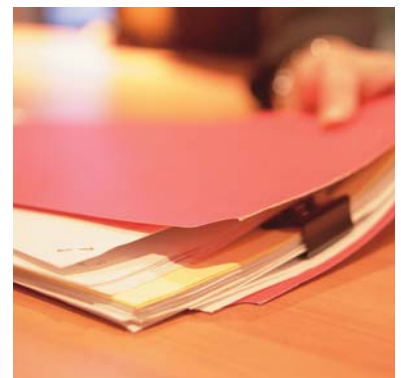




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# Annual Monitoring REPORT 2009-2010



Approved at Cabinet 21 December 2010

Planning & Building Control

# **Broxtowe Borough Council Local Development Framework Annual Monitoring Report 1 April 2009 – 31 March 2010**

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## Executive Summary

The annual monitoring report (AMR) is produced to assess the progress of work on the Local Development Framework (LDF) against the programme in the Local Development Scheme (LDS). It also investigates the implementation and success of policies contained in the Broxtowe Local Plan, adopted in 2004. This AMR relates to the period April 2009 to March 2010. Where possible, data relates to this specific period, but where it does not this has been noted.

The situation this year has become somewhat less clear from a monitoring perspective given the uncertainty regarding the original revocation of the Regional Spatial Strategy (RSS) in July 2010 and the recent High Court decision in November 2010 quashing this revocation. The significance of this in terms of monitoring is that the RSS, at least temporarily, does remain part of the development plan for the area. The government have confirmed however that they will introduce primary legislation in the Localism Bill to revoke RSS, which is expected to become law in November 2011. Given this, the extent to which the Borough can demonstrate a 5 year supply of ready to develop housing sites is shown with reference to RSS figures (the Development Plan) but also other methods are shown in Appendix 5 which is considered sensible given the pending revocation.

**Employment:** There is no specific quantified requirement for employment land within the borough, which has been the case since the RSS was adopted in March 2009. The current borough total of employment land available is 46.03 Ha; of this, 21.4 Ha is allocated in the current local plan, but does not have planning permission, 20.23 Ha has outline permission and 4.4 Ha has detailed permission. Average yearly rates of take up of employment land have been 1.69 Ha which if continued would give a 27 year supply.

**Housing:** After enjoying three years of housing land development at a high rate, the recession has had an influence and after seeing a fall in the housing rate last year it has further reduced again this year to 95. The RSS was adopted in March 2009 and set the required rate for house-building at 340 a year. This was 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 RSS period until March 2010 is 1106 which would leave an outstanding requirement of 5694 dwellings to be built over the next 16 years. From an annual perspective, this means that an average of 356 dwellings would be needed each year, to satisfy the RSS requirement. Further information is given in Appendix 5 as to other ways of measuring supply. 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.

**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:** 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 saved 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. A further review of timescales is now underway due to the necessity to re-examine a number of issues that are addressed in the RSS, which the government has confirmed is due to be revoked as part of the Localism Bill.

## Background Information:

Population (Mid-year estimate 2009): 111,500  
<http://www.nottinghamshire.gov.uk/home/business-economy/econdata/populationestimates/latestestimates.htm>  
Area: 8102 ha  
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: 551.1 ha

## Contextual Indicators:

These are reported in AMRs to provide locally important information. In Broxtowe the contextual indicators are:

Crime Rate;  
Deprivation;  
Housing Stock Condition;

**Crime Rate:** The five key offences are:

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

**Table 1: Figures for five key offences AMR period 2009-2010**

Offences	Total	Rate per 1,000 population in Broxtowe	Av. rate per 1,000 population in England & Wales
Violence against the person	1070	10	16
Robbery offences	126	1	1
Burglary dwelling offences	710	6	5
Theft of motor vehicle	168	2	2
Theft from vehicle	738	7	6

(Home Office: <http://rds.homeoffice.gov.uk/rds/pdfs10/laa1.xls>)

**Table 2: Deprivation**

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

(Source: National Statistics, CLG and DWP)

**Table 3: Housing Stock Condition**

Dwelling stock position in authority area at 1 April 2007

	LA owned	Registered Social Landlord	'Other' public sector	Private (non RSL)	Total (Council Tax)
Total stock -	4,653	112	198	42,098	47,961
Unfit	0	0	0	1,500	1500
Difficult to let	45	0	0	0	45
Low demand	167	0	0	0	167
Vacant total	43	6	4	966	1,019

(Source: Broxtowe Housing Strategy 2005 – 2008)

## **Local Development Scheme Programme and Progress (Details of individual documents)**

The Borough Council is required to publish a programme for preparing its Local Development Documents (LDDs). This is known as the Local Development Scheme (LDS).

