 2007 on previous years. This is due partly to the introduction of newly allocated sites through the adoption of the Local Plan in 2004, and also to an increase in new dwellings on windfall sites. The Joint Nottinghamshire and Nottingham Structure Plan adopted in 2006 requires that a total of 4,200 new dwellings are built in Broxtowe in the period 2001-2021. The total completion figure so far in this period until March 2007 is 1533 which leaves an outstanding requirement of 2667 dwellings to be built over the next 14 years. From an annual perspective, this means that an average of 191 dwellings would be needed each year, to satisfy this requirement.

Phasing Policy: The Broxtowe Local Plan's housing allocation is split by Policy H2 into Phase 1 and Phase 2, with the policy stating that the release of Phase 2 will be dependant on progress with Phase 1, also taking into account the wider picture within South Nottinghamshire. The purpose of this policy was to ensure that previously developed sites were developed before greenfield sites, in line with government policy. Phase 2 housing sites were released by a decision of the Council's Cabinet in September 2007.

Transport: The information shows that Broxtowe's new housing development is located in highly accessible sites in relation to public transport facilities.

Local output indicators: In addition to the 'core' indicators referred to above, the Council has also selected a small number of local output indicators. These deal with locally important issues on the subjects of employment, housing, local retail services and biodiversity.

Local Plan policies: Policies in the Broxtowe Local Plan 2004 were at the time in conformity with Regional Planning Guidance 8 (RPG8), the Nottinghamshire Structure Plan 1996 and government guidance current at that time. The Nottinghamshire Structure Plan has been replaced by the Nottinghamshire & Nottingham Joint Structure Plan (JSP), which was adopted in February 2006. The RPG has also been replaced by Regional Spatial Strategy 8 (RSS8) and again the plan is in conformity with this strategy. The policies have been used and tested since adoption of the plan in September 2004. New planning policies will build up through work on the Local Development Framework over the next few years. In the meantime, it is appropriate to continue to rely on the policies in the Broxtowe Local Plan 2004 for development control decisions. Policies not "saved" beyond September 2007 are listed in Appendix 4.

Local Development Scheme: Work commenced on the Local Development Framework with the preparation of the Local Development Scheme. This was submitted in March 2005 as required and was subsequently adopted in June 2005. The LDS programmes the work to be carried out in the production of the documents which constitute the LDF with key milestones to be achieved. A revision in March 2007 with some adjusted milestones was submitted to the Government Office but never became formally accepted. This AMR examines and reports on the progress of the LDF documents against these milestones, and confirms changes to be made to the programme to take account of slippage and changed priorities. A revised LDS is to be submitted to the Government Office by March 31 2008.

Introduction

The Planning and Compulsory Purchase Act, 2004 requires that the local plan system is replaced by a Local Development Framework (LDF). This is a portfolio of documents which may be updated regularly and includes a Local Development Scheme (LDS) outlining which documents will be produced, together with a programme of when the key milestones for each are expected. The LDS for Broxtowe was approved in June 2005 and is available to view on our website www.broxtowe.gov.uk, a revision was submitted to the Government Office (GO-EM) in March 2007 and a further revision will be submitted following feedback to this year's Annual Monitoring Report (AMR).

The Annual Monitoring Report (AMR) will assess the progress of the key stages of documents as programmed in the Local Development Scheme and assess the implementation and success of policies contained within the documents. This will include both the LDS and the local plan, which includes "saved" policies determined by the Secretary of State in September 2007.

The AMR is technical in nature and contains data relating to a number of individual categories. A glossary is included at the end of the document to assist interpretation of phrases used.

The AMR is published in December each year and reports on the period commencing 1 April of the preceding year to 31 March of the year of publication, as required in The Town & Country Planning (Local Development) (England) Regulations 2004 and outlined in the LDS programme.

Broxtowe: The Contextual Indicators

The borough of Broxtowe lies between Nottingham City and the Erewash Valley, with the River Trent forming the southern boundary. The borough includes four main urban areas: two in the north and two in the south. The southern areas are part of the Greater Nottingham conurbation and include the towns of Beeston and Stapleford. Beeston is the borough's main administrative centre and a large district shopping centre. The towns of Eastwood and Kimberley, in the northern part of the borough, were originally closely associated with coal mining activity, but now have a wider employment base, as well as seeing commuting to surrounding areas including Nottingham. There is a wide choice of employment, housing, amenities and countryside which makes Broxtowe a very pleasant place to live and work. Housing in Broxtowe varies a great deal, from 19th Century terraced cottages to modern housing schemes and purpose-built accommodation, for the young and the elderly. Industry offers employment ranging from large national companies, to a substantial number of industrial and commercial businesses across a wide range of services. The City of Nottingham exerts a considerable influence on the borough - for example, with a high proportion of Broxtowe's residents commuting into Nottingham to work, and visiting the city for shopping and other services. Green Belt covers the central more rural part of the borough and all the open countryside beyond the urban areas, tightly constraining development beyond their existing built boundaries. The M1 Motorway bisects the borough and the main London to Nottingham railway runs through the south, with a regular London service from Beeston. There are opportunities to remodel and improve the centre of Beeston with the next phase of the Nottingham Express Transit system, which if approved run through Beeston town centre and Chilwell then out to the A52 at Bardill's roundabout.

Broxtowe's industrial heritage includes the lace making and hosiery trade in the south and coal mining in the north. Nearly two-thirds of the land in Broxtowe is open countryside. A number of areas are noted for their particular charm and these have been preserved as conservation areas. A D.H. Lawrence Museum and Heritage Centre, four sports and leisure centres, many parks and gardens, and two nature reserves, can all be found in Broxtowe Borough. Nowhere in the borough is more than five minutes off peak drive away from countryside or other leisure pursuits.

A number of social and socio-economic indicators are helpful in giving a context for this report and these appear below. They show the borough's ranking in terms of deprivation indices which can be seen as tending towards the average for both the region and the country as a whole.

The crime rate is analysed through figures for six key offences which show that Broxtowe suffers particularly from theft and burglary offences compared to the national average, but not in terms of other offences such as violent crimes.

Population: 110,100 (Mid 2005 population estimates)

Area: 8102 ha

Twinned: Gütersloh, Germany

Wards: 21

Councillors: 44

Conservation Areas: 14

Listed Buildings: 146

Ancient monuments: 7

Sites of Special Scientific Interest: 258 ha

Mature Landscape Areas: 1181 ha

Sites of Importance for Nature Conservation: 548 ha

Crime Rate:

The six key offences are:

- Violence against the person
- Sexual Offences
- Robbery
- Burglary of a dwelling
- Theft of a motor vehicle
- Theft from a motor vehicle

05/06 – 06/07

Offences	Total	Rate per 1,000 population in Broxtowe	Average rate per 1,000 population in England & Wales
Violence against the person	1411	12.93	19.28
Sexual offences	93	0.85	1.05
Robbery offences	146	1.33	1.86
Burglary dwelling offences	366	8.16	5.47
Theft of motor vehicle	1684	3.35	9.33
Theft from vehicle		15.43	9.41

(Source: Home Office)

Deprivation:

Authority	Indices of Deprivation Rank – E Midlands (of 40, 1 being the most deprived) 2007	Indices of Deprivation Rank – England (of 354, 1 being the most deprived) 2007	% of adult population on Income Support Feb 2005	Standardised Mortality Ratio (UK = 100) 2002	% of Lone Parent Households 2001
Notts. exc. Nottm. UA)	-	92/149	3.5	102	5.9
Broxtowe	25	226/354	2.4	99	5.22
East Midlands	-	-	3.7	102	6.08
England	-	-	4.6	99	6.42

(Source: National Statistics, CLG and DWP)

Housing Stock Condition:

Dwelling stock position in authority area at 1 April 2007

Number of dwellings within area

	HRA definition LA owned	LA owned	Registered Social Landlord	'Other' public sector	Private (non RSL)	Total (Council Tax)
Total stock -	4,653	4,653	1.12	198	42,098	47,961
Unfit	0		0	0	1,500	1505
Difficult to let	45		0			
Low demand	167		0		0	
Vacant total		43	6	4	966	1,019
Of which, vacant for >6 months						
Private sector housing -						
Estimated cost (£000) of making fit						
Year survey undertaken						
Proportion made fit or demolished as direct result of action by la						

(Source: Broxtowe Housing Strategy 2005 – 2008)

Transport and Accessibility:

