



Broxtowe
Borough
COUNCIL

Positive People - Positive Leadership - Positive Partnerships

Annual Monitoring Report

April 2007 - March 2008



Broxtowe Borough Council Annual Monitoring Report April 2007 – March 2008

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Executive Summary

The Planning and Compulsory Purchase Act, 2004 required 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). This outlines which documents will be produced, together with a programme of when the key milestones for each are expected. The original 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 2008 and the Employment Land Monitoring Report 2008, 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 41.32ha, of this, 19.1ha is allocated or committed in the current local plan, but does not have planning permission, 9.05ha has outline permission and 13.17ha has detailed permission. The 16.69ha 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 17ha 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 2.38ha. Given that 41.32ha 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 1991-2006 period was nearly twice this amount, at 3.5ha per year.

Housing: Progress on housing land development continues at a high rate for the third year running, compared to the general level at which this had been for most of the previous ten years. This has been 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, particularly in the form of apartments. 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 2008 is 1909 which leaves an outstanding requirement of 2291 dwellings to be built over the next 13 years. From an annual perspective, this means that an average of 176 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 & Nottingham Joint Structure Plan (JSP) 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 policies in 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 2009. By that time district councils around Nottingham should have decided whether they will be working jointly on their Core Strategies.

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 check 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 character 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: 110,900 (as at June 07)

Area: 8102 ha

Twinned: Gütersloh, Germany

Wards: 21

Councillors: 44

Conservation Areas: 15

Listed Buildings: 166

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 five key offences are:

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

04/07 – 03/08

Offences	Total	Rate per 1,000 population in Broxtowe	Average rate per 1,000 population in England & Wales
Violence against the person	1304	11.75	14.54
Robbery offences	121	1.09	1.35
Burglary dwelling offences	788	7.10	8.79
Theft of motor vehicle	289	2.60	3.22
Theft from vehicle	1209	10.90	13.48

(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:

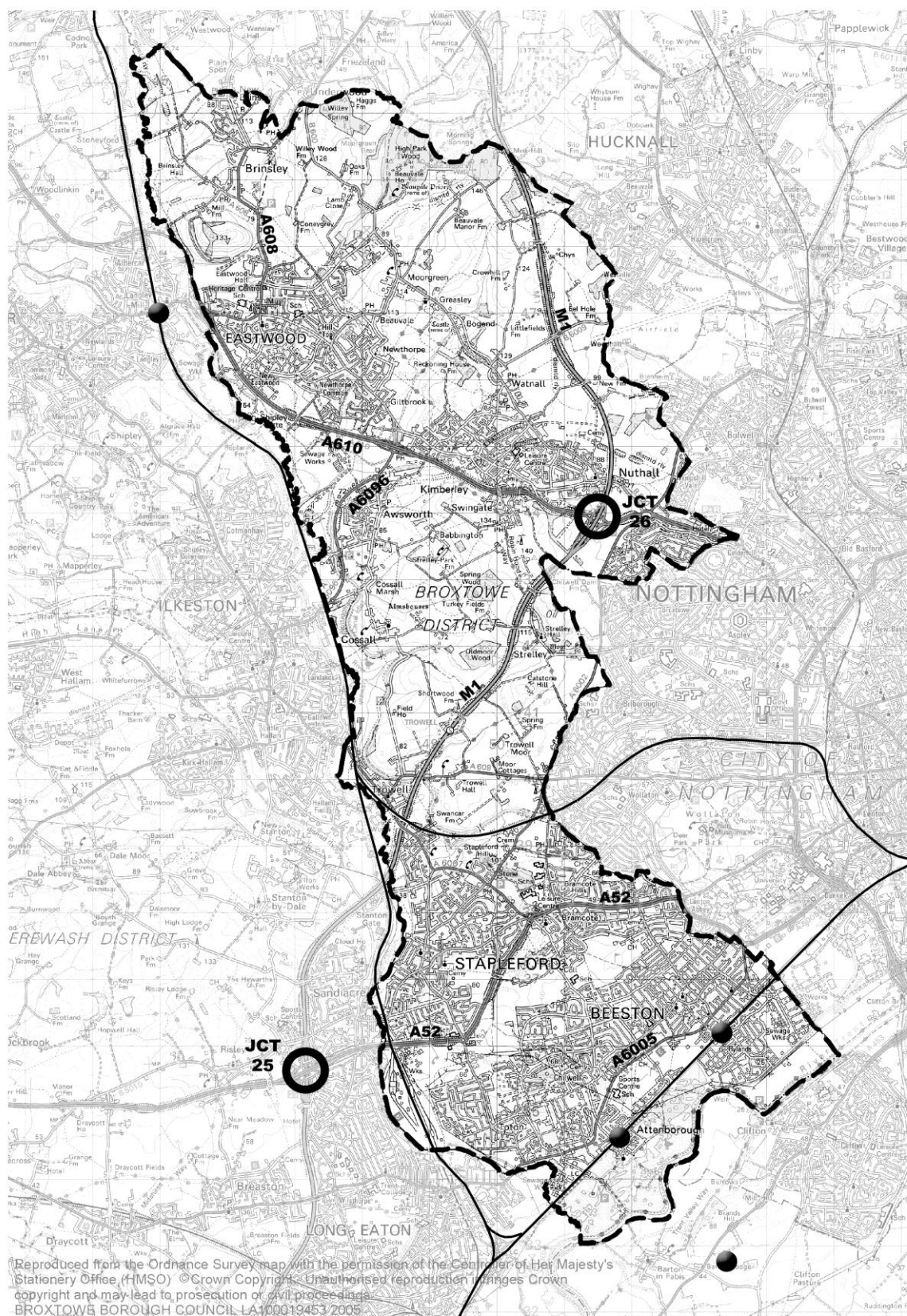
Good accessibility and transport underpins the borough's economic success and is equally important to the social well being of the borough making it a desirable place to live and work. The adopted Broxtowe Local Plan 2004 seeks to improve opportunities for access by public transport by ensuring that 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.

