

# **Broxtowe Borough Council Annual Monitoring Report 1 April 2008 – 31 March 2009**

Head of Planning and Building Control  
Broxtowe Borough Council, Council Offices, Foster Avenue, Beeston,  
Nottingham NG9 1AB

Telephone 0115-9177777 (Enquiries to Planning Policy ex. 3452, 3482, 3468)  
Fax 0115-9173377 Email: [\*\*pabc@broxtowe.gov.uk\*\*](mailto:pabc@broxtowe.gov.uk)

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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](http://www.broxtowe.gov.uk)

The 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.

**Employment:** There is no specific quantified requirement for employment land within the borough since the Regional Spatial Strategy was adopted in March 2009. The current borough total of employment land available is 43.43ha; of this, 19.1ha is allocated or committed in the current local plan, but does not have planning permission, 23.67ha has outline permission and 0.66ha has detailed permission. 17.71ha of employment land has been taken up since 2001, resulting in an annual average of 2.21ha. Given that 43.43ha of land is currently available, this gives almost a 20 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 a considerably larger amount, at 3.5ha per year.

**Housing:** After three years of housing land development at a high rate, the recession has had an influence on the rate and reduced it to 292. The Regional Spatial Strategy (RSS) was adopted in March 2009 and sets the required rate for house-building at 340 a year. This is very high in contrast to the previous rate of 210 per year set by the Joint Nottinghamshire and Nottingham Structure Plan adopted in 2006, which was superseded by the RSS. The total completion figure so far in the Plan period until March 2009 is 1035 which leaves an outstanding requirement of 5765 dwellings to be built over the next 17 years. From an annual perspective, this means that an average of just under 340 dwellings would be needed each year, to satisfy this requirement. Many of these new dwellings will be allocated on land to be identified in the Site Allocations Development Plan Document which will be prepared over the next three years.

**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 dependent 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 are in conformity with the Regional Spatial Strategy 8 (RSS8). 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, showing the key milestones to be achieved. A revision was made in March 2007. A further revised LDS timetable was submitted to the Government Office in March 2009, reflecting the aligned Core Strategy programme being undertaken by local authorities in Greater Nottingham.

## Introduction

The Planning and Compulsory Purchase Act 2004, as amended by the Planning Act 2008, 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](http://www.broxtowe.gov.uk), a revision was submitted to the Government Office (GO-EM) in March 2007 and a further revision was submitted in March 2009.

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 the 2008 and 2009 Amendments; 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 will 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.

### Background Information:

Population: 112,000 (mid-year estimate 2008)  
 Area: 8102 ha  
 Twinned: Gütersloh, Germany  
 Wards: 21  
 Councillors: 44  
 Conservation Areas: 15  
 Listed Buildings: 168  
 Ancient monuments: 7  
 Sites of Special Scientific Interest: 258 ha  
 Mature Landscape Areas: 1181 ha  
 Sites of Importance for Nature Conservation: 551.2 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

### Figures for six key offences AMR period 2008-2009

Offences	Total	Rate per 1,000 population in Broxtowe	Average rate per 1,000 population in England & Wales
Violence against the person	1164	10.20	16.41
Robbery offences	137	1.24	1.47
Burglary dwelling offences	809	7.45	5.26
Theft of motor vehicle	259	2.41	2.72
Theft from vehicle	1022	9.39	7.28

*(Source: Home Office)*

**Deprivation:**

<b>Authority</b>	<b>Indices of Deprivation Rank – E Midlands (of 40, 1 being the most deprived) 2007</b>	<b>Indices of Deprivation Rank – England (of 354, 1 being the most deprived) 2007</b>	<b>% of adult population on Income Support Feb 2005</b>	<b>Standardised Mortality Ratio (UK = 100) 2002</b>	<b>% of Lone Parent Households 2001</b>
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

	<b>HRA definition LA owned</b>	<b>LA owned</b>	<b>Registered Social Landlord</b>	<b>'Other' public sector</b>	<b>Private (non RSL)</b>	<b>Total (Council Tax)</b>
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

*(Source: Broxtowe Housing Strategy 2005 – 2008) \*Housing Strategy not updated*

## **Transport and Accessibility:**

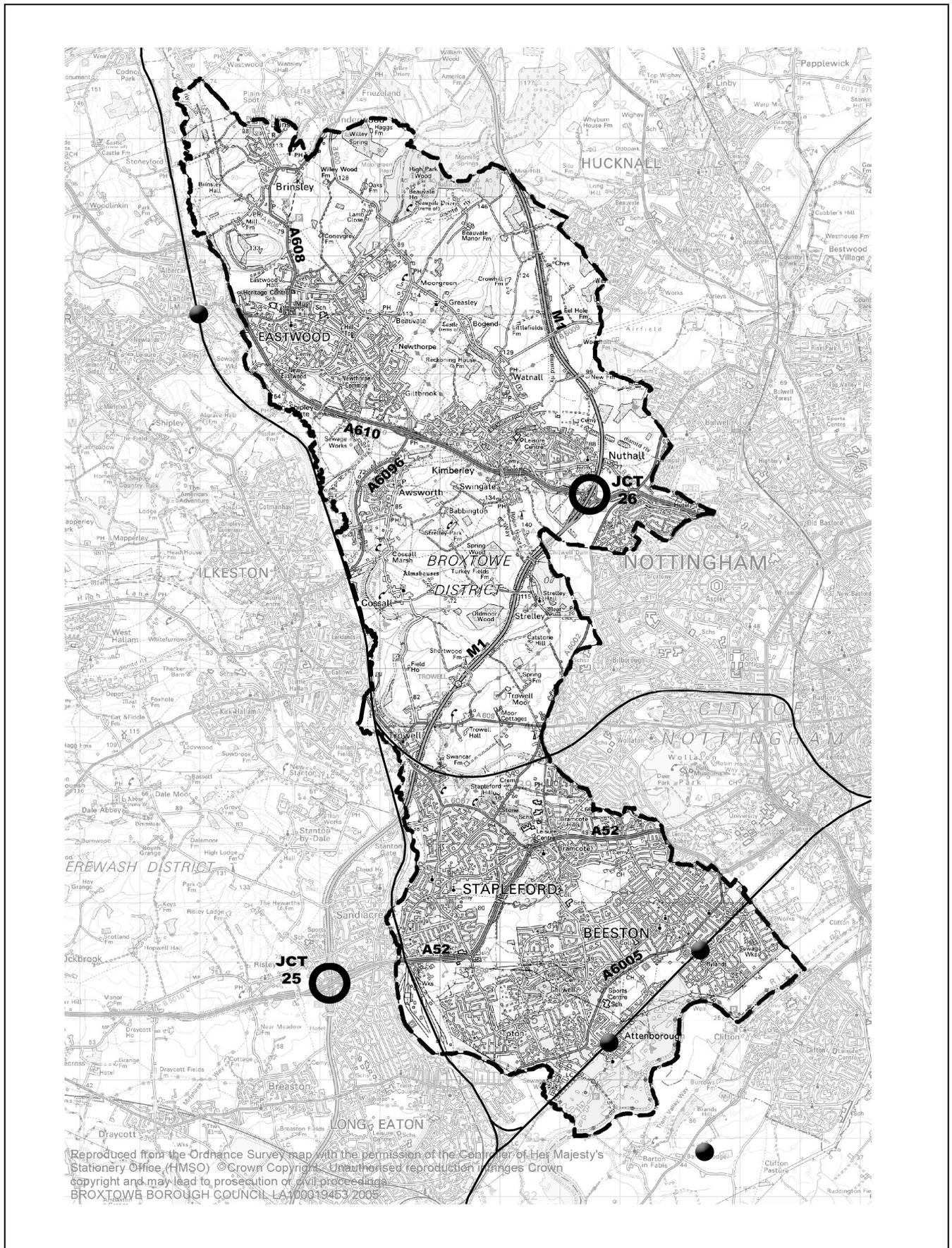
Good accessibility and transport underpins the borough's economic success and is equally important to the social well being of the borough making it a desirable place to live and work; and has environmental implications. The adopted Broxtowe Local Plan 2004 seeks to improve opportunities for access by 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 this 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 Government has confirmed conditional approval. 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. The scale of growth to be provided for by the aligned Core Strategy is such that some land will have to be taken out of the Green Belt to accommodate it. At the very least this will mean modifying the Green Belt to allow for Sustainable Urban Extension(s). The Greater Nottingham Strategic Housing Land Availability Assessment and the Appraisal of Sustainable Urban Extensions give an indication of the scale of development that may be needed in the Green Belt and possible locations for this development. The Regional Spatial Strategy states that “a comprehensive review of the most sustainable locations for growth within the Nottingham Core Housing Market Area and Hucknall will be required urgently to consider how to accommodate future growth requirements over at least the next 25 years”, i.e. beyond the RSS plan period.