Broxtowe's LDS has been accepted by Department of Communities and Local Government and adopted by the Council. The LDS gives details of the documents that the Council intends to prepare to form part of the overall Local Development Framework (LDF), together with expected dates of key milestones and indications of when consultation stages were expected to take place.

However, the LDS is currently under review, as the councils in Greater Nottingham are working together on aligned Core Strategies, which are the key documents. When the later stages of the timetables for these Core Strategies are set, it will be possible to program all the other documents. A revised LDS is therefore in preparation, in particular to take account of extra work required due to the upcoming abolition of the RSS, and also to reflect various changes in the status and expected timescales of its component documents.

### **Core Strategy:**

This document will provide the essential strategy for all the authorities across the Nottingham Core Housing Market Area. It needs to be prepared as a high priority and progress will be linked to an agreed timetable arising from the joint working initiative.

All the Greater Nottingham local planning authorities (Ashfield District Council<sup>1</sup>, Broxtowe Borough Council, Erewash Borough Council in Derbyshire, Gedling Borough Council, Nottingham City Council and Rushcliffe Borough Council) have agreed to align their Core Strategies. It is not currently planned to prepare a single Joint Core Strategy.

In order to achieve this, District/City officers are working closely with officers from the other local authorities making up Greater Nottingham, including Nottinghamshire and Derbyshire County Councils. A Greater Nottingham Joint Planning Advisory Board has been established to oversee the preparation of the aligned Core Strategy. This is made up of District, City and County Councillors who have a lead responsibility for planning matters from the partner authorities. It will not make the final decisions on the aligned Core Strategies, rather its role is to advise and make recommendations to the constituent local authorities.

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<sup>1</sup> For the Hucknall area only.



The first stage, publishing and consulting on aligned Issues and Options (based on a single evidence base for matters of common concern) took place in June and July of 2009, and a 'Option for Consultation' version of the aligned Core Strategy was published in February 2010 for an 8 week consultation period.

In July 2010 the Secretary of State for Communities and Local Government confirmed the abolition of Regional Strategies. Although this decision was overturned by the Courts in November 2010, the Government have subsequently confirmed that they will introduce legislation in the Localism Bill to allow their lawful revocation. As a result, the Greater Nottingham Councils have decided to review housing provision levels to be included in the Aligned Core Strategies. Work has now commenced on the new evidence base, to begin with a review of the Government's 2008-based household projections, which were published in November 2010. A new timetable for publication of the Aligned Core Strategies has yet to be agreed, but it is expected the next round of public engagement will take place in the summer of 2011, and be focussed on the revised housing provision levels. This will be followed by publication of Aligned Core Strategies later in the year.

**Table 4a: Core strategy and LDS timetable**

Plan		Commencement	Submission to secretary of State	Examination Starts	Estimate for Inspector's report to be received	Adoption due	Actual Performance
<b>Core Strategy</b>	Originally Approved Timetable	July 2007	September 2008	March 2009	August 2009	October 2009	This is a Core Strategy produced jointly with other Greater Nottingham authorities. Issues and Options stage took place in June 2009 and a 'Option for Consultation' version was published in February 2010 for an 8 week consultation period
	Projected timetable		This and all subsequent stages are under review as outlined above				
<b>Housing and Employment Sites Allocations</b>	Originally Approved Timetable	March 2008	July 2009	January 2010	July 2010	September 2010	September 2008: Important preliminary land availability work undertaken for whole Greater Nottingham conurbation including site search exercise. This has been updated each year since and is published in November each year in the Strategic Housing Land Availability Assessment (SHLAA)
	Projected timetable		The timetable will have to reflect the Core Strategy which is currently under Review as described above				
<b>Primary Development Control Policies</b>	Originally Approved Timetable	June 2007	June 2008	December 2008	May 2009	August 2009	Work has commenced with a detailed review of all saved Local Plan policies. In September 2007: PINS advice is 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).
	Projected timetable	October 2010	The timetable will therefore have to reflect the Core Strategy which is currently under Review as described above				