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 designates 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

Details of individual documents

Core Strategy

This document will provide the essential strategy for all the authorities across the Nottinghamshire Housing market area and is to be prepared as an aligned document containing 'common' areas with local matters relating to individual districts. It needs to be prepared as a high priority if the targets established within the emerging Regional Spatial Strategy (RSS) are to be achieved. Progress will be linked to an agreed timetable arising from the joint working initiative.

	Originally Approved timetable	Actual performance	Projected timetable
Commencement	July 2007	Discussions have established it should be a core strategy produced jointly with other Greater Nottingham authorities	The figures for housing allocation in Broxtowe to be confirmed in the Regional Spatial Strategy will be the starting point for the core strategy. Issues and Options stage expected June 2009.
Submission to Secretary of State	September 2008	-	January 2011
Examination starts	March 2009	-	June 2011
Estimate for Inspector's report to be received	August 2009	-	November 2011
Adoption due	October 2009	-	June 2012

Housing & Employment Site Allocations

This document will contain the details of all housing and employment sites identified to meet the needs arising from the RSS and cannot be formally completed until the core strategy works has been adopted. However, since the identification of individual sites will reflect the RSS and core strategy it makes sense to run this document in close proximity to the core strategy to ensure that the requirement for new development and thinking arising from that can be justified. The information will be in the public domain to support the core strategy at a key time in the process.

	Originally Approved timetable	Actual performance	Projected timetable
Commencement	March 2008	September 2008: Important preliminary urban capacity work undertaken for whole Greater Nottingham conurbation including site search exercise	April 2009
Options document			December 2009
Submission to Secretary of State	July 2009	-	February 2011
Examination starts	January 2010	-	September 2011
Estimate for inspector's report to be received	July 2010	-	March 2012
Adoption due	September 2010	-	June 2012

Primary Development Control Policies

This document will contain criteria based policies to help make development control decisions relating to developments in general. As with the housing and employment document it makes sense to publish these proposals in close proximity to the core strategy for similar reasons. This plan cannot be adopted until the core strategy is completed.

	Originally Approved timetable	Actual performance	Projected timetable
Commencement	June 2007	September 2007: PINS advice that this document should follow core strategy work (see core strategy). Preliminary considerations will be guided by choice of "saved" policies in Local Plan (confirmed 24/9/07)	April 2009
Options document			December 2009
Submission to Secretary of State	June 2008	-	February 2011
Examination starts	December 2008	-	September 2011
Estimate for Inspector's report to be received	May 2009	-	March 2012

Adoption due	August 2009	-	June 2012
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Statement of Community Involvement

This document was previously prepared and submitted to the Government Office who had recommended a number of changes. Subsequent to that a change in the regulations means that the SCI no longer requires submission to the Secretary of State, but the document must reflect the new guidelines. As a consequence and in view of the emerging work on the core strategy that will involve substantial community engagement, it is proposed to complete the new SCI as a high priority before publication of any issues and options document from the core strategy.

	Originally Approved timetable	Actual performance	
Submission to Secretary of State	November 2006		
Revision to submission revision	July 2008		February 2009
Adoption due	March 2008	-	April 2009

Beeston Town Centre Study SPD

This document is now complete and adopted as supplementary guidance to the existing Broxtowe Local Plan.

	Originally Approved timetable	Actual performance	Projected timetable
Issues & Options stage	April 2006	April 2006	-
Preferred Options stage (as Area Action Plan)	June 2007	August 2007: delay due to avoidance of clash with NET consultation in June 2007	-
Final draft for adoption	November 2008	Change of status from Area Action Plan to SPD. Adopted June 2008	Complete

Affordable Housing Strategy SPD

This document relates to a change in policy in respect of the affordable housing thresholds which will apply to development items below 15 dwellings. However, recent case law and advice in respect of the economic viability test for affordable housing has caused a delay in the process. A further study of

affordable housing needs on behalf of the Nottinghamshire HMA authorities has delayed the final publication of this document.

	Originally Approved timetable	Actual performance	Projected timetable
Public consultation stage	February 2007	Delayed due to time taken to complete sustainability appraisal, and cross-refer to current viability study due to complete in December 2008	March 2009
Final draft for adoption	August 2007	See above	October 2009

Remaining Town Centre Studies

In view of the revised priority associated with the core strategy and other documents it is recommended that the three remaining town centre studies for Stapleford, Eastwood and Kimberley be delayed. In doing so the emergence of the core strategy and land allocations will provide a firm bases to assess the impact that any new developments might have in those town centres. Unlike Beeston, there is no pressing development needs with the three centres that should present any difficulties in the short term. The dates proposed for commencement are long stop dates and work will commence earlier if positive progress with the core strategy document allows.

Stapleford Town Centre Study SPD

	Originally Approved timetable	Actual performance	Projected timetable
Issues & Options stage (as Area Action Plan)	September 2006	September 2006	-
Final draft for adoption	September 2007	Draft not yet complete: awaiting completion of Core strategy work as a priority.	April 2011

Eastwood Town Centre SPD

	Originally Approved timetable	Actual performance	Projected timetable
Commencement	October 2007	Awaiting completion of core strategy work as a priority.	April 2011
Public consultation stage	March 2008	-	
Final draft for adoption	November 2008	-	

Kimberley Town Centre SPD

	Originally Approved timetable	Actual performance	Projected timetable
Commencement	October 2008	Awaiting completion of core strategy work as a priority.	October 2011
Public consultation stage	March 2009	-	
Final draft for adoption	November 2009	-	

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 2007 to March 2008.

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 April 2008)

Structure Plan Requirement	Taken-Up 2001-2008	Allocated but no PP	Outline Permission	Detailed Permission	Total Currently Available	Total Supply
75.0ha	16.69ha	19.1ha	9.05ha	13.17ha	41.32ha	58.01ha

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	2007/08
Amount of floorspace gains developed for employment by type.	9623m 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	9623m ² (100%)
Employment land available by type	
B1	3.96ha
B2	1.99ha
B8	0.87ha
Mixed	25.25ha
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

Information taken from Regional Annual Monitoring Report 2007/08

The following table gives figures for take-up of employment land since 2001.