**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 Centre. 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 Nottingham Core Housing Market Area and is to be prepared as an aligned document containing 'common' policies, and then local policies 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.

	<b>Originally Approved timetable</b>	<b>Actual performance</b>	<b>Projected timetable</b>
Commencement	July 2007	This is a core strategy produced jointly with other Greater Nottingham authorities. Issues and Options stage took place in June 2009	Preferred Option stage will be subject to consultation in February 2010.
Submission to Secretary of State	September 2008	-	January 2011
Examination starts	March 2009	-	April 2011
Estimate for Inspector's report to be received	August 2009	-	October 2011
Adoption due	October 2009	-	December 2011

### 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.

	<b>Originally Approved timetable</b>	<b>Actual performance</b>	<b>Projected timetable</b>
Commencement	March 2008	September 2008: Important preliminary urban capacity work undertaken for whole Greater Nottingham conurbation including site search exercise	April 2009
Options document			April 2010
Submission to Secretary of State	July 2009	-	July 2011
Examination starts	January 2010	-	October 2011
Estimate for inspector's report to be received	July 2010	-	May 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 allocations 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.

	<b>Originally Approved timetable</b>	<b>Projected timetable</b>	<b>Actual performance</b>
Commencement	June 2007	April 2009	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)
Options document		April 2010	
Submission to Secretary of State	June 2008	July 2011	-
Examination starts	December 2008	November 2011	-
Estimate for Inspector's report to be received	May 2009	May 2012	-
Adoption due	August 2009	June 2012	-

### 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 was proposed to complete the new SCI as a high priority before publication of any issues and alternative options document from the core strategy. The revised SCI was adopted on 2 June 2009 and the period for application for judicial review of that decision has passed.

	<b>Originally Approved timetable</b>	<b>Projected timetable</b>	<b>Actual performance</b>
Submission to Secretary of State	November 2006		
Revision to submission	July 2008	February 2009	
Adoption due	March 2008	April 2009	2 June 2009

### Beeston Town Centre Study SPD:

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

	<b>Originally Approved timetable</b>	<b>Projected timetable</b>	<b>Actual performance</b>
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	Complete	Change of status from Area Action Plan to SPD. Adopted June 2008

### Affordable Housing Strategy SPD:

<p><b>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 viability on behalf of the Nottingham Core HMA authorities has delayed the final publication of this document, and because of the importance of its results, has now caused an indefinite delay pending further discussion.</b></p>	<p><b>Originally Approved timetable</b></p>	<p><b>Projected timetable</b></p>	<p><b>Actual performance</b></p>
<p>Public consultation stage</p>	<p>February 2007</p>	<p>March 2009</p>	<p>Delayed due to time taken to complete sustainability appraisal, and cross-refer to current viability study, completed in December 2009</p>
<p>Final draft for adoption</p>	<p>August 2007</p>	<p>No date</p>	<p>See above</p>

### 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 basis to assess the impact that any new developments might have in those town centres. Unlike Beeston, there are 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:

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

### Eastwood Town Centre SPD:

	<b>Originally Approved timetable</b>	<b>Projected timetable</b>	<b>Actual performance</b>
Commencement	October 2007	April 2011	Awaiting completion of Core Strategy work as a priority.
Public consultation stage	March 2008		-
Final draft for adoption	November 2008		-

### Kimberley Town Centre SPD:

	<b>Originally Approved timetable</b>	<b>Projected timetable</b>	<b>Actual performance</b>
Commencement	October 2008	October 2011	Awaiting completion of Core Strategy work as a priority.
Public consultation stage	March 2009		-
Final draft for adoption	November 2009		-

**CORE STRATEGY ALIGNMENT:**

All the Greater Nottingham local planning authorities (Ashfield District Council<sup>1</sup>, Broxtowe Borough Council, Gedling Borough Council, Nottingham City Council, Rushcliffe Borough Council and Erewash Borough Council) have agreed to align their Core Strategies.

- The first stage involved developing aligned Issues and Options consultation/reports, which was achieved in June 2009.
- The second stage will be Preferred Option, due for consultation in February 2010.

This alignment process is co-ordinated by a group of officers representing all the local authorities involved, and including the County Council; led by a Joint Planning Advisory Board. Progress is reported to the shadow Greater Nottingham Executive.

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<sup>1</sup> 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.

## CORE AND LOCAL INDICATORS:

Details follow of the core indicators, organised into their various categories, covering the period April 2008 to March 2009.

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

### 1. 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.

#### Summary table of employment land available and taken up

<b>Taken Up 2001- 2009</b>	<b>Allocated but no PP</b>	<b>Outline Permission</b>	<b>Detailed Permission</b>	<b>Total Supply Currently Available</b>
17.71 Ha	19.1Ha	23.67Ha	0.66 Ha	43.43 Ha

**Table showing LDF indicators 1a, 1b, 1c, 1e and 1f**

Amount of floorspace (m <sup>2</sup> ) gains developed for employment by type.	B1 B2 B8 Mixed	1401 488 0 8291
Amount of floorspace developed for employment by type, in employment or regeneration areas.		None
Amount of floorspace (m <sup>2</sup> ) by employment type which is on previously developed land	B1 B2 B8 Mixed	1401 488 0 8291
Losses of employment land in (i) employment/regeneration areas and (ii) local authority area		(i) None (ii) 0.73 ha
Amount of employment land lost to residential development		0.15 ha

**Table showing land taken-up 2001-2009**

<b>Survey Year</b>	<b>Amount (Ha)</b>
2001/2002	0.0
2002/2003	1.4
2003/2004	4.1
2004/2005	0.9
2005/2006	1.22
2006/2007	5.07
2007/2008	3.97
2008/2009*	1.02
<b>Total taken up between 2001-2009</b>	<b>17.71</b>
<b>Annual Average</b>	<b>2.21</b>

<sup>1</sup> 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.