**Table 4b: LDS timetable continued**

Plan		Submission to secretary of State	Revision to submission	Issues & Options Stage	Preferred Options Stage	Public consultation stage	Final Draft for adoption	Adoption due	Actual Performance
<b>Statement of Community Involvement</b>	Originally Approved Timetable	November 2006	July 2008	-				March 2008	
	Projected timetable		February 2009	-				April 2009	Adopted June 2009
<b>Beeston Town Centre Study SPD</b>	Originally Approved Timetable	-		April 2006	June 2007 (as area action plan)	-	November 2008		Adopted June 2008
	Projected timetable						Change of status from Area Action Plan to SPD.		
<b>Affordable Housing Strategy SPD*</b>	Originally Approved Timetable					February 2007	August 2007	November 2006	A further study of affordable housing viability on behalf of the Nottingham Core HMA authorities which will inform policies in the Core Strategy has delayed the final publication of this document. Because of the significance of its results, this has now caused delay pending a settled policy position in the Core Strategy.
	Projected timetable					March 2009	No date		

<b>Stapleford Town Centre Study SPD</b>	Originally Approved Timetable	-	September 2006	-	September 2007	January 2007	Draft not yet complete: awaiting completion of Core Strategy work as a priority.
	Projected timetable				April 2012		

**Table 4c: LDS timetable continued**

<b>Plan</b>		<b>Commencement</b>	<b>Public consultation stage</b>	<b>Final Draft for adoption</b>	<b>Actual Performance</b>
<b>Eastwood Town Centre SPD</b>	Originally Approved Timetable	October 2007	March 2008	November 2008	
	Projected timetable	April 2012	Awaiting completion of Core Strategy work as a priority.		
<b>Kimberley Town Centre SPD</b>	Originally Approved Timetable	October 2008	March 2009	November 2009	
	Projected timetable	October 2012	Awaiting completion of Core Strategy work as a priority.		

## CORE AND LOCAL INDICATORS:

Details follow of the core indicators, organised into their various categories, covering the period April 2009 to March 2010.

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 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.

**Table 5: LDF indicators 1a, 1b, 1c, 1e and 1f**

		B1	B2	B8	Mixed (Unrestricted)	Total
<b>Additional Floorspace</b>	m <sup>2</sup>	762 (all PD)	382 (all PD)	4700 (all PD)	0	<b>5844</b>
<b>Allocated (still available) *</b>		4800 (all PD)	0	0	80800	<b>85600</b>
<b>Floorspace lost to other uses</b>		-266 (all lost to residential)	-4625	0	0	<b>-4891</b>
<b>Total</b>		<b>5296</b>	<b>-4243</b>	<b>4700</b>	<b>80800</b>	<b>86553</b>
<b>Additional Land</b>	Ha	0.23	0	0.9	0	<b>1.13</b>
<b>Allocated land (still available)</b>		1.2 (all PD)	0	0	20.2 (11.2 PD, 9 part PD)	<b>21.4</b>
<b>Land lost to other uses</b>		-0.06 (all lost to residential)	-0.9	0	0	<b>-0.96</b>
<b>Total</b>		<b>1.37</b>	<b>-0.9</b>	<b>0.9</b>	<b>20.2</b>	<b>21.57</b>

PD = previously developed

**Table 6: Summary of employment land available (LDF indicator 1d)**

	B1 (ha)	B2 (ha)	B8 (ha)	Mixed (Unrestricted) (ha)	Total (ha)
Allocated no planning permission	1.2			20.2	<b>21.4</b>
Allocated w. outline permission	1			17.3	<b>18.3</b>
Allocated w. detailed permission					<b>0</b>
Not allocated outline permission (gains)	1.93				<b>1.93</b>
Not allocated detailed permission (gains)	2.15	0.08		2.92	<b>5.15</b>
Not allocated outline permission (losses)					<b>0</b>
Not allocated detailed permission (losses)	-0.29	-0.39	-0.07		<b>-0.75</b>
<b>Total Net Supply Currently Available</b>	<b>5.99</b>	<b>-0.31</b>	<b>-0.07</b>	<b>40.42</b>	<b>46.03</b>

\*Please note that the borough does not have any employment regeneration areas

\*The employment land review suggests that on employment land an average building density of 40% i.e. 4000m<sup>2</sup> of floorspace per Ha. For consistency and to make comparisons this has been applied to the allocated land still available to work out and average floorspace in m<sup>2</sup> that can be expected from each site.

**Table 7: Land taken-up 2001-2010**

Year	Gross Amount (Ha)		Net Total
	Gains	Losses	
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		
2009/2010*	1.13	0.96	0.17
<b>Total taken up between 2001-2010</b>	<b>18.81</b>		
<b>Annual Average</b>	<b>1.69</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.