<u>Survey year</u>	<u>Amount</u>
2001/02	0.0Ha
2002/03	1.4Ha
2003/04	4.1Ha
2004/05	0.9Ha
2005/06	1.22Ha
2006/07	5.07Ha
2007/08	3.97 ha
Total take-up between	
2001- 2008	16.69Ha
Annual average = 2.38Ha	

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 2007/08 there was 1.06ha of completed development on allocated sites for employment. In the previous year there was 3.0ha of completed development on allocated sites.

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

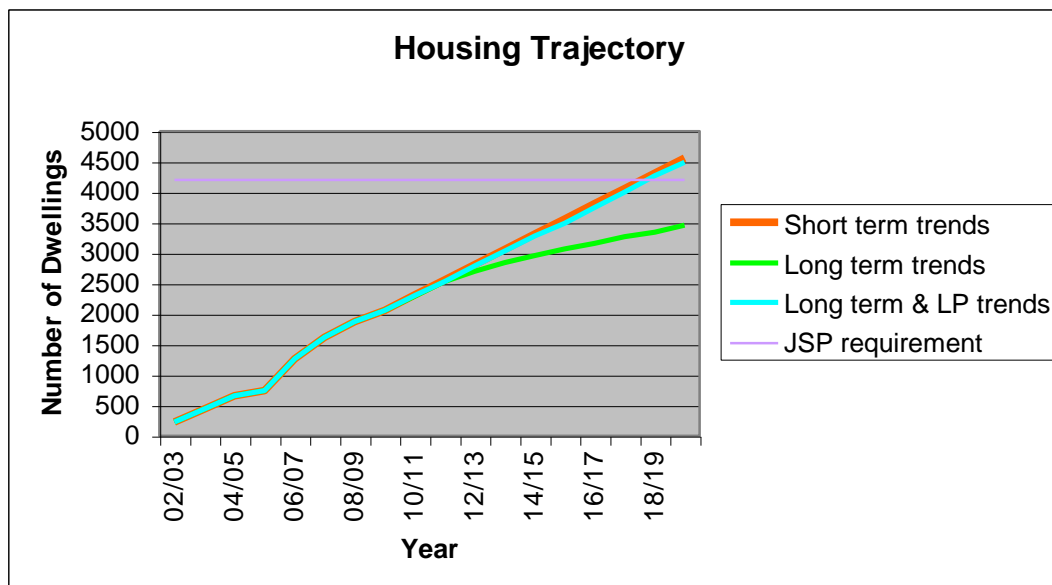
2a Housing Trajectory:

Summary of position for the 12 month period ending 31 March 2008

A. Total Structure Plan requirement 2001-2021	B. Total new dwelling completions 2001-2008	C. Net dwelling gain from conversions/ changes of use (resulting in dwelling gain) 2001-2008	D. Overall total dwellings created (i.e. B+C)	E. Completions needed in remainder of Structure Plan period 2008-2021 (i.e. A-D)
4200 dwellings	1908 dwellings	46 dwellings	1954 dwellings	2246 dwellings

Five year supply

Information about the Council's five year supply of housing land is given in Appendix 5.



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.

Further housing trajectory information is given in Appendix 6.

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	%	
07/08	24	4	308	29	337	93	361

2c Average Density on All Sites Under Construction 2007/08

Address	Net Site		Net Density (dwgs/ha)
	Area (Ha)	No. Dwgs	
Acorn Avenue, Giltbrook	3.9	109	27.9
Gin Close Way, Awsworth	2.8	71	25.3
Hampden Street, Giltbrook	.31	59	19.03
Church Street, Eastwood	0.21	34	16.19
Church Street, Beeston	0.209	11	52.6
Chetwynd Barracks, Chilwell	8.5	377	44.3
Bilborough College, Trowell	4.4	194	44
Bramcote Lane, Chilwell	0.3	24	80
Ponderosa, Gin Close Way, Awsworth	.29	14	48
Queens Road, Beeston	3.3	146	44.2
Large Sites totals	25.55	1095	(39.68 avg)
Small Sites Totals	1.85	36	(32.06avg)
All Sites	27.40	1131	35.87

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 36 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 2007/08 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 following table:

Subsidised housing built April 1996 – March 2008 (Policy H5)

Area	Site	Ownership	Total Units	Date of Comp (Up to 31 March)
Beeston:	Barton Street Gladstone St Boundary Road	Longhurst HA	27	1996
		Derwent HA	8	2003
		Derwent HA	11	2006
			2	2007
	Church Street Queens Road	Derwent Living	15	2007
		East Midlands Housing	36	2008
	Anderson Crescent	BBC	4	2008
Eastwood:	Percy Street	Longhurst HA	9	1996
	Church Street	Derwent HA	12	1996
	Plumptre Way	BBC	8	2008
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
Bramcote	Chilwell Lane	Derwent Housing	8	2008

The 56 affordable properties completed in 2007/08 represent 14.8% of the total for the year (of 376)

House types

PPS3 states that sites over 1ha should provide a variety of house types. The split between types of dwelling by number of bedrooms is illustrated overleaf. The information is for all new sites in 07/08 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.