<sup>2</sup> "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

\*In previous years the "take up" of land has been monitored i.e. when building work has started and the land is no longer strictly available. However for the purpose of this and future reports it will be defined as completion on site to accord with good practice guidance.

## 2. 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 as at period ending 31 March 2009

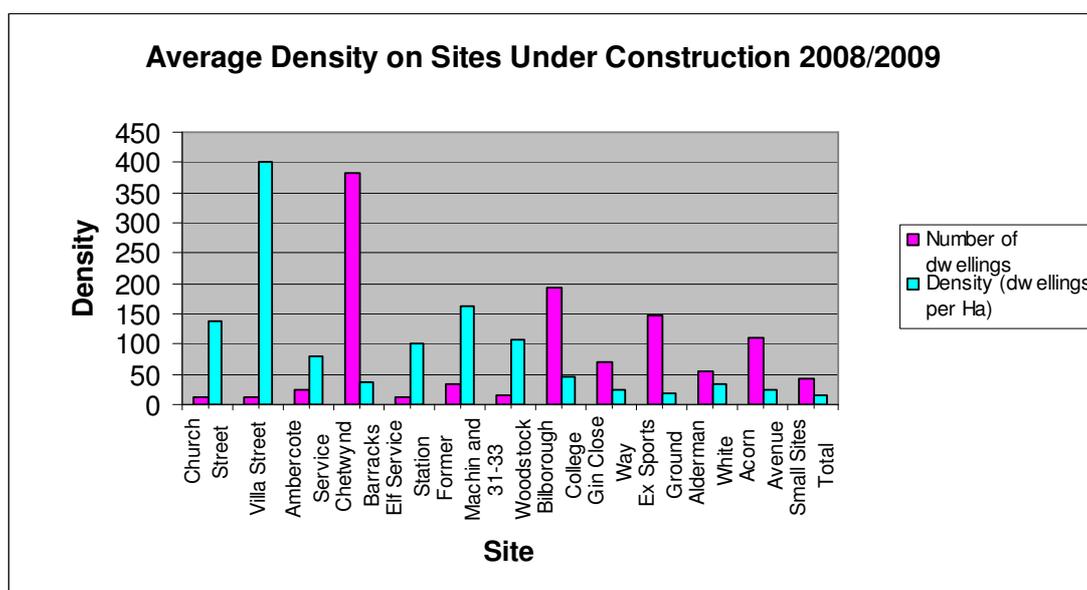
<b>Total</b>	<b>Total new</b>	<b>Net</b>	<b>Overall Completions</b>	<b>Completions</b>
Regional Spatial Strategy requirement 2006-2026	Dwelling completions 2006-2009	Dwelling gain from conversions/ changes of use (resulting in dwelling gain) 2006-2009	Total dwellings created	Needed in remainder of period 2009-2026
<b>6800 dwellings</b>	<b>956 dwellings</b>	<b>79 dwellings</b>	<b>1035 dwellings</b>	<b>5765 dwellings</b>

Information about the Council's 5 year supply of housing land is given in Appendix 5 and further trajectory information is given in Appendix 6.

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

Year	Greenfield		Previously Developed				Total
	No. Complete	%	Small & Large Sites	Conversions / Demolitions / Change of Use	Sub Total	%	
2008/2009	20	6.8	238	34	272	93.2	292

**2c Density:**



**Table showing densities of new dwellings complete and under construction 2008-2009**

	Percentage of new dwellings completed at		
	Less than 30 dwellings/Ha	Between 30 and 50 Dwellings/Ha	Above 50 dwellings/Ha
Percentage of new dwellings	26.4	50	23.6
Percentage of dwellings under construction	33.18	57.08	9.74

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.

## 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 2009 (*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	
	Church Street Queens Road Anderson Crescent			2	2007
		Derwent Living	15	2007	
		East Midlands Housing	36	2008	
		BBC	21	2009	
		4	2008		
Eastwood:	Percy Street	Longhurst HA	9	1996	
	Church Street	Derwent HA	12	1996	
	Plumtre Way	BBC	8	2008	
Kimberley:	Rockside	Leicester HA	6	1996	
	Station Yard	Derwent HA	15	2000	
	Station House	Derwent HA	15	2003	
Stapleford:	Orchard St	Nene HA	21	1999	
	Plackett Close	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	8	2008	
		Housing	13	2009	

The 34 affordable properties completed in 2008/09 represent 11.6% of the total for the year (of 292)

### 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 08/09 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.

### Large Sites:

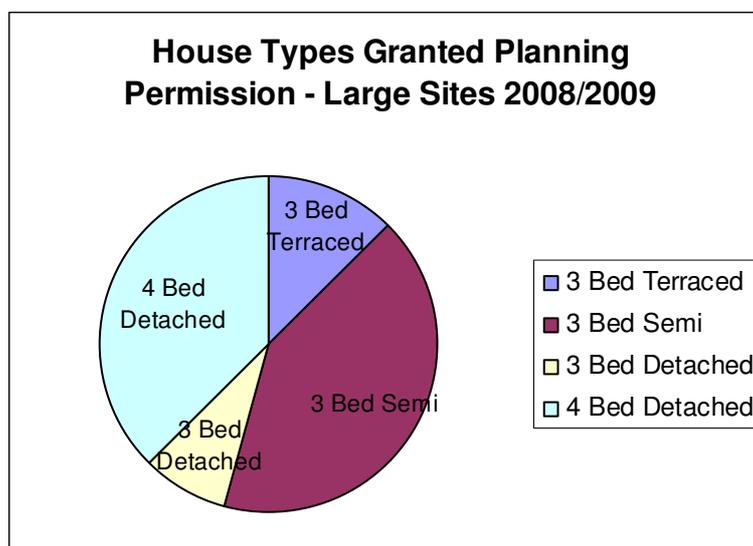
4 Bed Detached	3 Bed Detached	3 Bed Semi	3 Bed Terraced
9	2	10	3