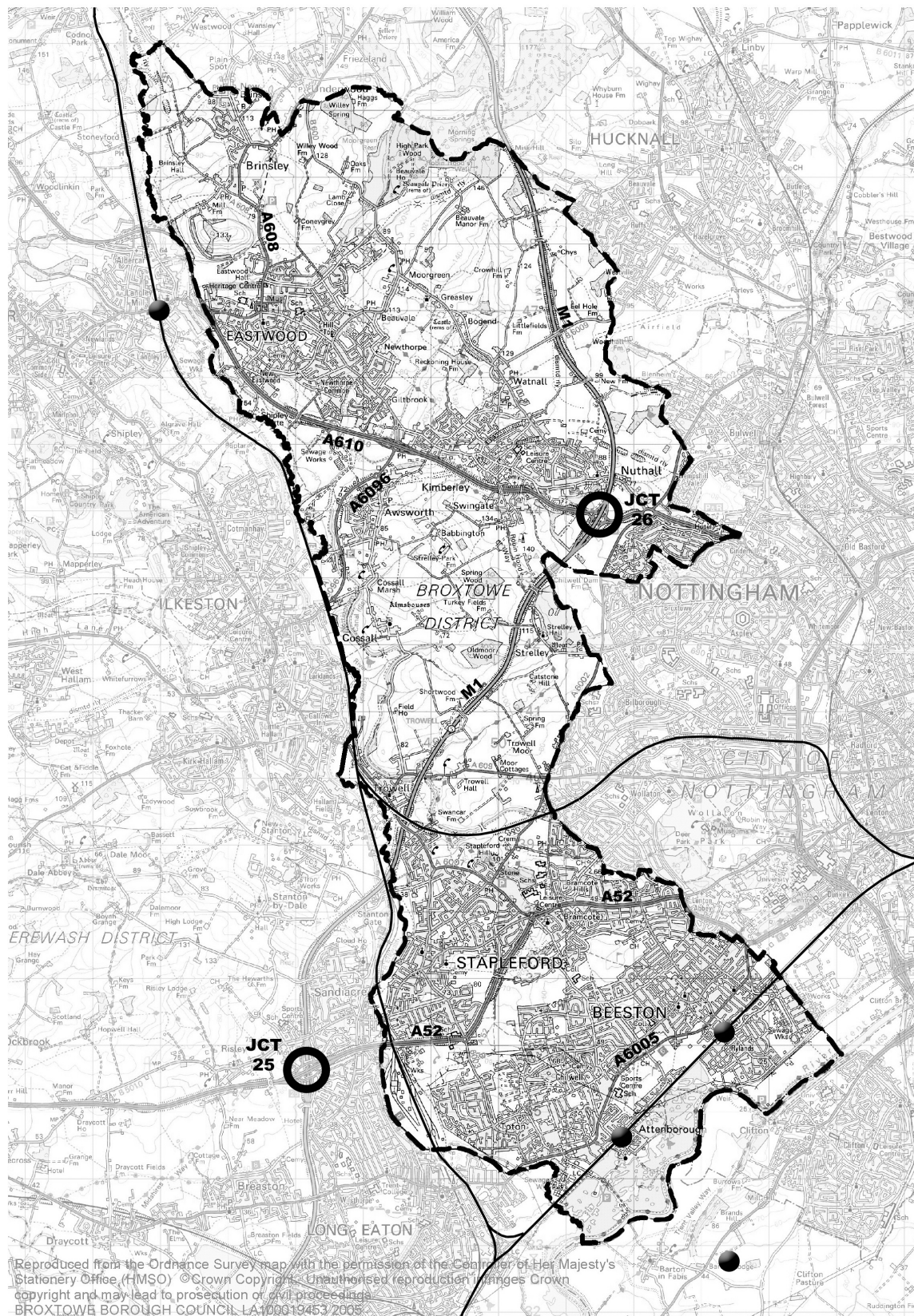
Good accessibility and transport underpins the borough's economic success and is equally important to the social well being of the borough making it a desirable place to live and work. The adopted Broxtowe Local Plan 2004 seeks to improve opportunities for access by public transport by ensuring that new development is located and designed so as to reduce the need to travel, is accessible by public transport and encourages movement on foot or by cycle. Road access continues to remain important for movement patterns in the short term and therefore improvements to the road network are supported where required.

Broxtowe is well served by the national road system by use of the M1 motorway which crosses the borough from north to south and includes junction 26 within its boundary with junction 25 being just beyond its borders near Stapleford and a motorway service area within the borough at Trowell. Routes west to east and into the city are principally served by the A52, A6005 and A610.

One of the key aims and objectives of the local plan is 'encouraging accessibility by means of transport other than the private car and minimising the need to travel'. New employment and housing sites have been allocated bearing this in mind. The plan encourages development within the defined public transport corridors where demand for travel can be met by new and improved public transport facilities. Developers are expected to contribute toward the cost of these facilities through the provisions of the 'Interim Transport Planning Statement' which applies standard contribution rates to developments, toward the cost of providing integrated transport measures. A policy supporting this 'planning obligation' is applied throughout the county and the city; in the Broxtowe Local Plan it is Policy T1.

Phase 2 of the Nottingham express transit system is proposed to include a line to link the A52 'Bardill's roundabout' with Nottingham city centre passing through Chilwell, Beeston, the university, Queens Medical Centre and into the city. A 'park and ride' site is also proposed at the A52 end of the route to serve commuters and shoppers wishing to leave their vehicles on the outskirts of the urban area and travel into the city. Following the announcement in October 2006 that government finance would be made available for this route, a public inquiry took place in November 2007. The line would be unlikely to commence operation before at least 2013.

Main Access Routes



Green Belt: The green belt covers 5155 ha or 64.4% of the borough. The Green Belt boundaries were altered slightly during the local plan review and although there were more losses than gains, this resulted in just a 1% loss overall. There is a lot of pressure on the green belt in the borough due to the tight constraints it places on development. It is a key objective of the council to protect the green belt as it is now drawn and enhance its value wherever possible.

Protected Open Areas: Important as visual breaks in the urban environment and often contributing to recreational use it is not appropriate to describe these areas as green belt, situated as they are in an urban setting. They include 2 golf courses, Bramcote pitch and putt course, Bramcote Ridge and land at Hempshill Hall.

Prominent Areas for Special Protection: There are 5 such areas in the borough and these are distinct landmarks protected for their special qualities and open character: Catstone Hill Ridge, Strelley; Stapleford Hill, Stapleford; Bramcote Hills and Ridge; Burnt Hill Bramcote and Windmill Hill, Stapleford.

Mature Landscape Areas: There are 12 such areas within the borough. They represent landscape that has been relatively unaltered by agricultural practices, opencasting or other forms of development. They often include hedgerows forming old boundaries, established habitats and sites of considerable wildlife value. A list of mature landscape areas for this borough is given at Appendix 7 of the Broxtowe Local Plan, 2004.

Sites of Special Scientific Interest: Natural England designate such sites of which there are 5 within the borough. They are outstanding in terms of nature conservation and geological interest. A list of SSSIs is given in Appendix 8 of the Broxtowe Local Plan, 2004.

Sites of Importance for Nature Conservation: A number of sites have been identified by the Nottinghamshire Biological & Geological Records Office. Whilst development threatening these areas will be carefully assessed in relation to their status, any harm should be minimised and compensated for should development take place. A list of SINCs is given in Appendix 8 of the Broxtowe Local Plan, 2004.

Sites Supporting Species Protected by Law: A number of species are protected under the Wildlife & Countryside Act, 1981 (as amended). Sites are not necessarily identified until development is proposed, but a survey is required to determine if this would have an effect and mitigation will be required if the development is granted permission.

Local Biodiversity: Impact assessments may be required if development is proposed which would have an effect on habitats or species identified in the Nottinghamshire Local Biodiversity Action Plan. This may result in a requirement for measures to maintain and enhance local biodiversity through conditions, negotiation or by way of planning obligations.

Agricultural Land Quality: An important resource, 'best and most versatile' higher grade (grades 1-3a) agricultural land, is a national resource and such land will be protected as far as possible.

Greenwood Community Forest: Most of the countryside in the borough falls within the Greenwood Forest boundary. The 'Strategic Plan for Greenwood' guides proposals.

Trees and Hedgerows: These are assessed individually and include those within ancient woodlands. They are important to wildlife and to the character of the environment and policies protecting them are implemented with the assistance of the council's Tree Warden Scheme.

Local Development Scheme Programme and Progress

Local Development Scheme

The original LDS was submitted by the deadline of the end of March 2005 and subsequently adopted in June 2005.

Statement of Community Involvement

A scoping report was prepared and issued to interested parties in July 2005. The draft SCI was distributed for consultation in September 2005 and subsequently reported to the Cabinet meeting in 2005. The submission document was produced in October 2006. The Planning Inspectorate requested an additional consultation to take place in 2007.

Development Plan Documents

Broxtowe Local Plan

The plan was adopted in September 2004 and, as advised under the regulations, was saved for a period of three years until September 2007. Policies which are proven, contemporary and in line with national guidance, have been saved beyond this date through a formal process until they are replaced by new development plan documents in the LDF

Core Strategy

Work will commence on the core strategy at the end of 2007, which will lead into a two-year programme of key milestones culminating in adoption of the document in January 2010. This and the Site Allocations document described below have been deferred from the timing in the original LDS with a more realistic extended consultation time for the core strategy, acknowledging its importance to setting the context for other policy documents. The Regional Spatial Strategy will have an important influence on these two documents and it will be advantageous to allow this strategy to progress to the Panel Report (produced in November 2007) so that it can better serve as context for these two development plan documents. (See Core Strategy Alignment section page 15)

Housing and Employment Site Allocations

Work will commence on site allocations in March 2008, which will lead to a longer period of consultation than for other documents as this subject is likely to generate considerable interest. Therefore a thirty-one month programme of key milestones will follow, culminating in the adoption of the document in September 2010.

Primary Development Control Policies

It is anticipated that work on this document will commence in December 2007 with a twenty-two month programme culminating in adoption in February 2010.

Supplementary Planning Documents

Town Centre Studies

Beeston:

A public consultation draft stage for this SPD (formerly an Area Action Plan) was held in September 2007. This was delayed because of not wishing to clash with the NET Phase 2 consultation period in summer 2007. The study is now expected to move towards adoption by March 2008.

Stapleford:

Work on this study started in February 2006, and an issues and options stage was held in September 2006 subsequently, its Supplementary Planning Document status has been confirmed, and a further draft stage will be completed when the Greater Nottingham Retail Study has been finalised in December 2007.

Eastwood and Kimberley:

The Supplementary Planning Documents for Eastwood and Kimberley town centres are programmed to commence in March 2008 and October 2008 respectively. These have been delayed as it is not possible to progress more than two town centre studies at once, therefore Beeston or Stapleford need to be completed first.

Affordable Housing Strategy

Consultation on this document was originally expected to commence in December 2006, but this was deferred until November 2007 because of the new central government policy statement on housing (PPS3) which came into effect in April 2007 and its consequent changes to arrangements and further later guidance regarding affordable housing.

Sustainable Energy Policies

Work on this document was started in early 2007. The aim is that the County Council Sustainability Team will provide the necessary text for all Nottinghamshire districts to progress with an SPD on this matter, in the interests of consistency. A public consultation stage on such an SPD would start in December 2007, but the work may instead be channelled into the evidence base for a development document such as the Development Control Policies DPD.