\*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.

Since the adoption of the Regional Plan in March 2009, it has not been necessary to consider employment land availability against any set targets that have previously appeared in the Nottinghamshire and Nottingham Joint Structure Plan. It is left to the emerging Core Strategies of individual local authorities to define and quantify the need for employment development.

For information, in the borough the take-up of employment land in 2009/10 was 1.13 hectares, involving 5844 sq metres, well below the annual average of 1.69 hectares take-up which had been achieved since 2001. This low take up is even more stark when factoring in the 0.96 Hectares lost to other uses, and since the general trend is for reduced take up of employment land it is expected that this years take up is indicative of a longer term downward trend. However if average yearly take ups of employment land are continued then this would give 27 years supply of available employment land.

## **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:**

#### **Comment**

The government have confirmed their intention to abolish the RSS through the Localism Bill likely to become law in November 2011. Until this time the adopted development plan for housing requirements remains the RSS. However given the RSS will be revoked in the near future, and before the Core Strategy is likely to be adopted, it seems sensible to plan for this eventuality in terms of 5 year housing land supply, and alternative ways of calculating the supply are shown in Appendix 5. For purposes of consistency, the trajectory tables below and in Appendix 5 show monitoring over the whole RSS period which is 2006-2026.



**Table 8: Summary of position as at period ending 31 March 2010**

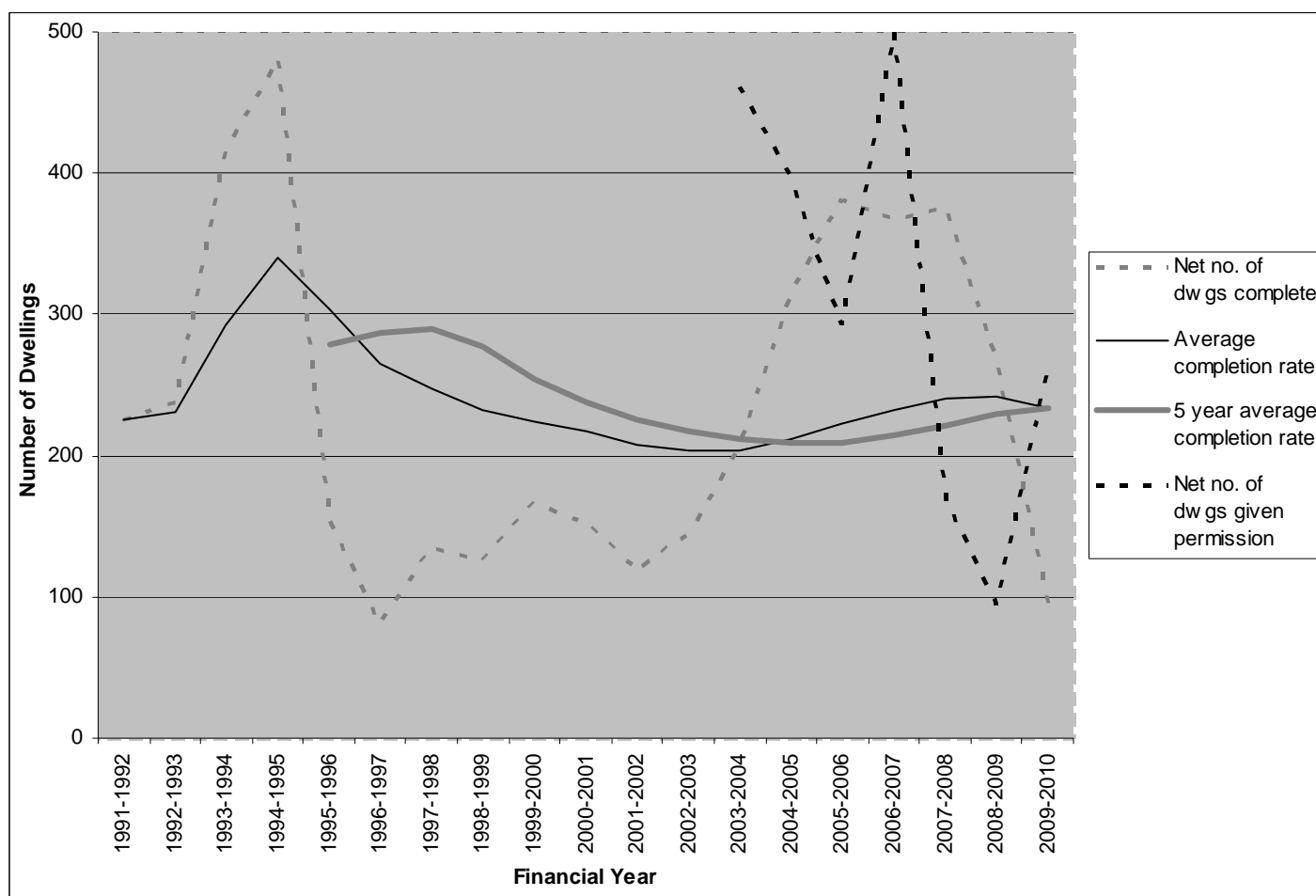
	(i)	(ii)	(iii)
<b>Total Maximum 'Requirement'</b>	<b>Total Net Completions</b>	<b>Net Additional Requirement</b>	<b>Annual Net Additional Requirement</b>
Regional Spatial Strategy 2006-2026	Dwelling completions 2006-2010	Needed in remainder of period 2010-2026	Needed in remainder of period 2010-2026
<b>6800 dwellings</b>	<b>1106 dwellings</b>	<b>5694 dwellings</b>	<b>356 Dwellings</b>