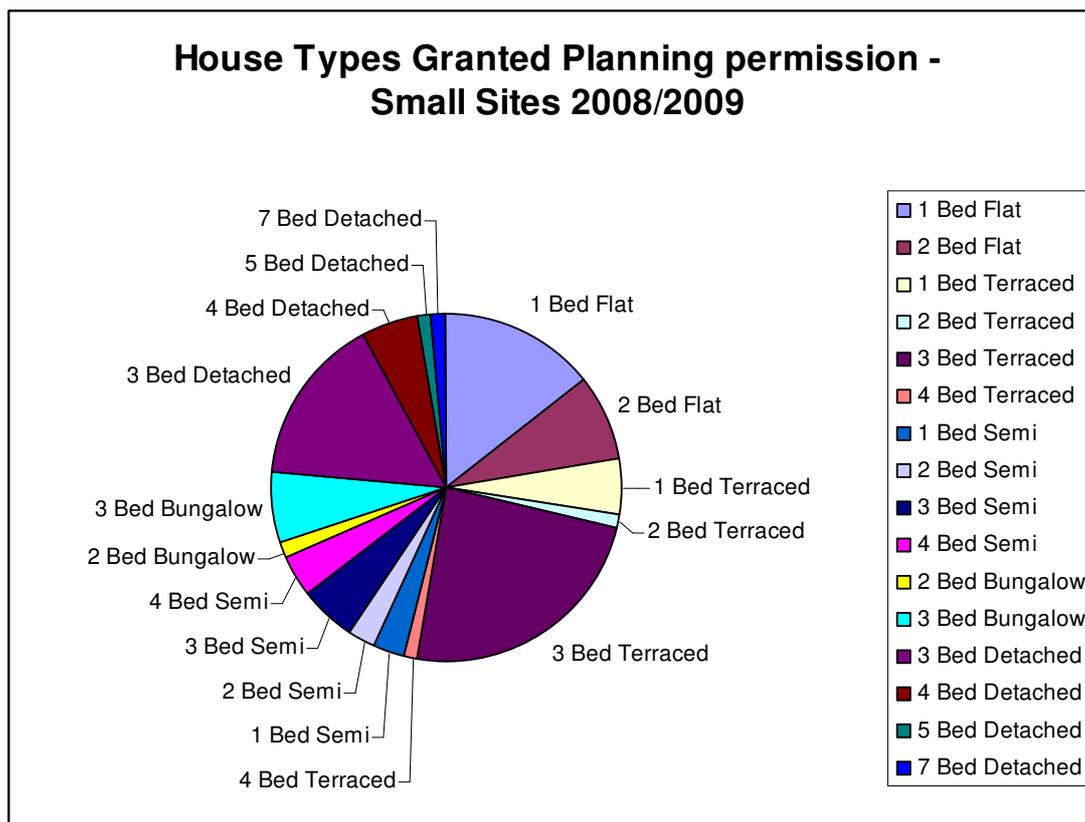
### Small Sites:

7 Bed Detached	5 Bed Detached	4 Bed Detached	3 Bed Detached	3 Bed Bungalow	2 Bed Bungalow
1	1	4	12	5	1

4 Bed Semi	3 Bed Semi	2 Bed Semi	1 Bed Semi	4 Bed Terraced	3 Bed Terraced	2 Bed Terraced
3	4	2	2	1	18	1

1 Bed Terraced	2 Bed Flat	1 Bed Flat
4	6	11





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

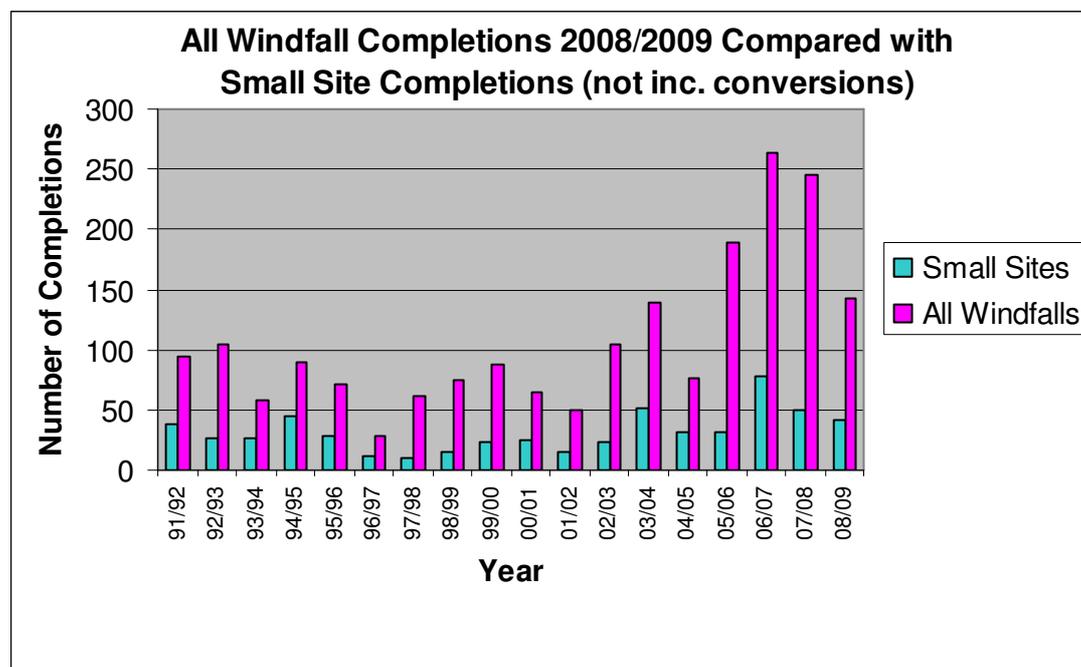
### Parking provision on all current residential sites - large sites

Site	No Dwgs	Type	Garage/Off road	Average no. of spaces/dwelling
5 Gin Close Way, Awsworth	71	3, 4, 5 bed detached	80/100	2.5
Church Hall, Church Street, Beeston	11	1/2 bed flats	0/6	0.5

Ex Sports Ground, Queens Road, Beeston	146	4, 3, 2, 1 bed semi/terr/apartments	45/187	1.5
Former car park, Villa Street, Beeston	12	1 bed apartments	0	0
Ambercote Service Station, Bramcote Lane, Chilwell	24	3 bed semi, 2 bed apartments	0/30	1.3
Chetwynd Barracks, Chetwynd Road, Chilwell	383	5/4/3/2/1 bed det/semi/terr/flats	255/288	1.4
Elf Service Station, Nottingham Road, Eastwood	13	2 bed flats	0/26	1.4
Machin and Hartwell Site, Church Street, Eastwood	34	1/2 bed flats	0/15	0.4
3b Acorn Avenue, Giltbrook	109	2 bed bung, 4/5 bed det	115/135	2.3
31-33 Woodstock Road, Toton	14	1, 2 bed flats	0/15	1.1
Bilborough College, Bilborough Road, 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
<b>Totals</b>	<b>1011</b>		<b>567/960</b>	<b>1.5</b>

### Windfall Completions:

The following graph gives details of the levels of completion on all windfall sites since 1991.