CORE STRATEGY ALIGNMENT

All the Greater Nottingham local planning authorities (Ashfield District Council¹, Broxtowe Borough Council, Gedling Borough Council, Nottingham City Council and Rushcliffe Borough Council) have agreed to align their Core Strategies. It is not currently planned to prepare a single Joint Core Strategy, although the option is being left open to either produce a single joint Core Strategy Preferred Option document, should this be considered appropriate, or to produce joint documents at a later date. Erewash Borough Council in Derbyshire, which is also part of the Nottingham Core Housing Market, is not currently formally part of this agreement. However, there are likely to be opportunities to work more closely with Erewash in the future, and therefore work will continue to ensure that the process and content of the Erewash Core Strategy and the aligned Greater Nottingham Core Strategies are complementary to one another.

The first stage is to develop aligned Issues and Options consultation/reports. This is likely to involve:

- More closely synchronised work programmes, which will entail revised Local Development Schemes being submitted to GOEM for approval.
- A single evidence base for matters of common concern².
- Where issues and options are identified as being of Greater Nottingham wide relevance, these will be consistently considered in each Council's issues and options process.

This alignment process will be managed by a group of officers representing all the local authorities involved, and including the County Council. Progress will be reported to the shadow Greater Nottingham Executive.

¹ Only the Hucknall part of Ashfield DC falls within Greater Nottingham, so the degree of alignment is likely to be less, and the District will be unlikely to participate in any future jointly prepared single Core Strategy.

² Much of this is already in place in the form of jointly commissioned studies covering the Greater Nottingham area.

Core and Local Indicators

Details follow of the core indicators, organised into their various categories, covering the period April 2006 to March 2007.

Also included under various categories are local indicators relating to a variety of topics: business, housing, local services, biodiversity, and sustainable energy initiatives.

Business Development

LDF Core Output Indicators

- 1a Amount of floorspace developed for employment by type.
- 1b Amount of floorspace developed for employment, by type, in employment or regeneration areas
- 1c Amount of floorspace by employment type, which is on previously developed land.
- 1d Employment land available by type.
- 1e Losses of employment land in (i) employment/regeneration areas and (ii) local authority area.
- 1f Amount of employment land lost to residential development.

The annual Employment¹ Land Monitoring Report provides information regarding the allocation of sites, permissions granted and take-up and loss of employment sites throughout the borough. Current commitments² will count toward the latest JSP target of approximately 75 ha.

Summary of the current position (as at July 2006)

Structure Plan Requirement	Taken-Up 2001-2007	Allocated	Outline Permission	Detailed Permission	Total Currently Available	Total Supply
75.0ha	12.79ha	38.55ha	5.1ha	4.46ha	48.11	60.9ha

The target set by the JSP for the period up to 2021 is almost met by the available supply which was envisaged in the local plan to meet requirements up to 2011. This supply total has been agreed with Nottinghamshire County Council as acceptable.

¹ Employment land is defined as that which is committed for development for the uses B1 (a),(b) and (c), B2 and B8 of the Town and Country Planning Use Classes Order 1988. Sites are all shown as available for B1 (a), (b) and (c), B2 or B8 uses, unless there are specific restrictions to particular categories.

² "Committed" means that a site has planning permission for B1 (a), (b) and (c), B2 or B8 use, or is allocated as such in the local plan or bound by some other decision of the council to be used for this

Business Development	2006/7
Amount of floorspace developed for employment by type.	11140m ² (mixed)
Amount of floorspace developed for employment by type, in employment or regeneration areas.	None
Amount of floorspace by employment type which is on previously developed land B1 B2 B8 Mixed	11140m ² (100%)
Employment land available by type B1 B2 B8 Mixed	5.19ha 0.12ha 0.00ha 48.11ha
Losses of employment land in (i) employment/regeneration areas and (ii) local authority area	None None
Amount of employment land lost to residential development	0.00ha

Take up³

The following table gives figures for take-up of employment land over the past 5 years.

<u>Survey year</u>	<u>Amount</u>
2001/2	0.0Ha
2002/3	1.4Ha
2003/4	4.1Ha
2004/5	0.9Ha
2005/6	1.22Ha
2006/7	5.07Ha
Total take-up between	
2001- 2007	12.79Ha
Annual average =	2.13Ha

³ "Take-up" has traditionally been defined as the start of building on land i.e. when the site is no longer strictly available. For the purposes of this report, that definition is retained, however in future, it will be defined as completion on site to accord with good practice guidance. –

Local Output Indicator:

Percentage of Local Plan employment allocations developed (policy EM1)

In 2006/7 there was 3.0ha of completed development on allocated sites for employment. In the previous year there was no take up but in the year before (2004/5) there was 0.9ha of completed development on allocated sites. This represents a total of 7.3% of the total of 53.4 ha.

By the beginning of the plan period, sites Emi, f, j and n had been granted permission, representing a total of 8 hectares. Sites b and J have been constructed during the plan period representing a total of 6.2 hectares. A full table appears in Appendix 4.

Housing

LDF Core Output Indicators

- 2a - Housing trajectory showing:
- (i) net additional dwellings over the previous five year period or since the start of the relevant development plan document period, whichever is the longer;
 - (ii) net additional dwellings for the current year;
 - (iii) projected net additional dwellings up to the end of the relevant development plan document period or over a ten year period from its adoption, whichever is the longer;
 - (iv) the annual net additional dwelling requirement; and
 - (v) annual average number of net additional dwellings needed to meet overall housing requirements, having regard to the previous year's performance.
- 2b - Percentage of new and converted dwellings on previously developed land.
- 2c - Percentage of new dwellings completed at;
- (i) less than 30 dwellings per hectare;
 - (ii) between 30 and 50 dwellings per hectare;
 - (iii) above 50 dwellings per hectare.
- 2d - Affordable housing completions

2a Housing Trajectory:

Summary of position for the 12 month period ending 31 March 2007

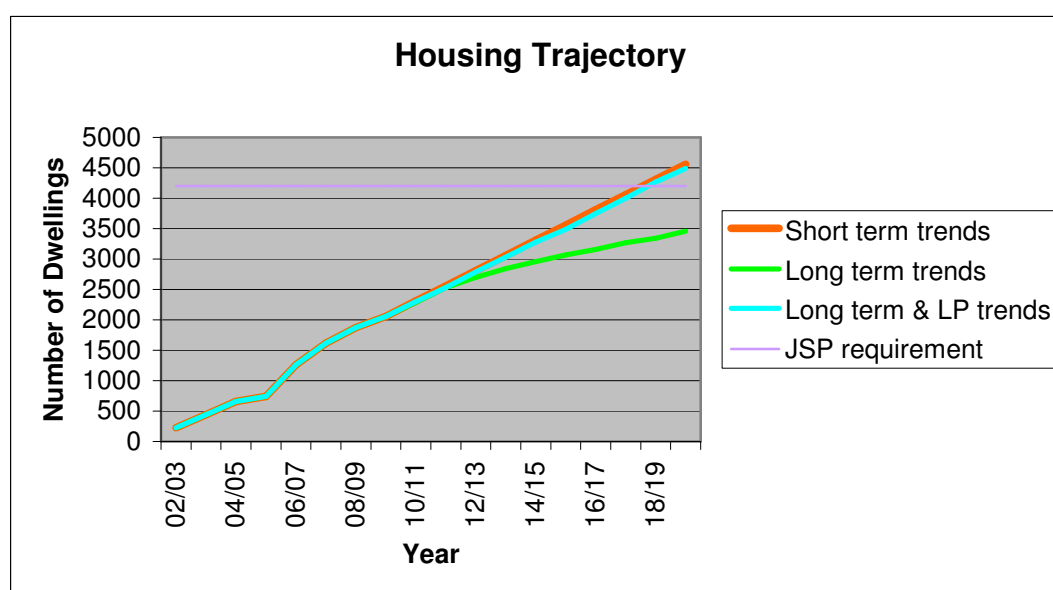
A. Total Structure Plan requirement 2001-2021	B. Total new dwelling completions 2001-2007	C. Net dwelling gain from conversions/ changes of use (resulting in dwelling gain) 1991-2007	D. Overall total dwellings created (i.e. B+C)	E. Completions needed in remainder of Structure Plan period 2007-2011 (i.e. A-D)
4200 dwellings	1533 dwellings	211 dwellings	1744 dwellings	2456 dwellings

Five year estimates

The following table gives the 5 year position which has been produced using average completion figures and estimates provided by builders with permissions/sites under construction in the borough.

Large sites with planning permission	732
Allocated sites (in adopted plan)	923
Small and other windfall sites*	425
Conversions and changes of use (net figure)+	75
TOTAL	2155

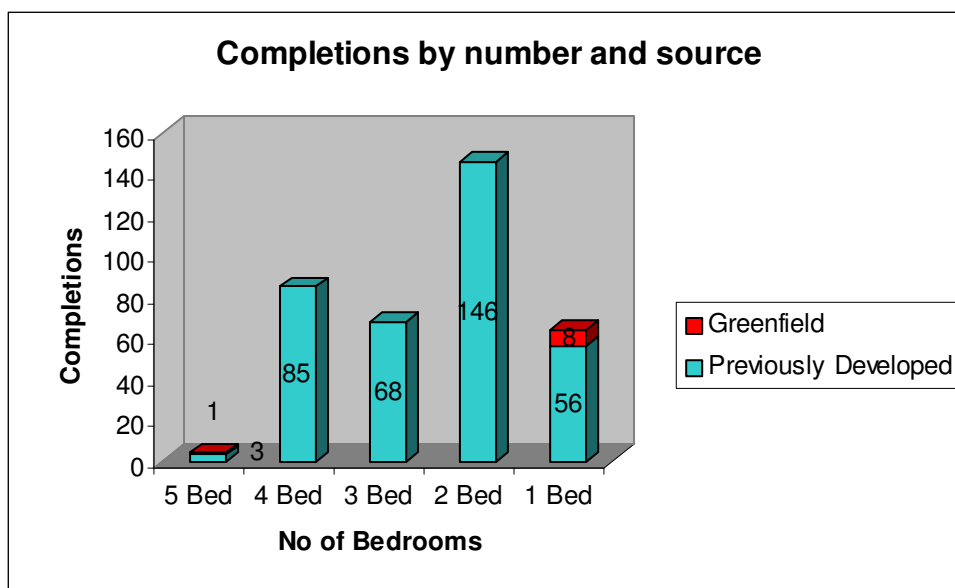
- This is an estimate incorporated into the Local Plan i.e. $85 \times 5 = 425$
- + This is an estimate based on the Broxtowe Local Plan assumption of 15 dwellings per year



The trajectory graph has been produced by taking the JSP requirement as a fixed point and by using past trends and informed forecasts, completions have been projected forward, allowing for a slowing of site progress as allocated sites are taken up. This method is expected to produce the most reliable results if past trends continue and calculations of progress on a reducing number of sites are correct, but these are only estimates.