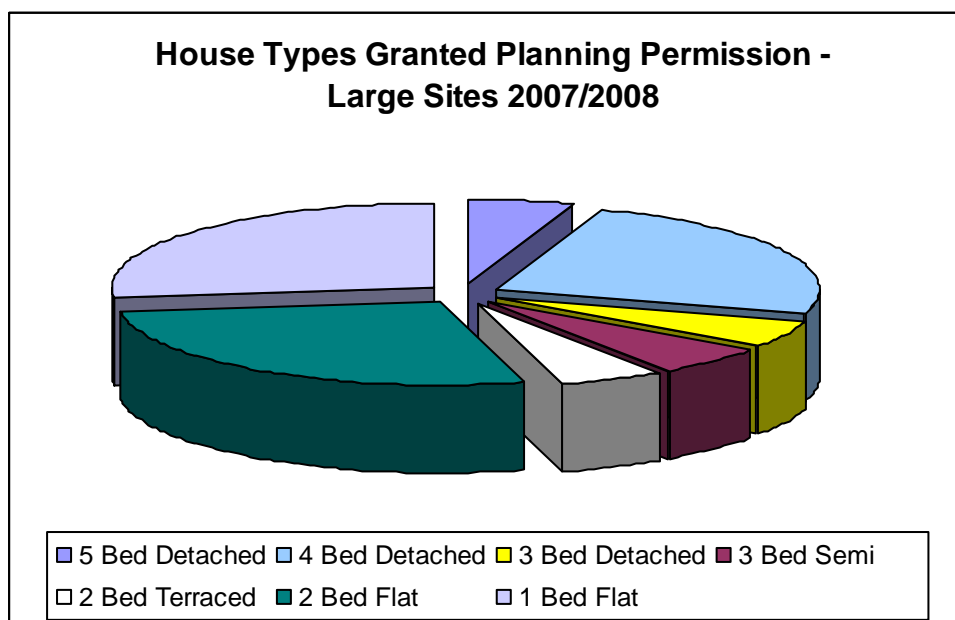
House Types granted detailed planning permission 2007- 2008

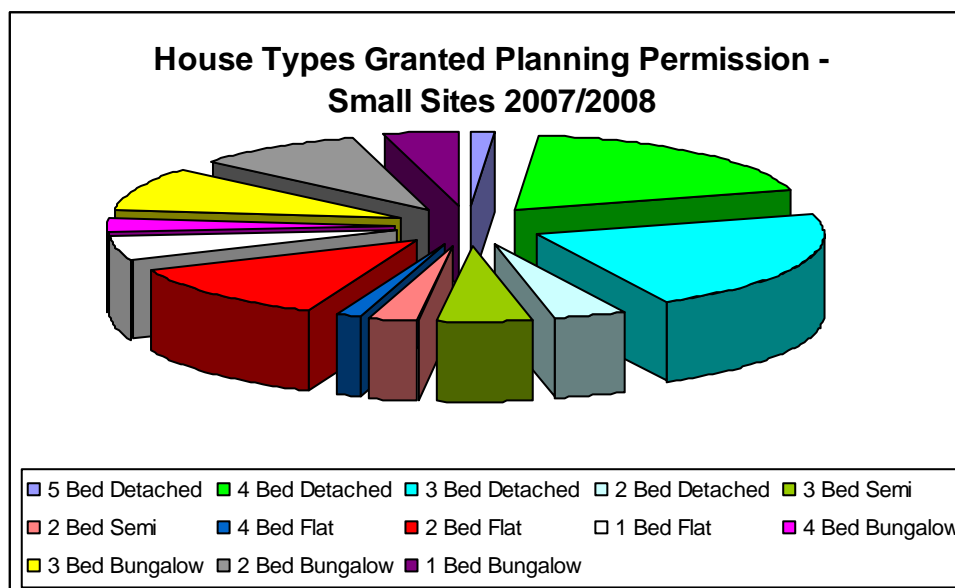
Large Sites

5 Bed Det	4 Bed Det	3 Bed Det	3 Bed Semi	2 Bed Terrace	2 Bed Flat	1 Bed Flat
6	27	6	6	6	30	30

Small Sites

5 Bed Det	4 Bed Det	3 Bed Det	2 Bed Det	3 Bed Semi	2 Bed Semi	4Bed Flat
1	14	16	3	4	2	1
2 Bed Flat	1 Bed Flat	4 Bed Bglw	3 Bed Bglw	2 Bed Bglw	1 Bed Bglw	
9	4	2	7	7	3	





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

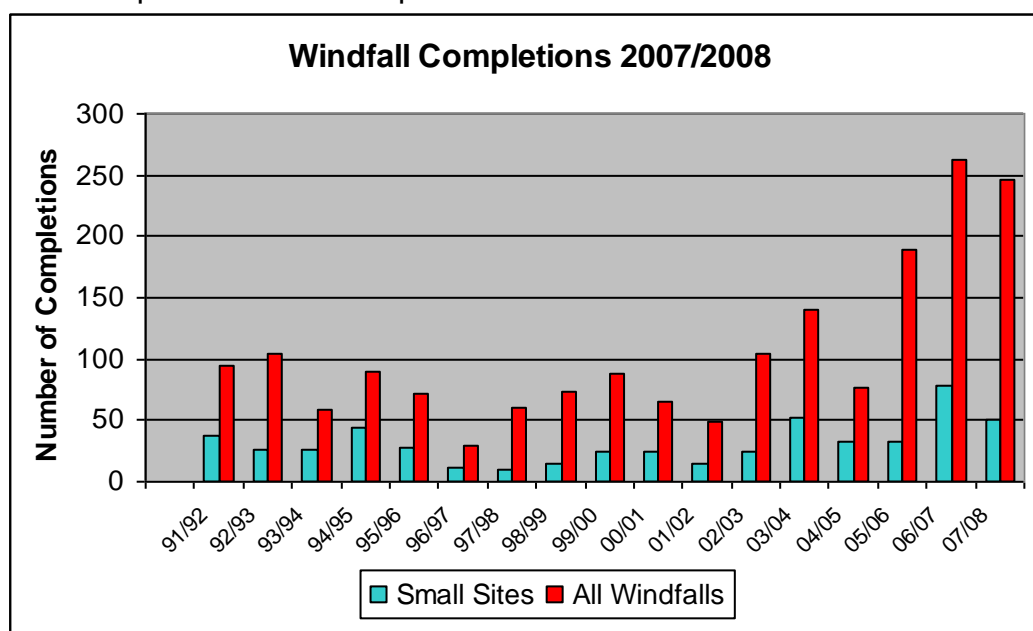
Site	No Dwgs	Type	Garage/Off road	Average
1a Fairdale Drive, Newthorpe	39	4 bed det, 4 bed semi, 2 bed terr	37/80	2.9
3b Acorn Avenue, Giltbrook	109	2 bed bung, 4/5 bed det	115/135	2.3
28/51 Karen Gardens, Chilwell	26	2 bed bung, 3/4 bed det	36/41	3.0
5 Gin Close Way, Awsworth	71	3, 4, 5 bed detached	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 bed 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 since 1991. 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



There were 246 windfall completions in 2007/08, nearly three times more than the anticipated level of 85 dwellings.