### 3. 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.

**Table showing LDF core output indicators 3a and 3b**

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	100%
(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 time (Minutes)
Queens Road, Beeston	Beeston Rylands Junior	8.4
Chetwynd Barracks, Chilwell	Toton Chetwynd Road	10.03
	Melbury Primary and	
Bilborough Road, Trowell	Nursery School	4.58
	% within 30 mins	100%

#### Secondary Schools

Location	Destination Name	Travel time (Minutes)
Queens Road, Beeston	Bramcote Alderman White	21.83
Chetwynd Road, Chilwell	Chilwell Comprehensive	16.67
Bilborough Road, Trowell	William Sharp School	7.39
	% within 30 mins	100%

**Retail Centres**

<b>Location</b>	<b>Destination Name</b>	<b>Travel time (Minutes)</b>
Queens Road, Beeston	Stapleford	17.76
Chetwynd Barracks, Chilwell	Chilwell	6.67
Bilborough Road, Trowell	Stapleford	5.98
	% within 30 mins	100%

**Work destinations**

<b>Location</b>	<b>Destination Name</b>	<b>Travel time (Minutes)</b>
Queens Road, Beeston	E01028080	7.89
Chetwynd Barracks, Chilwell	E01028070	14.34
Bilborough Road, Trowell	E01013860	12.18
	% within 30 mins	100%

**GP Surgeries**

<b>Location</b>	<b>Destination Name</b>	<b>Travel time (Minutes)</b>
Queens Road, Beeston	NG9 1GA	10.7
Chetwynd Barracks, Chilwell	4045	11.66
Bilborough Road, Trowell	NG8 4FD	9.41
	% within 30 mins	100%

**Hospitals**

<b>Location</b>	<b>Destination Name</b>	<b>Travel time (Minutes)</b>
Queens Road, Beeston	QMC	17.25
Chetwynd Barracks, Chilwell	QMC	28.34
Bilborough Road, Trowell	QMC	27.77
	% within 30 mins	100%

#### 4 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.

##### Table showing LDF Core Output Indicators for local services

Amount of completed floorspace gains:	m <sup>2</sup>
retail	<b>15521</b>
office	<b>69</b>
leisure	<b>0</b>
Amount of completed retail, office & leisure devt. in town centres:	
retail	<b>0</b>
office	<b>0</b>
leisure	<b>0</b>
Amount of eligible open spaces managed to green flag award standard	<b>41ha</b>

##### Local Output Indicator:

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

To Offices	2
To Mixed Use	8
To Residential	2

## 5. 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

## 6. 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.

## 7. Flood Protection and Water Quality

### LDF Core Output Indicators

- 7a 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	2008/9
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.

## 8. Biodiversity

### LDF Core Output Indicators

- 8a. 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	2008/9
i) change in priority habitats and species (by type)	None
ii) Increase in SINC area	3.2 ha

### Local Output Indicator:

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

None in 2008/09.

## 9. Renewable Energy

### LDF Core Output Indicator

- 9a. Renewable energy capacity installed by type.

Renewable Energy	2008/9
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 CO<sup>2</sup> saved through Council initiatives

From the period 2008/2009 the Council are recording and monitoring CO<sup>2</sup> emissions from council owned and run buildings, street lights and transportation, in order to use new technologies and reduce CO<sup>2</sup> emissions via reduced energy usage and wastage across its services. The first year's data is as follows:

Year	Total CO <sup>2</sup> emission (Kg)	Emissions from building and street lights (Kg)	Emissions from transport (Kg)
2008-2009	3739896	2472944	1267968

## 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 Documents: 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 Nottingham, 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 became 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

#### 1. 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 (m<sup>2</sup>)

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 (m<sup>2</sup>) 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 (m<sup>2</sup>) 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):

- 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)

#### 2. 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.

### 3. Transport

#### Definitions

- Housing data refers to numbers of dwellings completed 2008-09 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.

#### 4. Local Services

##### Definitions

- 4a: The completed amount of gross internal floorspace (m<sup>2</sup>) for UCOs B1 (a), A1, A2 and D2. Where development is for UCO A1 the amount (m<sup>2</sup>) of trading floorspace, of the total gross internal floorspace (m<sup>2</sup>) 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 (m<sup>2</sup>) 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](http://www.greenflagaward.org.uk) or tel. 0151 709 1969 for more details).

## **5. 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.

## **6. 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.

## **7. 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 2009 – Broxtowe Borough Council

Employment Land Monitoring Report 2009 - 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) March 2009

## Appendix 4

### Local Plan Policies

This appendix contains monitoring information regarding policies as follows:

- a) Record of how policies have been challenged through appeal (2008/9)
- b) Record of progress with policies allocating land (to 2009)
- c) A note on “saving” policies beyond the Local Plan 3-year validity period

#### a) Policy Monitoring: Summary of appeals

This summary deals with appeal decisions received between 1 April 2008 and 31 March 2009. It also provides a summary of decisions over the last four years.

Within this year, 24 appeals were determined. 16 (67%) of these were dismissed, 7 allowed and 1 allowed in part.

Two appeals were allowed in circumstances where the inspector considered the proposal to be contrary to policy. One of these (07/00516/OUT) was because the inspector considered that the proposal could meet the aims of the policy without complying with the policy’s detailed requirements for site layout. In the other case (07/01033/FUL) the inspector considered that there were “very special circumstances” to justify “inappropriate” development in the green belt. Neither of these decisions therefore seems to indicate a need to reconsider the policies concerned.

Four appeals were allowed because the inspector disagreed with the Council’s view that the proposals were contrary to policy. These decisions involved judgements about visual impact on the green belt, impacts on local shopping facilities, effects on residential amenity, quality of design and the impact on a protected area. In topics such as this, it is inevitable that differences of opinion between councils and inspectors will sometimes occur. The appeal decisions did not involve any questioning of the policy objectives or the interpretation of the policy wording, so generally there appears to be no need to review the policies concerned.

However, two (out of four) appeals were allowed because the inspector disagreed with the Council’s concerns about disturbance to local residents from proposed hot food takeaways in local shopping parades (policy S7). In addition, in all three cases in which policy S6 was used, inspectors disagreed with the Council’s concerns about the deterioration of shopping facilities in local parades due to proposed changes to takeaways (although two of these appeals were dismissed for other reasons). These decisions might suggest that the Council may wish to review policies about takeaways and local shopping facilities in future development plan documents. However, this year’s decisions on these issues do not reflect any general trend over recent years (see the third table below).

Only one policy (E1) was the subject of more than two appeals that were allowed. The rate of allowed appeals for this policy (33%) is however the same as the overall rate for the year and, in two of the three cases, may reflect an arguably inappropriate use of the policy with regard to advertisements. There does not therefore seem to be any obvious need for a review of this policy. The Council might however want to consider the apparent duplication of parts of policy E1 with aspects of other policies, such as H7 and RC12.

Looking at the overall figures for 2006-09, there are only two policies for which the appeals allowed are significant in terms of both percentages and absolute numbers (policies E1 and H7). However, in both cases the proportion of appeals allowed is in line with the overall proportion for the period (31% for E1, 29% for H7, 30% overall). Both policies involve judgements about issues such as quality of design and impacts on neighbours, and therefore (as above) differences of opinion are likely. These results do not therefore appear to imply any need for policy changes.

Details of each appeal for 08/09 are given in the first table below. The second table summarises the outcome of these appeals in relation to the policies that were referred to in the refusal reasons. The third table shows a similar summary for the combined results from the Annual Monitoring Reports between 2006 and 2009.

The rate of dismissal of appeals (treating 'allowed in part' as 'allowed') are 68%, 64%, 79% and 67% respectively for 05/06, 06/07, 07/08 and 08/09. The overall figure for the four-year period is 70%.