2b Percentage of new and converted dwellings on previously developed land

Year	Greenfield		Previously Developed				Total
	No. comp.	%	Small & large sites	Conversions/ demolitions/ change use	sub total	%	
06/07	9	2	337	21	358	97	367



2c Percentage of new dwellings completed at:
less than 30 dwgs/ha
30-50 dwgs/ha
above 50 dwgs/ha

	Less than 30 dwgs/ha	30-50 dwgs/ha	50+ dwgs/ha	Totals
No of completions	67	133	167	367
% of total	18.3	36.2	45.5	100

Average Density on All Sites Under Construction 2005/6

Site Ref No	Address	Net Site		
		Area (Ha)	No. Dwgs	Net Density (dwgs/ha)
				(dwg/ha)
3b	Acorn Avenue, Giltbrook	3.9	109	27.9
5	Gin close Way, Awsworth	2.8	71	25.3
25/51	Karen Gardens, Chilwell	0.8	26	30.6
98	Sandown Road, Toton	0.23	11	47.8
82	Anglo Scotian Mills, Beeston	0.7	106	150
72	Chetwynd Barracks, Chilwell	8.5	377	44.3
80	Bilborough College, Trowell	4.4	194	44
79	Bramcote Lane, Chilwell	0.3	24	80
83	Orton Avenue, Bramcote	0.6	10	16.6
86	Queens Road, Beeston	3.3	146	44.2
99	Villa Street, Beeston	0.03	12	400
101	Woodstock Road, Toton	0.1	13	130
84	Nether Street, Beeston	0.5	44	88
Large Sites totals		26.1	1143	(43.8)
Small Sites Totals		1.84	41	(22.2)
All Sites		27.94	1184	42.4

Density

PPS3 advises that in order to achieve sustainable patterns of development the net density of new housing developments should be within the range of 30-50 dwellings per hectare with 30 dwellings per hectare being the minimum. The current average net density on major housing sites in the borough is 44 dwellings per hectare. Policy H6 of the local plan bases proposed minimum densities on sites within 400m of frequent public transport services of 40 dwellings per hectare. Beyond this distance, the expected density rate would reduce to 35 dwellings per hectare. Where there is a full range of public transport choices available within 400m of development then this figure would increase to 45 dwellings per hectare.

The table above gives average density on all sites under construction in 2006/7 and an average for all small sites.

2d

Affordable Housing Completions

The information researched as part of the preparation of the Council's Annual Housing Strategy Statement examines the current housing stock and requirements of different sectors of the population. Dwellings built by Registered Social Landlords (RSL's) have been monitored as part of this report since 1996, the results being shown in the table below.

Area	Site	Ownership	Total Units	Date of Comp (up to 31 March)
Beeston:	Barton Street Gladstone St	Longhurst HA	27	1996
		Derwent HA	8	2003
Eastwood:	Percy Street Church Street	Longhurst HA	9	1996
		Derwent HA	12	1996
Kimberley:	Rockside Station Yard Station House	Leicester HA	6	1996
		Derwent HA	15	2000
		Derwent HA	15	2003
Stapleford:	Orchard St Plackett Close	Nene HA	21	1999
		Nene HA	26	1998
Giltbrook:	Baker Rd	East Midlands HA	6	2000
Watnall	Little Holland Nurseries	Longhurst HA	8	2006
Newthorpe	Fairdale Drive	De Montfort HA	6	2006
Beeston	Boundary Road	Derwent HA	11	2006
			2	2007
Beeston	Church Street	Derwent Living	15	2007

The 17 affordable properties completed in 2006/7 represents 4.6% of the total for the year (of 367)

House types

PPG3 states that sites over 1ha should provide a variety of house types. The split between types of dwelling by number of bedrooms is illustrated below. The information is for all new sites in 05/06 and for both large and small developments. Some sites now nearing completion in the borough include a higher number of large detached dwellings at low densities as a result of permissions granted some years ago. Government guidance and the Broxtowe Local Plan seek to change this with policies designed to encourage the provision of a mix of housing types within each development, including affordable housing. Monitoring of sites using the Broxtowe Housing strategy document assists in identifying need for such housing.

House Types granted detailed planning permission 2005-06

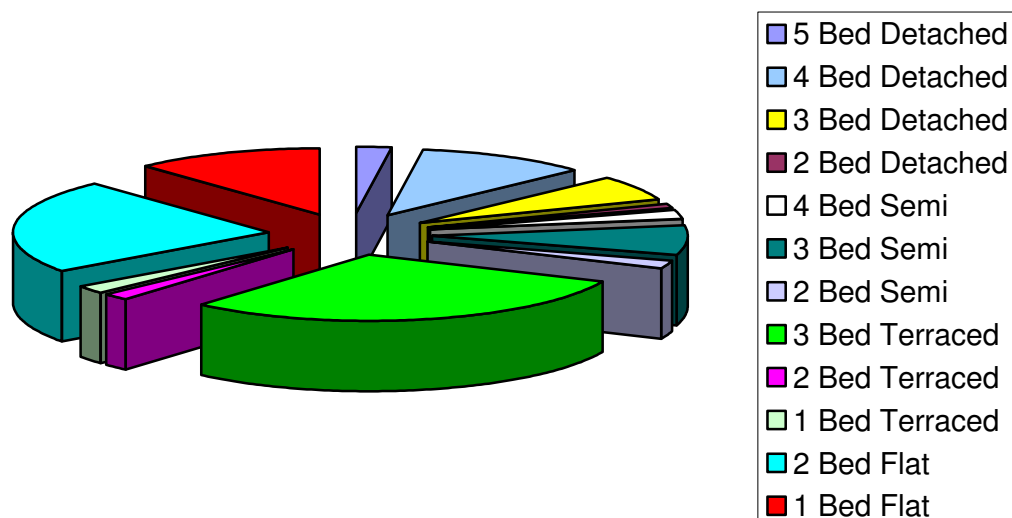
Large Sites

5 Bed Detached	4 Bed Detached	3 Bed Detached	2 Bed Detached	4 Bed Semi	3 Bed Semi	2 Bed Semi
4	21	12	2	4	14	4
3 Bed Terraced	2 Bed Terraced	1 Bed Terraced	2 Bed Flat	1 Bed Flat		
57	3	4	44	23		

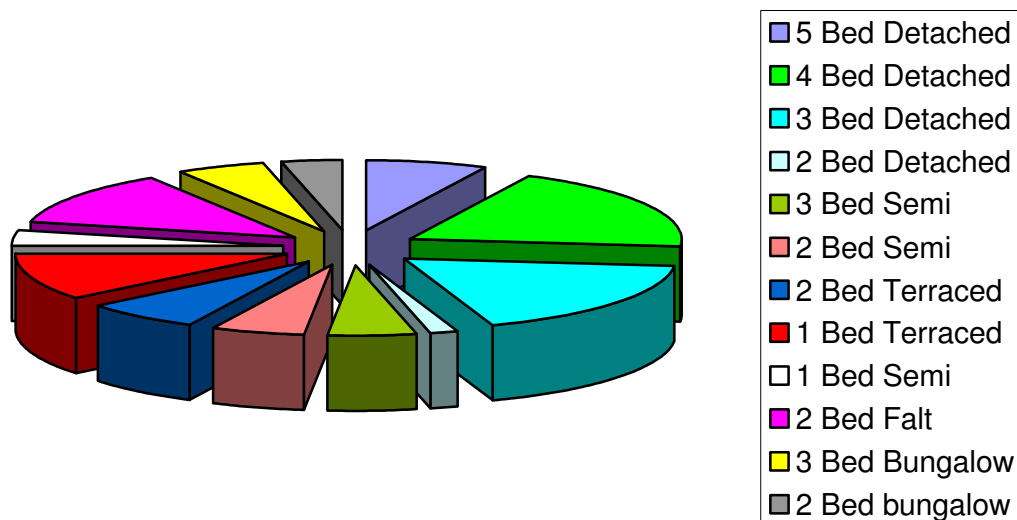
Small Sites

5 Bed Detached	4 Bed Detached	3 Bed Detached	2 Bed Detached	3 Bed Semi	2 Bed Semi	2 Bed Terraced
4	11	10	1	3	3	4
1 Bed Terraced	1 Bed Semi	2 Bed Flat	3 Bed Bungalow	2 Bed Bungalow		
6	2	7	3	2		

House Types Granted Planning Permission - Large Sites 2006/2007



House Types Granted Planning Permission - Small Sites 2006/2007



Parking provision

In the past, car parking and highway requirements have been too strictly applied and have been demanded as minimum standards. This formerly rigid approach does not make sufficient allowance for the type of housing in a development, the location in relation to public transport links or the desired reduction in private car use.

In order to promote sustainable policies regarding the use of public transport, parking policies must be adaptable and framed with good design in mind and any adopted standards must be expressed as a maximum and not a

minimum. The County Council has completed a review of parking standards to comply with this guidance and these were adopted in 2004.

The following table gives details of the level of car parking approved in planning applications for major residential sites currently under construction.