Transport

LDF Core Output Indicators

- 3a Amount of completed non-residential development within Use Class Order categories 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.

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%

Evidence for the figures above was supplied by the Accessibility Officers at the County Council.

Primary Schools

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	
Bilborough Road, Trowell	Nursery School	4.58
Fairdale Drive, Newthorpe	Eastwood Priory	5.16
Orton Avenue, Bramcote	Chilwell Sunnyside	6.79
The Home Croft, Bramcote	Chilwell Collage House	7.67
Queens Road, Beeston	Beeston Rylands Junior	8.4
Main Road, Watnall	Nuthall Larkfields Junior	9.48
The Hassocks, Beeston	Beeston John Clifford	9.81
Chetwynd Barracks, Chilwell	Toton Chetwynd Road	10.03
	% within 30 mins	100%

Secondary Schools

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
	Farnborough School	
The Hassocks, Beeston	Technology	20.63
Queens Road, Beeston	Bramcote Alderman White	21.83
	% within 30 mins	100%

Retail Centres

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 destinations

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
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 Surgeries

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 Croft, 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%

Hospitals

Location	Destination Name	Travel (Minutes)
The Hassocks, Beeston	QMC	7.63
Nether Street, Beeston	QMC	12.65
Church Street, Beeston	QMC	12.69
Boundary Road, Beeston	QMC	16.21
Queens Road, Beeston	QMC	17.25
The Home Croft, Bramcote	QMC	19.67
Orton Avenue, Bramcote	QMC	21.53
Bilborough Road, Trowell	QMC	27.77
Chetwynd Barracks, Chilwell	QMC	28.34
Fairdale Drive, Newthorpe	Heanor Hospital	29.66
	Nottingham City	
Main Road, Watnall	Hospital	35.45
Sandown Road, Toton	QMC	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 floorspace gains:	m ²
retail	2497
office	9623
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	41ha

Local Output Indicator:

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

To Offices	4
To Mixed Use	4
To Residential	2

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	2007/8
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	2007/08
i) change in priority habitats and species (by type)	None

Local Output Indicator:

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

None in 2007/08.

Renewable Energy

LDF Core Output Indicator

9. Renewable energy capacity installed by type.

Renewable Energy	2007/8
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, 2007/08:

1) Cavity Wall Insulation - Town Hall

Annual Energy Saving = 18,800 kWh Annual CO₂ Saving: 3,478kg

2) Heating Controls - Council Offices

Annual Energy Saving = 11,700 kWh Annual CO₂ Saving: 6,119kg

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. It was originally intended to replace it after three years, although a process of “saving” policies beyond this period was 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 responsible for drafting the regional plan.

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. PPG2 – Green Belt): - Planning Policy Guidance, to be gradually replaced by PPS.

PPS – Planning Policy Statements: Replace PPG's as statements of national planning policy and guidance. (e.g.PPS3 – Housing)

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 <http://www.greenflagaward.org/> 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 2008 – Broxtowe Borough Council

Employment Land Monitoring Report 2008 - Broxtowe Borough Council

Housing Strategy 2005 – 2008 – Broxtowe Borough Council

Housing Needs Assessment 2007 – Broxtowe Borough Council

Broxtowe Local Plan 2004 – Broxtowe Borough Council

Census 2001 – National Statistics

Neighbourhood Statistics – National Statistics

Greater Nottingham Local Transport Plan, 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 2007 – 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 (2007/8)
- b) Record of progress with policies allocating land (to 2008)
- c) A note on “saving” policies beyond the Local Plan 3-year validity period

(a)

Policy Monitoring: Summary of appeals

This summary updates the information on appeals over the period 1st April 2007 to the 31st March 2008. It covers appeal decisions that fall within that period.

24 appeals were determined within this time period. made against refusals of permission. 4 were withdrawn, 4 allowed and 16 were dismissed.

Only one policy (E1) was the subject of more than two appeals that were allowed. However, policy E1 was also the subject of successful appeals in a number of cases in which it was referred to.

Details of each appeal are given in the following tables and provide a summary of outcomes of the appeals in relation to the policies that were referred to in the refusal reasons.

The rate of dismissal of appeals has been 68% for 2006, 64% for 2007 and 75% for 2008.

Appeal decisions (received over period 1.4.07 to 31.3.08)

<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>
05/00735/FUL	-	Withdrawn	-	-
06/00157/FUL	E8	Dismissed	-	-
06/00182/FUL	-	Dismissed	-	-
06/00335/FUL	S4	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	-	-
06/00649/OUT	H7	Withdrawn	-	-
06/00657/FUL	E1, T11	Allowed	✓	×
06/00679/FUL	E1	Dismissed	-	-
06/00707/OUT	H7	Dismissed	-	-
06/00711/FUL	H7	Dismissed	-	-
06/00879/FUL	-	Withdrawn	-	-
06/00885/FUL	E1, H9	Dismissed	-	-
06/00945/FUL	E35	Dismissed	-	-
06/01041/FUL	-	Withdrawn	-	-
07/00060/FUL	EM2	Dismissed	-	-

07/00229/FUL	E1, H7, T11	Dismissed	-	-
07/00271/FUL	E1	Dismissed	-	-
07/00298/OUT	H7	Dismissed	-	-
07/00369/ROC	E8	Dismissed	-	-
07/00538/REM	E8	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>
E1	2	5
E8	1	3
E9*		
E35		1
H7	1	4
H9	1	2
EM2	1	1
T11	1	1
S4		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 2008 Annual Monitoring Reports