#### **Appeal decisions (received over period 1.4.08 to 31.3.09)**

<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>
07/00312/OUT	H7	Dismissed	-	-
07/00493/FUL	E1, H7	Dismissed	-	-
07/00516/OUT	E9, EM1, RC8	Allowed	✓ (E9)	✓ (EM1, RC8)
07/00785/FUL	E1, H7	Dismissed	-	-
07/00838/FUL	S6, S7	Allowed	✓	✗
07/00849/OUT	E1, RC12	Dismissed	-	-
07/01018/FUL	E1, H9	Dismissed	-	-
07/01033/FUL	E8	Allowed	✗	✓
07/01070/FUL	-	Dismissed	-	-
08/00065/FUL	E1, H9	Dismissed	-	-
08/00068/ADV	-	Part allowed,	-	-

		part dismissed		
08/00133/FUL	H8	Dismissed	-	-
08/00139/ADV	E1	Dismissed	-	-
08/00166/FUL	H7 <sup>+</sup>	Dismissed	-	-
08/00223/FUL	E8	Dismissed	-	-
08/00306/FUL	S6 <sup>+</sup> , S7	Dismissed	-	-
08/00390/ADV	E1	Allowed*	-	-
08/00493/ADV	E1, S10	Allowed*	-	-
08/00498/FUL	E3, S9	Dismissed	-	-
08/00517/FUL	S6 <sup>+</sup> , S7	Dismissed	-	-
08/00630/ADV	-	Dismissed	-	-
08/00707/FUL	E8	Dismissed	-	-
08/00770/FUL	S7	Allowed	✓	×
08/00820/FUL	E1, E12, E13	Allowed	✓	×

\* No policies were referred to in these appeal decision letters.

+ Inspector disagreed with this reason for refusal but dismissed the appeal for other reasons.

### **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	3	6
E3	-	1
E8	1	2
E9*	1	-
E12	1	-
E13	1	-
H7	-	4
H8	-	1
H9	-	2
EM1	1	-
S6	1	2
S7	2	2
S9	-	1
S10	1	-
RC8	1	-
RC12	-	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 to 2009 Annual Monitoring Reports**

<u>Policy</u>	<u>Appeals Allowed</u>	<u>Appeals Dismissed</u>
K6*	3	-
E1	9	20
E3	1	2
E4*	-	1
E5*	-	1
E7*	2	-
E8	3	9
E9*	1	2
E12	1	-
E13	1	-
E28*	-	1
E35	-	3
H4	-	1
H7	7	17
H8	-	3
H9	3	8
H11	1	1
EM1	1	-
EM2	2	2
T11	2	2
S1	1	-
S4	-	2
S6	1	2
S7	2	3
S9	-	2
S10	2	-
RC8	1	-
RC12	-	1

\*indicates that the policy is no longer "saved".

**(b) Policies which allocate land: progress chart****Housing site progress 2008/09**

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: balance 0.66ha lost to sui generis use: scheme for all site refused. (Note: The 2.2 hectares of allocated employment land forms part of a wider land ownership. It is under discussion as a component of a proposed mixed use (including residential) development that is likely to be compatible with land requirements in the Regional Spatial Strategy. As such this employment allocation is unlikely to proceed.)
	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 (completed beyond end of monitoring period).

### **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 permission 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

This assessment is made against the housing figures in the current adopted development plan, i.e. the East Midlands Regional Plan (RSS), March 2009.

As required by DCLG, the assessment covers the period between April 2010 and March 2015.

For the possible alternative method of calculating the 5 year requirement (see below) (and for the purposes of the trajectory in appendix 6), it has therefore been necessary to make assumptions about completions in 2009/10. A total of 100 completions is assumed, based on 47 completions in the period to October 2009. This may be a realistic figure, as it is substantially below recent levels of completions, although the actual figure could be higher or, given current market conditions, a little lower. However, this would not affect the question of whether or not the Council has a 5 year supply, as all anticipated completions for 2009/10 had permission at April 2009, 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 has written annually to the owners and/or developers of large sites 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 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 5 year requirement is a simple multiple of the RSS annual requirement of 340 dpa, giving a requirement over 5 years of 1700.

Alternatively, the requirement might be calculated as follows:

RSS requirement for 2006-2026: 6800  
 Completions for 2006-2010 (including assumption for 09/10, as above): 1135  
 Net requirement for 2010-2026 (6800 - 1135): 5665  
 Residual annual requirement for 2010-2026 (5665/16): 354  
 5 year requirement (5x354): 1770

## 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	204
Large sites with detailed permission, site not started	95
Large sites with outline planning permission	120
Sites allocated as housing land, not granted permission	754
Small sites with outline permission	34
Small sites with detailed permission, site not started	72
Small sites with detailed permission, site started	21
Conversions/demolitions/changes of use	22
Sites recommended for release in the Nottingham City Region Employment Land Study (NCRELS)	100
Refused applications where the principle of residential development is acceptable	206
Lapsed permissions where the principle of residential development is acceptable	43
Sites for which development briefs have been prepared and development is likely within 5 years	30
<b>Total</b>	<b>1701</b>

## Comparison of supply with requirement

The supply figure of 1701 marginally exceeds the 5 year requirement of 1700, giving a supply of 5.0 years (1701/340).

On the suggested alternative means of calculating the 5 year requirement, it gives a supply of 4.8 years (1701/354), a slight shortfall against the 5 year requirement. It is expected that this possible shortfall will be met by the allocation of new sites in the forthcoming Local Development Framework and 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. For example, the figures referred to do not include current applications or sites about which pre-application enquiries have been made, some of which are likely to obtain planning permission shortly. They also do not include sites for which development briefs have been prepared but where development might not take place within 5 years (Boots at Beeston and most of the Kimberley brewery site). They also exclude some small sites where permission has been refused but the principle of residential development may be acceptable. In particular, it should be noted that 'Sustainable Urban Extensions' and other sites with a combined capacity of over 2000 dwellings are to be considered by the Council's cabinet in January 2010 for approval for consultation purposes, as part of the Greater Nottingham Aligned Core Strategies 'Option for

Consultation'. Further sites to make up the Regional Plan requirement will emerge through Broxtowe's 'Site Allocations' Development Plan Document, consultation on which is due to start in early 2010. It is very likely that some development will take place on some of these sites, or on alternatives that emerge from the consultation process, within 5 years.

### Site details

#### Large sites with detailed permission, site started

Reference	Site	Dwellings
02/00182/FUL	Off Gin Close Way, Awsworth	71
04/00900/FUL	Queens Road, Beeston	49
06/00650/FUL	Chilwell Lane, Bramcote	20
92/00730/FUL	Off Acorn Avenue, Giltbrook	64
Total		204

#### Large sites with detailed permission, site not started

Reference	Site	Dwellings
07/00614/FUL	Ponderosa, Gin Close Way, Awsworth	14
05/00521/FUL	Hampden Street, Giltbrook	57
08/00302/REM	83-103 Kimberley Road, Nuthall	24
Total		95

#### Large sites with outline permission

Reference	Site	Dwellings
06/01093/OUT	Hillside Road, Beeston	20
06/00472/OUT	Long Eaton Textiles, Bye Pass Road, Chilwell	100
Total		120