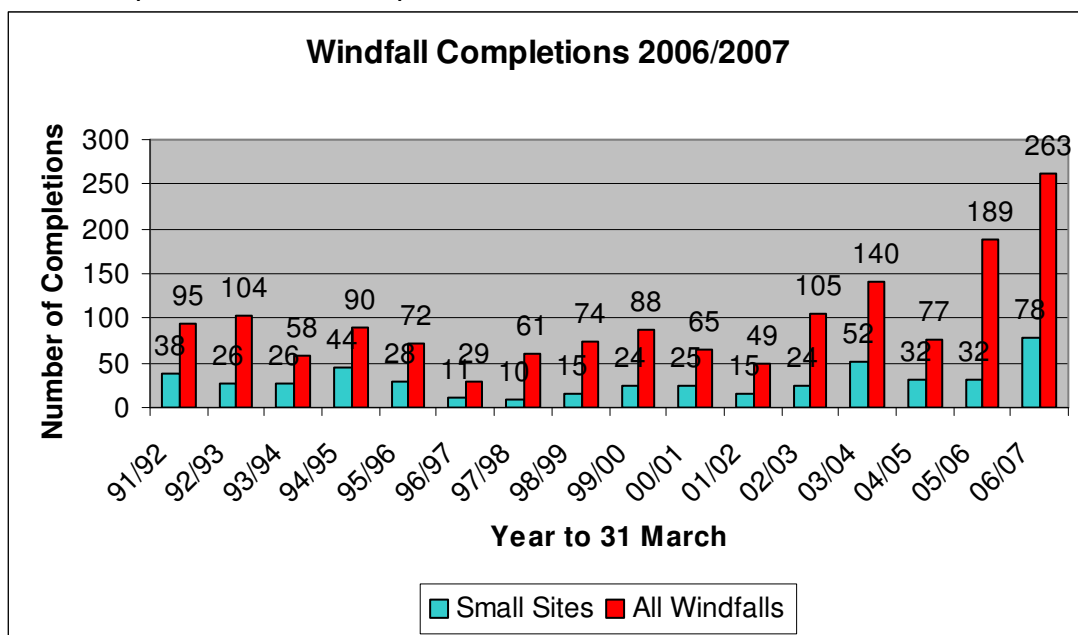
Parking Provision on all Current Residential Sites - Large Sites

Site	No Dwgs	Type	Garage/Off road	Average
1a Fairdale Drive, Newthorpe	39	4 bed det, 4 bed semi, 2 bed terr	37/80	2.9
3b Acorn Avenue, Giltbrook	109	2 bed bung, 4/5 bed det	115/135	2.3
28/51 Karen Gardens, Chilwell	26	2 bed bung, 3/4 bed det	36/41	3.0
5 Gin Close Way, Awsworth	71	3, 4, 5 bed detached	80/100	2.5
97 Sandown Road, Toton	11	3 bed semi detached	10/15	2.3
68 Main Road, Watnall	72	4/5 bed det, 4 ded terr, 2/1 bed flats	76/95	2.4
76 Boundary Road, Beeston	52	4 bed semi, 3 bed semi, 4 bed terr, 3 bed terr, 2 bed flat	20/55	1.4
80 Bilborough College, Trowell	194	3, 4 bed det, 3 bed semi, 2, 3, 4 bed terr, 3 bed semi, 1, 2 bed flats	72/164	1.2
82 Anglo-Scotian Mills, Beeston	106	1,2,3 bed flats	0/112	1.0
79 Bramcote Lane, Chilwell	24	3 bed semi, 2 bed apartments	0/30	1.3
72 Chetwynd Barracks, Chilwell	383	5/4/3/2/1 bed det/semi/terr/flats	255/288	1.4
81 The Hassocks, Beeston	48	2 bed apartments	0/48	1.0
78 Church Street, Beeston	97	1, 2 bed apartments	0/63	0.6
83 Orton Avenue, Bramcote	10	4, 5 bed detached	18/18	3.6
62 The Home Croft, Bramcote	5	5 bed detached	10/10	4.0
86 Queens Road, Beeston	146	4, 3, 2, 1 bed semi/terr/apartments	45/187	1.5
99 Villa Street, Beeston	12	1 bed apartments	0	0
101 Woodstock Road, Toton	14	1, 2 bed flats	0/16	1.1
84 Nether Street, Beeston	44	3 bed terrace, 1, 2 bed apartments	0/44	1
Totals	1463		2275	1.5spaces/ dwg av.

Windfall completions

The following graph gives details of the levels of completion on all windfall sites over the past 16 years. The growing trend in completions from this source is acknowledged as an important contribution to the overall provision of residential sites in the local plan and an average figure has been applied to estimates of future development potential. Government guidance advises that employment sites that are no longer suitable or are not marketable for employment uses, should be examined for their potential for residential use.

Local Output Indicator: Completions on Windfall Sites



Local Output Indicators:

1. Windfall development compared to the level anticipated in the Local Plan (table 4.2/policy H1):

There were 263 windfall completions in 2006/7, nearly three times more than the anticipated level of 85 dwellings.

2. Contributions received from residential developers for public transport (policy T1) in 2006/7:

£ 48,000 received from Queens Road, Beeston residential development

£ 7,500 received from Nether Street, Beeston residential development

These contributions are likely to be put towards NET Phase 2.

Transport

LDF Core Output Indicators

- 3a Amount of completed non-residential development within UCOs A, B and D complying with car-parking standards set out in the local development framework.
- 3b Amount of new residential development within 30 minutes public transport time of: a GP; a hospital; a primary school; a secondary school; areas of employment; and a major retail centre.

	Period 04/06 – 03/07
Amount of completed non-residential development complying with car parking standards set out in the LDF	100%
Amount of new residential development within 30 minutes public transport time of:	
(a) A GP	100%
(b) A hospital	92%
(c) A primary school	100%
(d) A secondary school	100%
(e) Areas of employment	100%
(f) Major retail centre(s)	100%

The detailed evidence for the figures above is as follows (supplied by the Accessibility Officers at the County Council)

Primary School

Location	Destination Name	Travel (Minutes)
Sandown Road, Toton	Toton Bispham Drive	2.29
Nether Street, Beeston	Beeston John Clifford	2.35
Church Street, Beeston	Beeston John Clifford	3.07
Boundary Road, Beeston	Beeston Fields Primary	4.56
	Melbury Primary and Nursery School	4.58
Bilborough Road, Trowell	Eastwood Priory	5.16
Fairdale Drive, Newthorpe	Chilwell Sunnyside	6.79
Orton Avenue, Bramcote	Chilwell Collage House	7.67
The Home Croft, Bramcote	Beeston Rylands Juinor	8.4
Queens Road, Beeston	Nuthall Larkfields Junior	9.48
Main Road, Watnall	Beeston John Clifford	9.81
The Hassocks, Beeston	Toton Chetwynd Road	10.03
Chetwynd Barracks, Chilwell	% within 30 mins	100%

Secondary School

Location	Destination Name	Travel (Minutes)
Orton Avenue, Bramcote	Bramcote Alderman White	3.64
The Home Croft, Bramcote	Bramcote Alderman White	6.67
Bilborough Road, Trowell	William Sharp School	7.39
Main Road, Watnall	Kimberley Comprehensive	12.48
Church Street, Beeston	Bramcote Alderman White	13.87
Nether Street, Beeston	Bramcote Alderman White	15.42
Fairdale Drive, Newthorpe	Eastwood Comprehensive	15.66
Chetwynd Road, Chilwell	Chilwell Comprehensive	16.67
Sandown Road, Toton	Stapleford George Spencer	16.67
Boundary Road, Beeston	William Sharp School	17.7
The Hassocks, Beeston	Farnborough School Technology	20.63
Queens Road, Beeston	Bramcote Alderman White	21.83
	% within 30 mins	100%

Retail Centre

Location	Destination Name	Travel (Minutes)
Boundary Road, Beeston	Stapleford	5.98
Chetwynd Barracks, Chilwell	Chilwell	6.67
Church Street, Beeston	Stapleford	8.45
Nether Street, Beeston	Stapleford	8.65
Fairdale Drive, Newthorpe	Eastwood	9.66
Sandown Road, Toton	Chilwell	10.53
The Hassocks, Beeston	Stapleford	12.18
Main Road, Watnall	Kimberley	12.48
The Home Croft, Bramcote	Stapleford	17.67
Queens Road, Beeston	Stapleford	17.76
Orton Avenue, Bramcote	Stapleford	19.17
Bilborough Road, Trowell	Stapleford	5.98
	% within 30 mins	100%

Work destination

Location	Destination Name	Travel (Minutes)
Nether Street, Beeston	E01028073	2.46
The Hassocks, Beeston	E01028074	2.64
Church Street, Beeston	E01028073	4.45
Sandown Road, Toton	E01028135	5.49
Main Road, Watnall	E01028122	7.47
Queens Road, Beeston	E01028080	7.89
Fairdale Drive, Newthorpe	E01028112	9.66
The Home Croft, Bramcote	E01028086	10.67
Orton Avenue, Bramcote	E01028086	11.17
Bilborough Road, Trowell	E01013860	12.18
Boundary Road, Beeston	E01028073	12.31
Chetwynd Barracks, Chilwell	E01028070	14.34

% within 30 mins 100%

GP Surgery

Location	Destination Name	Travel (Minutes)
Church Street, Beeston	NG9 1GA	2.26
Boundary Road, Beeston	NG9 2QP	3.96
Nether Street, Beeston	NG9 1EH	4.42
Bilborough Road, Trowell	NG8 4FD	9.41
The Home Corft, Bramcote	NG9 3HF	9.52
Fairdale Drive, Newthorpe	NG16 3LQ	9.66
Queens Road, Beeston	NG9 1GA	10.7
Orton Avenue, Bramcote	NG9 3HF	11.53
The Hassocks, Beeston	NG7 1PR	11.63
Chetwynd Barracks, Chilwell	4045	11.66
Main Road, Watnall	NG16 2NB	12.48
Sandown Road, Toton	4045	17.6
	% within 30 mins	100%

Hospital

Location	Destination Name	Travel (Minutes)
The Hassocks, Beeston	Queen's Medical Centre	7.63
Nether Street, Beeston	Queen's Medical Centre	12.65
Church Street, Beeston	Queen's Medical Centre	12.69
Boundary Road, Beeston	Queen's Medical Centre	16.21
Queens Road, Beeston	Queen's Medical Centre	17.25
The Home Croft, Bramcote	Queens Medical Centre	19.67
Orton Avenue, Bramcote	Queens Medical Centre	21.53
Bilborough Road, Trowell	Queen's Medical Centre	27.77
Chetwynd Barrcks, Chilwell	Queen's Medical Centre	28.34
Fairdale Drive, Newthorpe	Heanor Hospital	29.66
Main Road, Watnall	Nottingham City Hospital	35.45
Sandown Road, Toton	Queen's Medical Centre	36.67
	% within 30 mins	92%

Local Services

LDF Core Output Indicators

- 4a Amount of completed retail, office and leisure development respectively.
- 4b Amount of completed retail, office and leisure development in town centres.
- 4c Amount of eligible open spaces managed to green flag award standard.