<u>Policy</u>	<u>Appeals allowed</u>	<u>Appeals dismissed</u>
K6*	3	-
E1	6	14
E3	1	1
E4*	-	1
E5*	-	1
E7*	2	-
E8	2	7
E9*	-	2
E28*	-	1
E35	-	3
H4	-	1
H7	7	13
H8	-	2
H9	3	6
H11	1	1
EM2	2	2
T11	2	2
S1	1	-
S4	-	2
S7	-	1
S9	-	1
S10	1	-

* indicates that the policy is no longer “saved”

(b)

Policies which allocate land: progress chartHousing site progress 2007/08

H1	Phase 1	a	under construction: 371 dwellings completed
		b	completed: 95 dwellings total
		d	under construction: 48 dwellings completed
		e	under construction: 16 dwellings completed
		f	not granted permission
		h	not granted permission
		j	detailed permission granted
		l	not granted permission
		q	under construction: 191 dwellings completed

H1 Phase 2 no sites have been granted permission

Employment Sites

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

Total: 9 hectares completed (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: under construction

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

Appendix 5

5 Year Housing Land Supply Assessment

Introduction

In accordance with DCLG requirements, this assessment is made against the housing figures in the current adopted development plan, i.e. the 2006 Nottinghamshire and Nottingham Joint Structure Plan (JSP). Reference is however also made to the emerging Regional Spatial Strategy (RSS).

Also as required by DCLG, the assessment covers the period between April 2009 and March 2014.

It has therefore been necessary to make assumptions about completions in 2008/09. A total of 263 completions is assumed (details are given in the 2008 Annual Residential Land Monitoring Report [ARLMR]). This may well be a realistic figure, as it is substantially below recent annual levels of completions, although, given current market conditions, it is possible that the actual figure may be lower. However this would not affect the question of whether or not the Council has a 5 year supply, as all anticipated completions for 2008/09 had permission at April 2008, remain part of the supply and are expected to be completed within 5 years, so any decrease in completions and consequent increase in requirements would be matched by a corresponding increase in supply.

In order to assess 'deliverability' the Council writes annually to the owners and/or developers of large site that are allocated or have permission to ask how many dwellings they expect to complete in each of the following five years, and in the period beyond that. The responses from landowners and developers are reflected in our ARLMRs and in the figures given here. Dwellings have therefore not been included where landowners or developers have indicated that completion is unlikely to take place within 5 years. Where responses have not been forthcoming, and with regard to small sites, judgements have been made by officers based on local knowledge. Further stakeholder consultation has taken place as part of the Strategic Housing Land Availability Assessment (SHLAA) process.

5 year requirement

The requirement has been calculated as follows:

JSP requirement for 2001-2021: 4200.

Completions for 2001-2009 (including assumption for 08/09, as above): 2172.

Net requirement for 2009-2021 (4200-2172): 2028.

Residual annual requirement for 2009-2021 (2028/12): 169.

5 year requirement (5x169): 845.

(A similar calculation can be made on the basis of the Secretary of State's Proposed Changes to the Draft RSS, although, as mentioned, this is not the official basis for assessing requirement and supply:

RSS requirement for 2021-2026: 8050.
 Completions for 2001-2009: 2172.
 Net requirement for 2009-2026 (8050-2172): 5878.
 Residual annual requirement for 2009-2026 (5878/17): 346.
 5 year requirement (5x346): 1730.

It has also been indicated that a calculation could be made on the basis of "the remainder for the relevant RSS 5 yearly annual figures", i.e. to 2016:

RSS requirement for 2001-2016: 4150.
 Completions for 2001-2009: 2172.
 Net requirement for 2009-2016 (4150-2172): 1978.
 Residual annual requirement for 2009-2016 (1978/7): 283.
 5 year requirement (5x283): 1415.)

5 year supply

The following table gives a summary of the supply by various categories of site. Details of individual sites are given in subsequent tables.

Category	Dwellings
Large sites with detailed permission, site started	141
Large sites with detailed permission, site not started	108
Large sites with outline permission	18
Sites allocated as housing land, not granted permission	754
Small sites with outline permission	95
Small sites with detailed permission, site not started	69
Small sites with detailed permission, site started	18
Conversions/demolitions/changes of use	23
Total	1226

Comparison of supply with requirement

The supply figure of 1226 exceeds the 5 year requirement of 845 and gives a supply of 7.3 years (1226/169).

(The supply figure is less than the potential requirement for the whole RSS period (1730) and for the RSS to 2016 (1415), giving supplies of 3.5 years (1226/346) and 4.3 years (1226/283) respectively. It is expected that these potential shortfalls will be met by the allocation of new sites in the forthcoming Local Development Framework and/or by the expectation that some "specific, unallocated brownfield sites" will shortly have made "sufficient progress

through the planning process” to be treated as part of the supply, in accordance with DCLG guidance.)

Site details

Large sites with detailed permission, site started

Reference	Site	Dwellings
92/00730/FUL	Off Acorn Avenue, Giltbrook	48
03/00680/FUL	Chetwynd Barracks, Chilwell	23
04/00900/FUL	Queens Road, Beeston	60
06/00650/FUL	Chilwell Lane, Bramcote	10
Total		141

Large sites with detailed permission, site not started

Reference	Site	Dwellings
02/00182/FUL	Off Gin Close Way, Awsworth	57
07/00614/FUL	Ponderosa, Gin Close Way, Awsworth	14
08/00073/FUL	Hampden Street, Giltbrook	37
Total		108

Large sites with outline permission

Reference	Site	Dwellings
05/00543/OUT	Rear of 83-89 Kimberley Road, Nuthall	18
Total		18