The 1106 houses built in the first four years of the RSS period are 254 less than the 1360 'required' to be built in this time, and these 254 dwellings need to be added on to the yearly requirement for the remaining years to 2026 which gives the 356 figure. More detailed information about the Council's 5 year supply of housing land is given in Appendix 5

**Table 9: Annual completion calculations**

	A	B	C	D	E	F	G	H
Year	Gross Convns	Gross loss through Convns	Net Convns =(a-b)	Gross new dwgs exc. convns	Gross demolitions exc. convns	Net new dwgs exc. convns =(d-e)	Total loss =(b+e)	Total net dwgs =(c+f)
2006-2007	NA	NA	21	NA	NA	346	NA	367
2007-2008	NA	NA	31	NA	NA	345	NA	376
2008-2009	34	-13	21	258	-11	247	-24	268
2009-2010	23	-8	15	82	-2	80	-10	95
<b>Total</b>	<b>57</b>	<b>-21</b>	<b>88</b>	<b>340</b>	<b>-13</b>	<b>1018</b>	<b>-34</b>	<b>1106</b>

**Table 10: Net residential completion rates, annual average completion rate, 5 year moving average, affordable housing completions compared with the number of dwellings given permission and under construction**



**Comment**

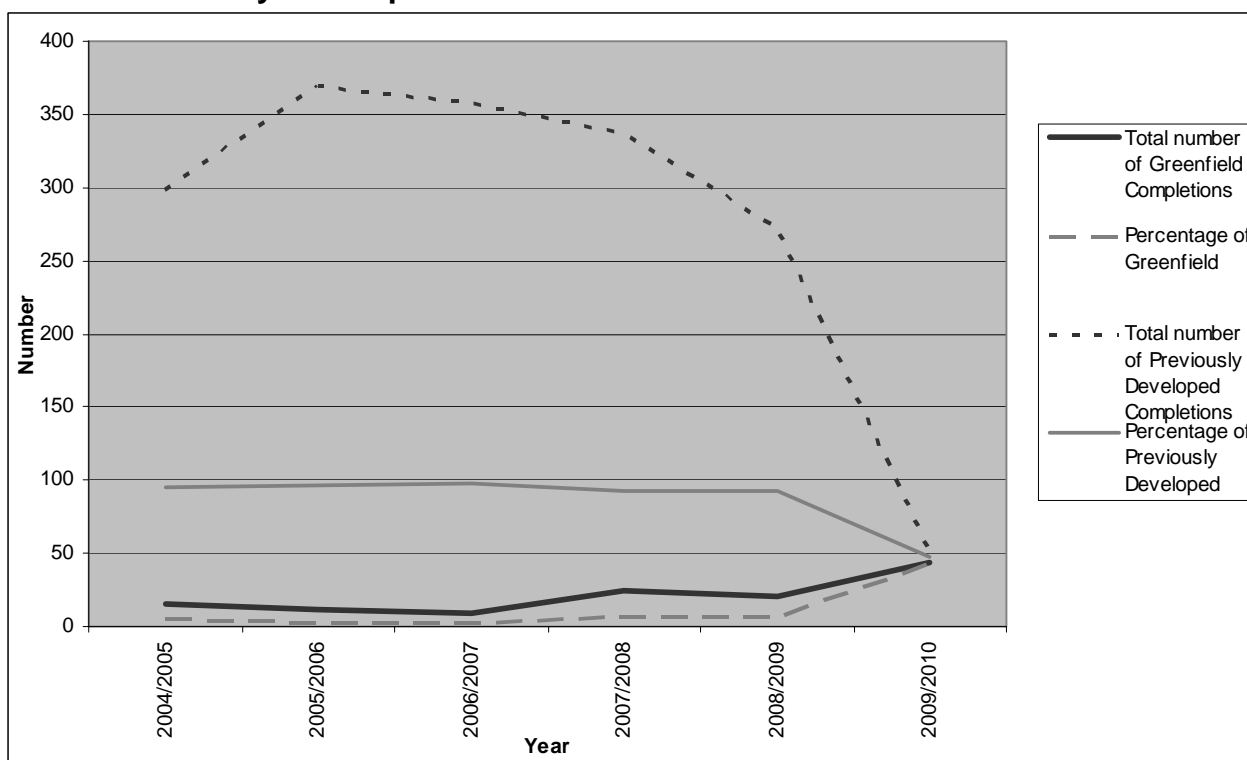
In terms of overall completions over a 19 year period there are very significant variations between year on year housing completions. This is entirely expected and reflects the very great volatility of the housebuilding sector, although it is noteworthy that over a prolonged period of economic cycles the yearly average of 229 dwellings constructed is 111 less than the 340 required in the RSS.