Amount of completed retail, office & leisure devt:	m ²
retail	0
office	7,170
leisure	0
Amount of completed retail, office & leisure devt. in town centres:	
retail	0
office	0
leisure	0
Amount of eligible open spaces managed to green flag award standard	31.5ha

Local Output Indicator:

Losses of A1 shop units to other uses (policies S4/S1/S6) = 3

Minerals (for minerals planning authority only)

LDF Core Output Indicators

- 5a Production of primary land won aggregates
- 5b Production of secondary/recycled aggregates

This section is for minerals planning authorities only and therefore does not apply to this authority

Waste (for waste planning authority only)

LDF Core Output Indicators

- 6a Capacity of new waste management facilities by type.
- 6b Amount of municipal waste arising and managed by management type, and the percentage each management type represents of the waste managed.

This section is for waste planning authorities only and therefore does not apply to this authority.

Flood Protection and Water Quality

LDF Core Output Indicators

7. Number of planning permissions granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality.

Flood Protection & Water Quality	2006/7
Number of planning permissions granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality	None

The proposals map prepared to accompany the adopted local plan, shows areas of 'high risk' of flooding. These areas are mostly located close to the River Trent in Beeston and the River Erewash, running north to south on the western borough boundary. Any applications within these areas are consulted upon with the Environment Agency (EA) and their advice is passed to developers/householders on decision notices as a 'note to applicant' where development is acceptable in all other respects. This advice normally relates to the height of floor-levels to reduce the risk of flooding.

Water quality:

Substantial areas of the borough contain major aquifers that are highly vulnerable to pollution due to the high permeability of the rocks and the high leaching potential of the soil. Other areas are less vulnerable but still require protection as groundwater forms part of the base flow of rivers and watercourses and provides a substantial proportion of water used for public supply. Consultation is carried out with the EA where appropriate.

Biodiversity

LDF Core Output Indicators

8. Change in areas and populations of biodiversity importance, including:
- (i) change in priority habitats and species (by type); and
 - (ii) change in areas designated for their intrinsic environmental value including sites of international, regional, sub-regional or local significance

Changes in areas and populations of biodiversity importance	2006/7
i) change in priority habitats and species (by type)	None
ii) change in areas designated for their intrinsic environmental value including sites of international, national, regional, sub-regional or local significance	32.7ha gain

The 32.7 ha gain was 1 new site (SINC) mapped for both butterfly and bird interests.

Local Output Indicator:

Area of new habitat created in conjunction with new developments (policies E19/E23/RC6).

None in 2006/7.

Renewable Energy

LDF Core Output Indicator

9. Renewable energy capacity installed by type.

Renewable Energy	2006/7
Renewable energy capacity installed by type	0MW

This figure does not refer to domestic installations on an individual basis, but refers to the measure of energy exported to the national grid on a commercial basis during the year. It may be possible, if required, to report smaller contributions in future, once monitoring thresholds are decided and adequate recording systems in place.

Local Output Indicator:

Kilograms of CO² saved through Council initiatives, 2006/7:

This is a new indicator, established in anticipation of future policies which will aim to reduce carbon emissions in new and existing development.

1) 12 solar hot water systems installed in council housing stock

Annual Energy Saving: 11,520 kWh Annual CO₂ Saving: 4,953 kg

Appendix 1

Glossary

AMR – Annual Monitoring Report: This will be prepared at the end of each year for the 12 months ending the previous March. It must report progress against the programme produced as part of the LDS and must also report on the effectiveness (or otherwise) of the policies set out in the plans. Where indicators are not addressed through lack of information the local authority must say how it will remedy the situation by next year. The results will feed into a review of policies or the preparation or amendment of the LDDs. Amendments may be required to the LDS as a result of the annual report and these must be reported to government office and the Planning Inspectorate.

B1, B2, B8 Use Classes – These are listed in the Town and Country Planning Use Classes Order, 1988. B1 includes such uses as research establishments, some offices and light industry. B2 relates to general industry and B8 relates to storage and distribution.

Biodiversity - a large number and wide range of species of animals, plants, fungi, and micro-organisms. Ecologically, wide biodiversity is conducive to the development of all species.

Broxtowe Local Plan: The local plan contains all the policies and land allocations for the borough to 2011, however, the LDF will be introduced during the life of the plan and replace it after three years, although a process of “saving” policies beyond this period is being undertaken in 2007.

Core Indicators – Requirements set out by the government which every local authority will need to provide information for.

Contextual Indicators – these measure changes in the wider social, economic and environmental background against which policies operate. As such, they help to relate policy outputs to the local area.

County Matters – These are applications relating to topics for which the county council is responsible and include minerals and waste issues.

DPD – Development Plan Document: Local Development documents that are subject to independent examination, together with the relevant Regional Spatial Strategy they form the development plan for a local authority area for the purposes of the Act. They can include a Core Strategy, Site Specific Allocations of Land and Area Action plans (where needed). Other Development Plan Documents, including generic Development Control Policies, can be produced. They will all be shown geographically on an adopted proposals map. Individual Development Plan Documents or parts of a document can be reviewed independently from other Development Plan Documents. Each authority must set out the programme for preparing its Development Plan Documents in the Local Development Scheme.

EMRA – East Midlands Regional Assembly. The regional planning body for the East Midlands drafting the regional plan for public consultation, which will finally be published by government.

Housing Trajectories – Means of showing past and future housing performance by identifying the predicted provision of housing over the lifespan of the local development framework.

LDF – Local Development Framework: The name for the portfolio of Local Development Documents. It consists of Development Plan Documents, Supplementary Planning Documents, a Statement of Community Involvement, the Local Development Scheme and Annual Monitoring Reports. Together these documents will provide the framework for delivering the spatial planning strategy for a local authority area, which may also include local development orders and simplified planning zones.

LDS – Local Development Scheme: Sets out the programme for preparing Local Development Documents. All authorities submitted a Scheme to the Secretary of State for approval within six months of commencement of the Act, and are required to submit revised schemes when these become necessary.

LTP – Local Transport Plan: The Local Transport Plan for Greater Nottinghamshire, which covers the Broxtowe area, sets out key transport objectives; to improve safety; to promote accessibility; to contribute to an efficient economy; to promote integration and to protect the environment. It is used to bid to government for funding transport improvements.

Local Indicators: Information which the individual local authority provides in its Annual Monitoring Report which is chosen to show certain aspects of that authority's area. This information is to be updated each year along with the standard, national core indicators.

Minerals Planning Authority - Minerals and waste are the responsibility of the Nottinghamshire County Council.

Monitoring – Regular and systematic collection, collation and analysis of information to measure policy implementation.

PPG (e.g. PPG3 – Housing): - Planning Policy Guidance, to be gradually replaced by PPS.

PPS – Planning Policy Statements: Replace PPG's as statements of national planning policy and guidance.

Policy Implementation – Assessment of the effectiveness of policies in terms of achieving their targets. Measured by use of output and contextual indicators

RPG – Regional Planning Guidance: now replaced by RSS

RSS – Regional Spatial Strategy: Sets out the region's policies in relation to the development and use of land and forms part of the development plan for local planning authorities. Planning Policy Statement 11 'Regional Spatial Strategies' provides detailed guidance on the function and preparation of Regional Spatial Strategies.

SA – Sustainability Appraisal: Tool for appraising policies to ensure they reflect sustainable development objectives (i.e. social, environmental and economic factors) and required in the Act to be undertaken for all local development documents.

Saved Policies or Plans – Existing, adopted development plans are saved for three years from the date of commencement of the Planning and Compulsory Purchase Act 2004. Any policies in old style development plans adopted after commencement of the Act will become saved policies for three years from their adoption or approval. The local development scheme should explain the authority's approach to saved policies.

SEA – Strategic Environmental Assessment: A generic term used to describe environmental assessment as applied to policies, plans and programmes. The European 'SEA Directive' (2001/42/EC) requires a formal 'environmental assessment' of certain plans and programmes, including those in the field of planning and land use.

SCI – Statement of Community Involvement: Sets out the standards which authorities will achieve with regard to involving local communities in the preparation of local development documents and development control decisions. The statement of community involvement is not a development plan document but is subject to independent examination.

SPD – Supplementary Planning Documents: Provide supplementary information in respect of the policies in the Development Plan Documents. They are not subject to independent examination.

SPG – Supplementary Planning Guidance: Now replaced by SPD

Targets – Thresholds which identify the scale of change to be derived from policies over a specific time period (e.g. number of affordable homes to be built by a set date).

Waste Planning Authority - Waste is the responsibility of the Nottinghamshire County Council.