Sites allocated as housing land, not granted permission

Reference	Site	Dwellings	Commentary on 'deliverability'
H1f	Field Lane, Chilwell	50	Owners have been contacted for the ARLMR and further stakeholder consultation has been undertaken as part of the SHLAA process.
H1c	East of Main Street, Awsworth	25	Owners have been contacted for the ARLMR and further stakeholder consultation has been

			undertaken as part of the SHLAA process.
H1d	South of Queens Road/The Maltings	58	Owners have been contacted for the ARLMR and further stakeholder consultation has been undertaken as part of the SHLAA process.
H1h	Walker Street, Eastwood	132	Owners have been contacted for the ARLMR and further stakeholder consultation has been undertaken as part of the SHLAA process.
H1l	Builders' Yard, Eastwood Road, Kimberley	22	Owners have been contacted for the ARLMR and further stakeholder consultation has been undertaken as part of the SHLAA process.
H1g	West of Church Street, Eastwood	24	Owners have been contacted for the ARLMR and further stakeholder consultation has been undertaken as part of the SHLAA process.
H1i	Halls Lane, Giltbrook	88	Owners have been contacted for the ARLMR and further stakeholder consultation has been undertaken as part of the SHLAA process.
H1k	South of Smithurst Road, Giltbrook	50	Owners have been contacted for the ARLMR and further stakeholder consultation has been undertaken as part of the SHLAA process.
H1m	South of Eastwood Road, Kimberley	20	Owners have been contacted for the ARLMR and further stakeholder consultation has been undertaken as part of the SHLAA process.
H1n	North west of Hardy Close, Kimberley	25	Owners have been contacted for the ARLMR and further stakeholder consultation has been undertaken as part of the SHLAA process.
H1o	Chewton Street, Newthorpe	250	Owners have been contacted for the ARLMR and further stakeholder consultation has been undertaken as part of the SHLAA process.
H1p	East of Pinfold Road, Newthorpe	10	Owners have been contacted for the ARLMR and further stakeholder consultation has been

			undertaken as part of the SHLAA process.
Total		754	

Small sites with outline permission

Reference	Site	Dwellings*
04/00463	Adjacent 88 Kent Road, Giltbrook	1
05/00117	Adjacent 142a Pasture Road, Stapleford	2
05/00145	29 Oak Drive, Nuthall	1
05/00296	36 Main Street, Brinsley	1
05/00326	289 Derby Road, Bramcote	1
05/00511	100 and 102 Bramcote Lane, Chilwell	6
05/00593	33-35 Cow Lane, Bramcote	16
05/00671	25 Wadsworth Road, Stapleford	1
05/00674	Adjacent Valley Farm, 133 Kimberley Road, Nuthall	3
05/00875	5 Baldwin Street, Newthorpe	1
05/01044	The Old Mission Forge, Main Street, Newthorpe	5
05/01082	Moults Yard, 68-70 Nottingham Road, Stapleford	11
05/01084	Former Machin and Hartwell, Church Street, Eastwood	7
06/00046	45 Gwenbrook Avenue, Chilwell	2
06/00050	Adjacent Elm Farm, Trough Road, Watnall	1
06/00129	Rear of 7-10 Great Northern Road, Eastwood	1
06/00159	44 Wood Street, Eastwood	1
06/00187	102 Hickings Lane, Stapleford	1
06/00471	29 The Close, Chilwell	1
06/00567	Rear of Clayton Court, Beeston	2
06/00752	Rear of 112-118 Portland Road, Toton	5
06/00926	Rear of 108-110 Broad Lane, Brinsley	1
06/01019	79 Cow Lane, Bramcote	1
06/01060	Rear of 7-11 Great Northern Road, Eastwood	3
07/00187	42 Moorgreen, Newthorpe	1
07/00250	Car park, Cross Street, Eastwood	1
07/00433	Rear of 154 Nottingham Road, Stapleford	5
07/00471	27 Wellington Street, Eastwood	2
07/00792	Adjacent 58 Lower Beauvale, Newthorpe	1
07/00865	3 The Jardines, Bramcote	1
07/00873	72 Beeston Fields Drive, Bramcote	1
07/00907	18 Middleton Crescent, Beeston	2
07/00930	246 Main Street, Newthorpe	3
07/00955	Rear of 55 Church Street, Eastwood	2
08/00033	11a Swingate, Kimberley	1
Total		95

*(Where a dwelling number is not referred to in the application, an assumption has been made on the basis of a density of 35dph.)

Small sites with detailed permission, site not started

Reference	Site	Dwellings
03/00026	Manor Farm, Hall Lane, Brinsley	2
03/00787	2a Cromwell Street, Giltbrook	1
04/00586	Methodist Church, Truman Street, Kimberley	3
04/00861	36 Derby Road, Beeston	1
04/00880	1a Nottingham Road, Nuthall	1
04/00999	Adjacent 138 Nottingham Road, Nuthall	1
05/00755	Adjacent 2 Smithurst Road, Giltbrook	2
05/01079	96 Hickings Lane, Stapleford	1
05/01086	Oak Tree Cottage, 26-28 Cordy Lane, Brinsley	2
06/00116	123 Park Road North, Chilwell	3
06/00182	Jasmin House, Stoney Lane, Trowell	1
06/00198	Adjacent 56 Smithurst Road, Giltbrook	1
06/00204	West of 372 Queens Road West, Chilwell	1
06/00226	1 Hickings Lane, Stapleford	7
06/00479	40 Glenfield Avenue, Kimberley	1
06/00509	Westholme, 42 Maws Lane, Kimberley	1
06/00717	44 Mansfield Road, Brinsley	1
06/00776	Moor Cottage, Moor Lane, Bramcote	2
06/00801	Adjacent 39 Templar Road, Beeston	1
06/00861	19 Herald Close, Beeston	1
06/00993	Adjacent 19 Derby Road, Eastwood	2
06/01046	3 Winchester Avenue, Beeston	1
07/00288	Adjacent 23 Mansfield Road, Eastwood	1
07/00625	62 Church Street, Stapleford	2
07/00644	19 Herald Close, Beeston	2
07/00658	Rear of Sycamore Court, Broadgate, Beeston	6
07/00799	2 Hanley Avenue, Bramcote	3
07/00906	Abel Collins Homes, Derby Road, Beeston	4
07/00961	62 Church Street, Stapleford	2
07/00984	Adjacent 141a Chewton Street, Eastwood	1
07/00992	Adjacent 15 Temple Crescent, Nuthall	1
07/01023	Adjacent 203 Stapleford Road, Trowell	1
07/01044	52-66a Nottingham Road, Eastwood	3
08/00037	Adjacent 51 Kent Road, Giltbrook	1
08/00038	24 Nottingham Road, Trowell	1
08/00051	19 Hope Street, Beeston	1
08/00099	Rear of 29 Oak Drive, Nuthall	1
08/00110	Manor Farm, Hall Lane, Brinsley	2
Total		69