### Sites allocated as housing land, not granted permission

Reference	Site	Dwellings	Commentary on 'deliverability'
H1c	East of Main Street, Awsworth	25	Owners have been contacted for the Annual Residential Land Monitoring Reports (ARLMR) and further consultation has been undertaken as part of the Strategic Housing Land Availability Assessment (SHLAA) process.
H1d	South of Queens Road / The Maltings	58	Owners have been contacted for the Annual Residential Land Monitoring Reports (ARLMR) and further consultation has been undertaken as part of the Strategic Housing Land Availability Assessment (SHLAA) process.
H1f	Field Lane, Chilwell	50	Owners have been contacted for the Annual Residential Land Monitoring Reports (ARLMR) and further consultation has been undertaken as part of the Strategic Housing Land Availability Assessment (SHLAA) process.
H1g	West of Church Street, Eastwood	24	Owners have been contacted for the Annual Residential Land Monitoring Reports (ARLMR) and further consultation has been undertaken as part of the Strategic Housing Land Availability Assessment (SHLAA) process.
H1h	Walker Street, Eastwood	132	Owners have been contacted for the Annual Residential Land Monitoring Reports (ARLMR) and further consultation has been undertaken as part of the Strategic Housing Land Availability Assessment (SHLAA) process.
H1i	Halls Lane, Giltbrook	88	Owners have been contacted for the Annual Residential Land Monitoring Reports (ARLMR) and further consultation has been undertaken as part of the Strategic Housing Land Availability Assessment (SHLAA) process.
H1k	South of Smithurst Road, Giltbrook	50	Owners have been contacted for the Annual Residential Land Monitoring Reports (ARLMR) and further consultation has been undertaken as

			part of the Strategic Housing Land Availability Assessment (SHLAA) process.
H1l	Builders' Yard, Eastwood Road, Kimberley	22	Owners have been contacted for the Annual Residential Land Monitoring Reports (ARLMR) and further consultation has been undertaken as part of the Strategic Housing Land Availability Assessment (SHLAA) process.
H1m	South of Eastwood Road, Kimberley	20	Owners have been contacted for the Annual Residential Land Monitoring Reports (ARLMR) and further consultation has been undertaken as part of the Strategic Housing Land Availability Assessment (SHLAA) process.
H1n	North west of Hardy Close, Kimberley	25	Owners have been contacted for the Annual Residential Land Monitoring Reports (ARLMR) and further consultation has been undertaken as part of the Strategic Housing Land Availability Assessment (SHLAA) process.
H1o	Chewton Street, Newthorpe	250	Owners have been contacted for the Annual Residential Land Monitoring Reports (ARLMR) and further consultation has been undertaken as part of the Strategic Housing Land Availability Assessment (SHLAA) process.
H1p	East of Pinfold Road, Newthorpe	10	Owners have been contacted for the Annual Residential Land Monitoring Reports (ARLMR) and further consultation has been undertaken as part of the Strategic Housing Land Availability Assessment (SHLAA) process.
Total		754	

### Small sites with outline permission

Reference	Site	Dwellings*
06/00567/OUT	Rear of Clayton Court, Beeston	2
07/00907/OUT	18 Middleton Crescent, Beeston	2
07/00873/OUT	72 Beeston Fields Drive, Bramcote	1
08/00782/OUT	86 Beeston Fields Drive, Bramcote	2
06/01019/OUT	Rear of 79 Cow Lane, Bramcote	1
07/00865/OUT	3 The Jardines, Bramcote	1
08/00786/OUT	Clinton Avenue/Hall Lane, Brinsley	1
08/00217/OUT	65 Grove Avenue, Chilwell	3
07/00250/OUT	Car park, Cross Street, Eastwood	2
07/00471/OUT	27 Wellington Street, Eastwood	2
07/00955/OUT	Rear of 55 Church Street, Eastwood	2
08/00033/OUT	11A Swingate, Kimberley	1
07/00187/OUT	42 Moorgreen, Moorgreen	1
07/00930/OUT	246 Main Street, Newthorpe	3
08/00631/OUT	1 Ash Crescent, Nuthall	4
07/00433/OUT	Rear of 154 Nottingham Road, Stapleford	5
08/00748/OUT	Adjacent 25 Wadsworth Road, Stapleford	1
Total		34

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

### Small sites with detailed permission, site not started

Reference	Site	Dwellings
06/00801/FUL	Adjacent 39 Templar Road, Beeston	1
07/00658/FUL	Rear of Sycamore Court, Broadgate, Beeston	6
08/00052/FUL	Rear of 36 Derby Road / 1C Middleton Crescent, Beeston	1
08/00532/FUL	Adjacent 11 Clinton Street, Beeston	1
08/00751/FUL	Workshop, Roberts Yard, Beeston	8
08/00753/FUL	Hofton & Son, Regent Street, Beeston	9
09/00-73/FUL	25 Nether Street, Beeston	1
08/00566/FUL	2 Hanley Avenue, Bramcote	3
08/00110/FUL	Manor Farm, Hall Lane, Brinsley	2
08/00660/FUL	4 Inham Road, Chilwell	4
06/00204/FUL	372 Queens Road West, Chilwell	1
07/00474/REM	Rear of 189 Cator Lane North, Chilwell	1
08/00084/FUL	Adjacent 29 Redland Drive, Chilwell	1
08/00559/REM	29 The Close, Chilwell	1
07/00288/FUL	Adjacent 23 Mansfield Road, Eastwood	1
08/00149/FUL	282 Nottingham Road, Eastwood	3
08/00037/FUL	Adjacent 51 Kent Road, Giltbrook	1

07/00926/FUL	End of Seamer Road, Kimberley	5
08/00326/FUL	188 Newthorpe Common, Newthorpe	2
08/00278/FUL	19 Mill Road, Newthorpe	1
08/00494/FUL	Adjacent 58 Lower Beauvale, Newthorpe	1
04/00880/FUL	1A Nottingham Road, Nuthall	1
04/00999/FUL	Adjacent 138 Nottingham Road, Nuthall	1
07/00992/FUL	Adjacent 15 Temple Crescent, Nuthall	1
08/00099/REM	Rear of 29 Oak Drive, Nuthall	1
06/00226/FUL	1 Hickings Lane, Stapleford	7
07/00957/FUL	Rear of 143 Toton Lane, Stapleford	1
07/00961/FUL	62 Church Street, Stapleford	2
08/00853/FUL	71 Spinney Rise, Toton	1
06/00182/FUL	Jasmine House, Stoney Lane, Trowell	1
07/01023/FUL	Adjacent 203 Stapleford Road, Trowell	1
09/00079/FUL	28 Nottingham Road, Trowell	1
Total		72

#### Small sites with detailed permission, site started

Reference	Site	Dwellings
07/00906/FUL	Abel Collins Homes, Derby Road, Beeston	4
07/00367/FUL	36 Derby Road / 1B Middleton Crescent, Beeston	2
07/00171/FUL	19 Herald Close, Beeston	2
08/00051/FUL	19 Hope Street, Beeston	1
03/00368/FUL	Adjacent 22 North Street, Beeston	1
07/00770/FUL	61 Broughton Street, Beeston	3
05/00012/FUL	60 Bridle Road, Beeston	2
06/00776/FUL	Moor Cottage, Moor Lane, Bramcote	2
05/01086/FUL	26-28 Cordy Lane, Brinsley	2
06/00717/FUL	44 Mansfield Road, Brinsley	1
06/00966/FUL	44 Wood Street, Eastwood	5
08/00885/FUL	Rear of Great Northern Road and Scalby Close, Eastwood	5
06/00196/FUL	Adjacent 56 Smithurst Road, Giltbrook	1
08/00092/FUL	Builders' yard, adjacent 1 South Street, Giltbrook	2
07/00217/FUL	Adjacent 2 Dawson Close, Newthorpe	1
08/00775/FUL	102 Hickings Lane, Stapleford	1
08/00413/FUL	Rear of 46 Ilkeston Road, Stapleford	5
08/00690/FUL	Ashlands, Bilborough Road, Trowell	1
08/00038/FUL	24 Nottingham Road, Trowell	1
Total		42*

\*(For the suggested alternative means of calculating the 5 year requirement, it has been assumed that half of these dwellings will have been completed in 2009/10, leaving 21 to contribute to future supply, hence the entry of 21 for

this category in the summary table above, however it cannot be confidently predicted which particular sites will be completed in 2009/10.)