Appendix 2

Definitions associated with LDF Core Output Indicators

Business

- 1a – employment type is defined by Use Classes Orders (UCOs) B1 (a) (b) & (c), B2 and B8. Amounts should be defined in terms of completed gross internal floorspace (m²)
Gross internal floorspace is the entire area inside external walls of a building and includes corridors, lifts, plant rooms, service accommodation e.g. toilets but excludes internal walls. The difference between gross external area and gross internal floorspace is typically between 2.5 and 5%
Note: Category B1a is also captured under the Local Services indicator 4a. Care should be taken to avoid double counting where the analysis of office space is involved.
- 1b – Measuring the amount of completed gross internal floorspace (m²) for B1 (a), (b) and (c) B2 and B8 within employment or regeneration areas defined and allocated in the local development framework.
- 1c - The amount and percentage of completed gross internal floorspace (m²) of B1 (a), (b) and (c), B2 and B8 upon previously developed land (as defined in Annex B of PPG3 (November 2006)).
- 1d - Land (in hectares) which is available for employment use, being defined as (i) sites defined and allocated in the local development framework and (ii) sites for which planning permission has been granted for (UCOs) B1 (a), (b) and (c), B2 and B8
- 1e - The amount of land (in hectares) which was available for employment (UCOs B1 (a), (b), and (c), B2 and B8), in the previous monitoring year (1d) but has been lost to completed non-employment uses in the current monitoring year (1d) but has been lost to completed non-employment uses in the current monitoring year:
- within the authority area; and
 - within employment or regeneration areas (defined and allocated in the local development framework)
- 1f - Where land is lost to development identified in 1e, the amount which is lost to completed residential development (C3)

Housing

Definitions

- The definition of dwelling (in line with the 2001 Census) is a self-contained unit of accommodation. Self-containment is where all the rooms in a household are behind a door, which only that household can use. Non-self contained household spaces at the same address should be counted together as a single dwelling. Therefore a dwelling can consist of one self-contained household space or two or more non-self-contained spaces at the same address.
- Net additional dwellings are defined as new dwellings completed, plus gains from conversions less losses from conversions, plus gains from changes of use less losses from changes of use and less demolitions. 2a (ii) should give figures for net additional and gross dwellings. 'Current year' means the previous financial year which the AMR is reporting upon.
- 2a (iii); projected dwellings relate to sources of net additional dwellings to meet the requirement in the relevant development plan document. These must be based upon firm evidence of the contribution of the various components of housing supply that make up the total allocation. This will include (i) C3 outstanding planning permissions, (ii) adopted allocations (without planning permission) in local development frameworks, and (iii) windfall estimates as well as any other dwelling sources, including those identified in urban housing capacity studies.
- 2a (iv); annual net additional dwelling requirement is the annual rate of housing provision required in the relevant development plan document. As an interim measure, prior to the adoption of a development plan document requirement, an annualised average (i.e. total number of net additional dwellings to be provided by the plan divided by the number of years it covers) or housing requirements as specified in the relevant regional spatial strategy can be used as a proxy.
- 2a (v); this relates to the number of net additional dwellings required over the remaining plan period to meet the overall housing requirement set out in the relevant development plan document. It should take into account net additional dwelling completions identified in (i) & (ii) and should be expressed as a residual annual average.
- 2b; comparing (in percentage terms) numbers of completed dwellings (gross) and conversions of existing buildings, provided on previously developed land (as defined in Annex C of PPG3), against total gross dwellings
- 2d; measuring gross and net additional affordable housing dwellings completed. Affordable housing is defined as (i) wholly funded through registered social landlord and or local authorities, (ii) wholly funded

through developer contribution or (iii) funded through a mix of public subsidy and developer contribution.

Transport

Definitions

- Amount also includes the percentage.
- Housing data refers to numbers of dwellings completed 2006-07 on sites which were originally granted planning permission for 10 or more dwellings.
- Assumptions used in the model - fastest travel time achieved by public transport (includes rail and bus) on Mondays between 0700-0900 (in line with DfT assumptions). Fastest travel time includes walk time from origin point to bus stop/rail station, waiting time, actual on board vehicle time, and walk time from alighting bus stop to final destination. The total travel time is sampled every 5 mins between 0700-0900 hrs on a Monday and the fastest travel achieved over this period is output. The maximum walking distance from origin points to a bus stop/rail station is 800 metres (10 mins walk time), in line with national standards. Any origin point which is greater than 800m from a bus stop is omitted. The destination attached to each origin refers to the nearest destination to the origin.
- When measuring from large sites, measurement should be taken from the most relevant major public transport nodal point(s) within that area or where this is not possible the most appropriate access point(s). Walking times from origin points to bus stops are calculated using the road network (as opposed to straight line/crow fly distances).
- GP/Hospital: GPs' surgeries and hospitals are NHS facilities as identified by the Department of Health database. Further details can be found on the NHS Gateway website.
- Primary/secondary schools: State schools identified by DfES in its database (EduBASE).
- Major retail centres: The areas identified as being city, town or district centres (as defined in PPS6) identified in the local development framework and on the adopted proposals maps. Major retail centres should also include any out of centre or out of town regional and sub regional shopping centres that authorities feel meet a range of the criteria set out in Table 3 of Annex A of PPS6 (March 2005).
- Major Work locations refer to the centroids of Lower Super Output Areas (LSOA) with a workplace population of greater than 500 people (2001 Census). This is in line with DfT/ODPM guidance. The workplace population includes people who live within the LSOA and

work within the LSOA, and people living outside of the LSOA but working within it.

Local Services

Definitions

- 4a: The completed amount of gross internal floorspace (m²) for UCPs B1 (a), A1, A2 and D2. Where development is for UCO A1 the amount (m²) of trading floorspace, of the total gross internal floorspace (m²) should be provided. Trading floorspace is defined as sales space which customers have access to (excluding areas such as storage)
- Gross internal floorspace is the entire area inside the external walls of a building and includes corridors, lifts, plant rooms, service accommodation e.g. toilets but excludes internal walls. The difference between gross external area and gross internal floorspace is typically between 2.5 and 5%
- Note: category B1a is also captured under the Business Development indicators. Care should be taken to avoid double counting where the analysis of employment space is involved
- 4b: The amount and percentage of completed gross internal floorspace (m²) of B1 (a), A1, A2 and D2 occurring in town centres. Town centres are defined in the local development framework and on the adopted proposals map.
- 4c: The amount and percentage of total open space managed to Green Flag standards. Figures should be given in hectares.

Eligible open space means areas that are managed to Green Flag Award scheme standards, i.e. they do not have to have the award itself. The award is a marker of good quality in the management and maintenance of green spaces and can be awarded to any freely accessible public park or green space that meets the standard. This can include town parks, country parks, formal gardens, nature reserves, cemetery and crematoria, water parks, open spaces, millennium greens, sites of special scientific interest and woodlands. Sites need not be in local authority or public ownership but there should not be any charges made or undue restrictions on entry to the park or green space.

Independent verification of whether a space has reached the standard is made through the award of the green flag or pennant. Awards are made on an annual basis (see www.greenflagaward.org.uk or tel. 0151 709 1969 for more details).

Flood Protection and Water Quality

Definitions

- This is a proxy measure of (i) inappropriate development on the flood plain and (ii), development that adversely affects water quality.

Biodiversity

Definitions

- 'change' to be considered in terms of impact of completed development, management programmes and planning agreements. Measurement includes additions and subtractions to biodiversity priority habitats (hectares) and numbers of priority species types. Regional targets for biodiversity priorities are compiled by regional biodiversity partnerships, reflecting those in the national biodiversity action plan and those agreed by local biodiversity partnerships at the sub-regional level. Priority habitats and species are found in designated sites and the wider landscape.
- Areas of environmental value should be measured in hectares.

Renewable Energy

Definitions

- Renewable energy types include bio fuels, onshore wind, water, solar energy and geothermal energy. Figures should be in megawatts.
- 'Installed' means completed and available for operation.

Appendix 3 - Resources used to inform AMR

Planning Policy Statement 12 – Local Development Frameworks

Local Development Framework Monitoring: A good practice guide 2005 – ODPM

Local Development Framework Core Output Indicators (Update 1/2005) ODPM

Annual Residential Land Monitoring Report 2006 – Broxtowe Borough Council

Employment Land Monitoring Report 2006 - Broxtowe Borough Council

Housing Strategy 2005 – 2008 – Broxtowe Borough Council

Housing Needs Assessment 2004 – Broxtowe Borough Council

Broxtowe Local Plan 2004 – Broxtowe Borough Council

Census 2001 – National Statistics

Neighbourhood Statistics – National Statistics

Greater Nottingham Local Transport Plan 2001 – 2006, Nottinghamshire County Council

Schools Undertaking Travel Plans 2004/5 – Nottinghamshire County Council

Business Travel Plans 2004/5 – Nottinghamshire County Council

Annual Monitoring Report – FAQs and Seminar Feedback on Emerging Best Practice 2004/5 – ODPM

East Midlands Regional Assembly Annual Return 2005 – Nottingham Observatory

Regional Spatial Strategy for the East Midlands (RSS 8) 2005 – EMRA

Nottinghamshire and Nottingham Joint Structure Plan (2006) – Nottinghamshire County Council/Nottingham City Unitary Authority

Appendix 4

Local Plan Policies

This appendix contains monitoring information regarding policies as follows:

- a) Record of how policies have been challenged through appeal (2006/7)
- b) Record of progress with policies allocating land (to 2007)
- c) A note on “saving” policies beyond the Local Plan 3-year validity period
- d) Themes emerging on specific policies resulting from Development Control experience.

(a)

Policy Monitoring: Summary of appeals

This summary updates the information on appeals since the 2006 Annual Monitoring Report. It therefore covers both:

- appeal decisions for applications refused by the Council between 1.4.06 and 31.3.07; and
- appeal decisions for applications refused by the Council between 1.4.05 and 31.3.06 which were not received in time for the 2006 Annual Monitoring Report.

31 appeals were made against refusals of permission. Decisions have been made on 25 of these appeals (as at December 2007), 4 have been withdrawn and decisions are awaited on 2. Of the 25 appeals determined so far, 16 (64%) were dismissed and 9 allowed.

Analysis of the decisions and decision letters indicates that no appeal was allowed in circumstances where the inspector considered the proposal to be contrary to policy.

Generally there were no significant problems for inspectors or the Council in interpreting policies. However, in one case (06/00472/OUT) the inspector took a different view from the Council about the meaning of a particular word (“premises”) used in the policy, and this affected the outcome of the appeal (which was allowed). This case highlights the importance of the precise wording of policies in forthcoming development plan documents.