Small sites with detailed permission, site started

Reference	Site	Dwellings
03/00293	Temple Lake, Kimberley Road, Nuthall	1
04/00999	Adjacent 138 Nottingham Road, Nuthall	1
05/00012	60 Bridle Road, Bramcote	2
05/00517	Pear Tree Farm, Hall Lane, Brinsley	8
05/00875	Adjacent 5 Baldwin Street, Newthorpe	2
05/01079	Rear and side of 37 Mackinley Avenue, Stapleford	1
06/00986	St Johns Presbytery, Midland Avenue, Stapleford	2
06/01046	3 Winchester Avenue, Beeston	1
07/00367	Front of 36 Derby Road, Beeston	2
07/00455	17 Park Hill, Awsworth	1
07/00770	61 Broughton Street, Beeston	3
07/00957	Rear of 143 Toton Lane, Stapleford	1
07/01019	16a Carrfield Avenue, Toton	4
07/01056	Old Mission Forge, Main Street, Newthorpe	5
08/00029	40 Glenfield Avenue, Kimberley	1
08/00052	Rear of 36 Derby Road, Beeston	1
Total		36*

*(In calculating the 5 year requirement, it has been assumed that half of these dwellings will have been completed in 2008/09, leaving 18 to contribute to future supply, hence the entry of 18 for this category in the summary table above, however it cannot be confidently predicted which particular sites will be completed in 2008/09.)

Conversions/demolitions/changes of use

Reference	Site	Dwellings (net)
03/00388	89a Nottingham Road, Eastwood	1
03/00631	168 Brookhill Street, Stapleford	1
04/00375	31 Elm Avenue, Beeston	1
04/00426	2 Town Street, Bramcote	1
04/00718	214 Derby Road, Stapleford	1
04/00577	38 James Street, Kimberley	1
04/00719	216 Derby Road, Stapleford	1
04/01017	3 and 5 Nether Green, Eastwood	1
04/01106	2 Stapleford Lane, Toton	1
05/00397	Methodist Church, Truman Street, Kimberley	1
05/00856	Beauvale Abbey Farm, New Road, Newthorpe	-1
06/00067	61 High Road, Beeston	1
05/01068	1 Church Street and 4-10 Nottingham Road, Eastwood	1

06/00066	138 Bramcote Avenue, Chilwell	1
06/00030	6 Victoria Street, Eastwood	6
06/00401	132-136 High Road, Beeston	1
06/00770	76 Trowell Grove, Trowell	1
06/00761	28 Walker Street, Eastwood	1
06/00910	12 Saxton Close, Beeston	1
06/01099	39 Derby Road, Stapleford	1
07/00153	Moorgreen United Reform Church, Moorgreen	1
07/00164	109 Main Street, Newthorpe	1
07/00261	225 Queens Road, Beeston	-1
06/01001	75 Victory Road, Beeston	2
07/00346	19 Herald Close, Beeston	1
07/00503	40 Lilac Crescent, Beeston	1
07/00401	Northfield Farm, Back Lane, Nuthall	-1
07/00764	164-166 Lynncroft, Eastwood	1
07/00799	2 Hanley Avenue, Bramcote	2
07/00947	234-236 Derby Road, Stapleford	1
07/00961	62 Church Street, Stapleford	1
07/00938	140a Queens Road, Beeston	-1
06/00821	Home Farm, Nottingham Road, Trowell	-1
07/01019	16a Carrfield Avenue, Toton	4
07/00367	36 Derby Road, Beeston	1
07/00625	62 Church Street, Stapleford	1
07/00770	61 Broughton Street, Beeston	3
08/00085	160 Nottingham Road, Eastwood	3
07/01080	68 Derby Road, Stapleford	2
07/00272	16d Mansfield Road, Eastwood	2
Total		46*

*(In calculating the 5 year requirement, it has been assumed that half of these dwellings will have been completed in 2008/09, leaving 23 to contribute to future supply, hence the entry of 23 for this category in the summary table above, however it cannot be confidently predicted which particular sites will be completed in 2008/09.)

Appendix 6

Housing trajectory

This simplified trajectory table is based on advice in 'Local Development Framework Monitoring: A Good Practice Guide' (Table 4.4) and therefore looks ahead 10 years from the adoption of the Broxtowe Local Plan in 2004. (The plan period of the Broxtowe Local Plan ends in 2011.) It is also based on the Nottinghamshire and Nottingham Joint Structure Plan (JSP), which sets a requirement of 4200 dwellings over the period 2001-2021. It does not allow for any sites coming forward which are not allocated or do not have permission; more sites are expected to be included in future trajectories as a result of forthcoming permissions, the outcome of the SHLAA process and allocations in the forthcoming LDF. The table indicates that, if the projections are accurate, there would be 658 dwellings (4200-3542) to be found in the last seven years of the JSP period, an annual average of 94. However the JSP will shortly be superseded by the adopted RSS.

	01/02	02/03	03/04	04/05	05/06	06/07	07/08	08/09	09/10	10/11	11/12	12/13	13/14
Net additional dwellings	119	145	206	315	381	367	376						
Projected net additional dwellings								263	427	413	221	165	144
Cumulative net additional dwellings	119	264	470	785	1166	1533	1909	2172	2599	3012	3233	3398	3542
Annual net additional dwelling requirement	210	210	210	210	210	210	210	210	210	210	210	210	210
Cumulative net additional dwelling requirement	210	420	630	840	1050	1260	1470	1680	1890	2100	2310	2520	2730

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 **pabc@broxtowe.gov.uk**

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