### Conversions/demolitions/changes of use

Reference	Site	Dwellings
07/00644/FUL	19 Herald Close, Beeston	2
08/00779/FUL	281 Queens Road, Beeston	2
08/00688/FUL	Spring Bank Farm, 52 Cordy Lane, Brinsley	-1
05/01068/FUL	1 Church Street and 4-10 Nottingham Road, Eastwood	1
06/00030/FUL	6 Victoria Street, Eastwood	6
06/00761/FUL	28 Walker Street, Eastwood	2
07/00769/FUL	214-216 Derby Road, Stapleford	5
07/00164/FUL	109. Main Street, Newthorpe	1
05/00485/FUL	Manor House, Moorgreen, Newthorpe	4
08/00921/FUL	24 & 26 Carisbrooke Avenue, Beeston	-1
04/00375/FUL	31 Elm Avenue, Beeston	4
06/00401/FUL	132-136 High Road, Beeston	1
08/00629/FUL	68 Trafalgar Road, Beeston	1
04/00426/FUL	2 Town Street, Bramcote	1
07/00272/FUL	16D Mansfield Road, Eastwood	2
08/00159/FUL	Moorgreen United Reform Church, Moorgreen	1
08/00159/FUL	18 Brookhill Leys Road, Eastwood	3
07/01032/FUL	Oaks Farm, Willey Lane, Newthorpe	2
07/00401/FUL	Northfield Farm, Back Lane, Nuthall	-1
08/00172/FUL	1 Ash Crescent, Nuthall	1
06/00821/FUL	Outbuildings, Home Farm, Nottingham Road, Nuthall	-1
06/01099/FUL	39 Derby Road, Stapleford	1
07/00818/FUL	44 Nottingham Road, Stapleford	1
07/01080/FUL	68 Derby Road, Stapleford	2
06/00770/FUL	76 Trowell Grove, Trowell	1
07/00696/FUL	2 Warren Avenue, Stapleford	2
08/00036/FUL	Reckoning House Farm, Main Road, Trowell	1
<b>Total</b>		<b>43*</b>

\*(For the suggested alternative means of calculating the 5 year requirement, it has been assumed that half of these dwellings will have been completed in 2009/10, leaving 21 to contribute to future supply, hence the entry of 22 for this category in the summary table above, however it cannot be confidently predicted which particular sites will be completed in 2009/10.)

**Sites recommended for release for housing in the Nottingham City Region Employment Land Study (NCRELS)**

Site	Dwellings
Regent Street, Beeston	22
Wollaton Road, Beeston	24
Sandiacre Road, Stapleford	28
West End Street, Stapleford	26
Total	100

**Refused applications where the principle of residential development is acceptable**

Reference	Site	Dwellings
07/00816/OUT	Bartons, High Road, Chilwell	150
09/00397/FUL	Moon & Stars, Brookhill Leys Road, Eastwood	41
09/00592/OUT	66 Dovecote Road, Eastwood	15
Total		206

**Lapsed permissions where the principle of residential development is acceptable**

Reference	Site	Dwellings
06/00067/FUL	Above 61 High Road, Beeston	1
05/00593/OUT	33-35 Cow Lane, Bramcote	16
05/00296/OUT	36 Main Street, Brinsley	1
03/00026/FUL	Manor Farm, Hall Lane, Brinsley	2
006/00066/FUL	138, Bramcote Avenue, Chilwell	1
06/00046/OUT	45 Gwenbrook Avenue, Chilwell	2
03/00787/FUL	2A Cromwell Street, Giltbrook	1
05/00674/OUT	Adjacent Valley Farm, 133 Kimberley Road, Nuthall	3
05/01082/REG4	Moults Yard, 68-70 Nottingham Road, Stapleford	13
05/00117/OUT	Adjacent 142A Pasture Road, Stapleford	2
06/00050/OUT	Adjacent Elm Farm, Trough Lane, Watnall	1
Total		43

**Sites for which development briefs have been prepared and development is likely within 5 years**

Site	Dwellings
Kimberley Brewery	30*
Total	30

\*(The overall capacity of the site is likely to be approximately 100, however it is thought that some of this may not come forward within 5 years,)

## 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 includes, as required, information for the previous five years. However, it looks ahead to the end of the Regional Plan period in 2026. For the purposes of this trajectory, it has been assumed that sites allocated in new LDDs will not come forward before 2014/15, and that in the meantime sites with current permissions and allocations will come forward in accordance with the latest advice from landowners and developers. In practice, there is likely to be overlap between the implementation of current permissions/allocations and new LDD allocations. It should be noted that 'Sustainable Urban Extensions' and other sites with a combined capacity of over 2000 dwellings are to be considered by the Council's cabinet in January 2010 for approval for consultation purposes as part of the Greater Nottingham Aligned Core Strategies 'Option for Consultation'. Further sites, to make up the Regional Plan requirement, will emerge through Broxtowe's 'Site Allocations' Development Plan Document, consultation on which is due to start in early 2010.

	04/05	05/06	06/07	07/08	08/09	09/10	10/11	11/12	12/13	13/14	14/15
Net additional dwellings	315	381	367	376	292						
Projected net additional dwellings						100	413	221	165	144	393
Cumulative net additional dwellings from 2006/07			367	743	1035	1135	1548	1769	1934	2078	2471
Annual net additional dwelling requirement			340	340	340	340	340	340	340	340	340
Cumulative net additional dwelling requirement			340	680	1020	1360	1700	2040	2380	2720	3060

	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26
Net additional dwellings											
Projected net additional dwellings	394	393	394	393	394	393	394	393	394	393	394
Cumulative net additional dwellings from 2006/07	2865	3258	3652	4045	4439	4832	5226	5619	6013	6406	6800
Annual net additional dwelling requirement	340	340	340	340	340	340	340	340	340	340	340
Cumulative net additional dwelling requirement	3400	3740	4080	4420	4760	5100	5440	5780	6120	6460	6800

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\*\*](mailto:pabc@broxtowe.gov.uk)

Planning and Building Control  
Chief Executive's Department  
Broxtowe Borough Council  
Council Offices  
Foster Avenue  
Beeston  
Nottingham NG9 1AB