Only one policy (H7) was the subject of more than two appeals that were allowed. However, policy H7 was the subject of successful appeals in over half of the substantial number of cases in which it was referred to. This policy contains several clauses and only one of them, to do with the character and appearance of the area, was relevant in more than one successful appeal. It is perhaps unsurprising that the issue of character and appearance was the subject of several successful appeals, as this issue inevitably involves an element of subjective opinion.

In other cases where appeals were allowed, it was because the inspector disagreed with the Council’s conclusion that the proposal was contrary to policy. Generally this was because the inspector made a different assessment of matters such as the quality of a design or the effect on neighbours. Differences of opinion of this sort are likely to occur in some cases whatever the wording of the policy.

One issue that has occurred on several occasions (05/00463/FUL, 06/00172/FUL, 06/00657/FUL, 06/00707/OUT) is that inspectors have tended to disagree with the Council’s concerns about shortages of off-street parking provision, in light of the advice in PPG13. (In some of these cases the Council has inappropriately referred to policy T11 which sets maximum, rather

than minimum, parking standards.) The Council may wish to consider whether a case could be made for stricter policies on off-street parking in certain areas, when preparing future development plan documents.

Details of each appeal are given in the first table below. The second table summarises the outcome of the appeals in relation to the policies that were referred to in the refusal reasons.

The third table below shows the combined results from the 2006 and 2007 Annual Monitoring Reports. This does not show any significantly different trends from those commented on above and in the 2006 Report. The rate of dismissal of appeals has been fairly consistent at 68% for 2006, 64% for 2007 and 66% for the two years combined.

Appeal decisions (received by December 2007) for applications refused between 1.4.06 and 31.3.06, plus outstanding decisions from the 2006 Report

<u>Application</u>	<u>Policy</u>	<u>Decision</u>	<u>Allowed because of perceived conformity with policy</u>	<u>Allowed despite perceived conflict with policy</u>
05/00463/FUL	H7	Allowed	✓	✗
05/00530/ADV	S10	(withdrawn)	-	-
05/00542/OUT	K6, H7	Allowed	✓	✗
05/00543/OUT	K6, H7	Allowed	✓	✗
05/00735/FUL	E8, E11	(withdrawn)	-	-
05/00785/FUL	H9	Dismissed	-	-
05/01022/FUL	E28	Dismissed	-	-
05/01031/FUL	E1	Dismissed	-	-
06/00107/ADV	E7, S10	Allowed	✓	✗
06/00124/FUL	E8	Dismissed	-	-
06/00157/FUL	E8, E9	Dismissed	-	-
06/00172/FUL	H7, T11	Dismissed	-	-
06/00192/FUL	H7	Allowed	✓	✗
06/00335/FUL	S4	Dismissed	-	-
06/00421/FUL	E1, H8	Dismissed	-	-
06/00453/FUL	E8	Allowed	✓	✗
06/00472/OUT	EM2, H7	Allowed	✓	✗
06/00524/FUL	E1, H9	Dismissed	-	-
06/00578/FUL	E1, H9	Allowed	✓	✗
06/00606/FUL	-	(Withdrawn)	-	-
06/00642/FUL	E8, E9	Dismissed	-	-
06/00648/OUT	H7	Dismissed	-	-
06/00649/OUT	H7	(withdrawn)	-	-
06/00657/FUL	E1, T11	Allowed	✓	✗
06/00679/FUL	E1	Dismissed	-	-

06/00707/OUT	H7	Dismissed	-	-
06/00711/FUL	H7	Dismissed	-	-
06/00885/FUL	E1, H9	Dismissed	-	-
06/00945/FUL	E35	Dismissed	-	-

Summary of appeal decisions in relation to policies referred to in refusal reasons

<u>Policy</u>	<u>Appeals allowed</u>	<u>Appeals dismissed</u>
K6*	2	-
E1	2	5
E7*	1	-
E8	1	3
E9*	-	2
E28*	-	1
E35	-	1
H7	5	4
H8	-	1
H9	1	3
EM2	1	-
T11	1	1
S4	-	1
S10	1	-

* indicates that the policy is no longer “saved”

Summary of appeal decisions in relation to policies referred to in refusal reasons: combined results from 2006 and 2007 Annual Monitoring Reports

<u>Policy</u>	<u>Appeals allowed</u>	<u>Appeals dismissed</u>
K6*	3	-
E1	4	9
E3	1	1
E4*	-	1
E5*	-	1
E7*	2	-
E8	1	4
E9*	-	2
E28*	-	1
E35	-	2
H4	-	1
H7	6	9
H8	-	2
H9	2	4
H11	1	1
EM2	1	1
T11	1	1
S1	1	-
S4	-	1
S7	-	1
S9	-	1
S10	1	-

* indicates that the policy is no longer “saved”

(b)

Policies which allocate land: progress chartHousing sites

H1	Phase 1	a	under construction: 309 dwellings completed
		b	completed: 95 dwellings total
		d	under construction: 6 dwellings completed
		e	detailed permission granted
		f	not granted permission
		h	not granted permission
		j	detailed permission granted
		l	not granted permission
		q	under construction: 117 dwellings completed

Total: 527 dwellings completed in Phase 1 (out of 1151)

H1 Phase 2 no sites have been granted permission

Employment Sites

EM1	a	not granted permission
	b	completed: 3.2 hectares
	c	outline planning permission granted for part of site
	d	not granted permission
	e	not granted permission
	f	detailed permission granted: part taken up
	g	not granted permission
	h	not granted permission
	i	not granted permission
	j	completed: 3 hectares
	k	not granted permission
	l	detailed permission granted
	m	not granted permission
	n	completed: 2.8 hectares
	o	not granted permission
	p	not granted permission
	q	not granted permission

Total: 9 hectares taken up (out of 53.4 hectares)

Retail Sites

S2	a	Beeston shopping allocation: granted; implementation started
	b	Stapleford shopping allocation: not granted permission
	c	Nottingham Road Giltbrook shopping allocation: permission granted

Education sites

- RC3 a Primary School, Chilwell Meadows: land reserved by detailed permission
 b Primary School, Eastwood: no planning application
 c Primary School, Gilthill: constructed
 d School Playing field, Kimberley: not implemented
 e Primary School, Stapleford: no planning application

Community facilities

- RC3 f Community facility planned as part of RC3a above
 g Library and Drop-in Centre, Chilwell: no planning applications

Playing fields and informal open space

- RC7 a Weirfields, Beeston: not implemented yet
 b Sand Quarry, Bramcote: not implemented yet
- RC8 a Open space planned as part of housing area H1a with detailed planning permission: implemented but not yet adopted
 b Weirfields, Beeston: not implemented yet
 c Leyton Crescent, Beeston: not implemented yet
 d Sand Quarry, Bramcote: not implemented yet
 e Former tip, Cossall: part of employment development allocation for which there is no planning application yet
 f North of Hall Park, Eastwood: part of employment allocation for which there is no planning application yet
 g Walker Street, Eastwood: part of housing development allocation for which there is no planning application yet
 h Smithurst Road, Greasley: most of northern part implemented and adopted; remainder is part of housing development allocation for which there is no planning application yet
 i Chewton Street, Newthorpe: part of housing development allocation for which there is no planning application yet
 j Bilborough Road, Strelley: part of housing development allocation which is already under construction
 k Holly Road, Watnall: adopted as "Watnall Green"

Cemetery extensions

- RC11 a Field Lane, Chilwell: not implemented
 b Church Walk, Brinsley: not implemented
 c Knowle Hill, Kimberley: implemented

(c)

'Saved' and 'Expired' policies

The Secretary of State for Communities and Local Government has made a Direction that 'saves' most of the policies of the Broxtowe Local Plan beyond 27 September 2007. As a result of the Direction the following policies 'expired', and therefore ceased to form part of the development plan, from 28 September 2007:

- K1 Sustainable Development
- K2 The Economy
- K3 Housing
- K6 The Environment (character and amenity)
- K7 Access and Transport
- K8 The needs of the disadvantaged
- E4 Demolition within Conservation Areas
- E5 Listed buildings
- E6 Setting of listed buildings
- E7 Advertising
- E9 Visual impact of development on Green Belt
- E10 Activities in the Green Belt
- E11 Dwellings for agricultural workers
- E15 Sites of Special Scientific Interest
- E17 Sites supporting species protected by law
- E18 Local biodiversity
- E20 Agricultural land quality
- E21 Ancient Monuments
- E22 Other sites of archaeological interest
- E28 Protection of flood plains and flood risk
- E30 Derelict land
- EM4 Exceptional developments
- T8 Millennium cycle route

(d)

Themes continuing from experience with policies in Development Control

1. Affordable housing - Policy H5 as drafted with associated text does not cover all aspects of affordable housing provision which are typically negotiated e.g. the split between social rented and other allowable tenure (e.g. shared ownership in some cases). A Supplementary Planning Document has therefore been prepared to add essential detail to this policy, and its consultation stage is imminent (at the end of 2007)
2. Extensions in the Green Belt - Policy E8 as drafted does not give any indication of any allowance to expand non-residential buildings. Some wording in associated text may be helpful to clarify this position, even if it is to confirm that this would be inappropriate development in the Green Belt. The complexity of mixed planning units that contain both employment and residential uses needs specific reference.
3. Protection of employment land and buildings - Policy EM2 is frequently under scrutiny as more schemes come forward to re-use vacant employment premises. Employment Land studies such as the Nottingham City Region Employment Land Study (2007) may give further perspective on assessing the extent of potential surplus that can be factored into decisions. The appeal decision outcome at Long Eaton Textiles site, Bye Pass Road, Chilwell, (see section "a" page 47) appears not to have been primarily influenced by this study.
4. Protection of individual community facilities – Policies tend not to cover the protection of individual facilities such as isolated shops, post offices – for example, policy S6 for local shops only specifically protects units within a group of local shops rather than isolated units.

For any enquiries relating to any information contained within this report please contact the Planning Policy Team at Broxtowe Borough Council, tel. 0115-9177777 ex.3452, 3468 or 3482, or dpcd@broxtowe.gov.uk

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