**2b**

**Table 11: 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	%	
2009/2010	44	42	38	23	61	58	105

**Table 12: Annual number and percentage of completions on Greenfield and Previously Developed land**



**Comment**

The government’s target in PPS3 is that 60% of housing is built on previously developed land. Although the figure of 58% on previously developed land is marginally less than the PPS3 target and significantly less than previous years’ figures which were 90% or more, the low level of completions generally could have a bearing on this. Also, this percentage is likely to be lower in future years due in part to potentially high housing requirements and a lack of sufficient available previously developed sites in addition to the government’s re-designation of gardens as greenfield sites.

**2c Density:**

**Table 13: Densities of all new dwellings complete and under construction 2009-2010**

	Density		
	Less than 30 dwellings/Ha	Between 30 and 50 Dwellings/Ha	Above 50 dwellings/Ha
Percentage of new dwellings	37	44	19
Percentage of dwellings under construction	52	34	14

PPS3 has been amended in June 2010 to remove the advice 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. However, Policy H6 of the local plan bases proposed minimum densities on sites within 400m of frequent public transport services of 40 dwellings per hectare. Beyond this distance, the expected density rate would reduce to 35 dwellings per hectare. Where there is a full range of public transport choices available within 400m of development then this figure would increase to 45 dwellings per hectare. The current average net density on major housing sites (under construction, not started and outline, not including complete sites) in the borough is 41.23 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, the results for this plan period being shown in the following table:

**Table 14: Annual number of affordable housing units granted planning permission and total number of affordable housing units complete**

Year	95-96	96-97	97-98	98-99	99-00	00-01	01-02	02-03	03-04	04-05	05-06	06-07	07-08	08-09	09-10	Total
<b>No. of Affordable Units granted Planning Permission</b>	Data not available for these years									51	36	53	34	0	109	<b>283</b>
<b>Total Units Complete</b>	54	0	26	21	21	0	0	23	0	0	0	17	56	34	0	<b>252</b>

The 0 affordable properties completed in 2009/10 represent 0% of the total for the year. However this reflects the lack of any affordable units granted the year before and as with market housing, the slump in house building generally has adversely affected affordable housing completions. This situation is likely to be considerably improved in 2010/11 given the 109 affordable units granted planning permission this monitoring year. It is expected that these 109 units will be built during the 2010-11 monitoring year.

**Table 15: Affordable Housing Units given Permission 2009-2010 and the percentage of the site which is Affordable**

Planning Reference	Number of Affordable Units		Total Number of Units	% of Housing site which is Affordable
	Shared	Rented		
08/00526/FUL	3	19	22	25
09/00208/FUL	0	22	22	100
09/00698/FUL	8	32	40	100
09/00520/REG4	0	3	3	100
09/00669/REG4	0	6	6	100
09/00256/REG4	0	6	6	100
09/00287/REG4	0	10	10	100
<b>TOTAL</b>	<b>11</b>	<b>98</b>	<b>109</b>	<b>89</b>

It is also noteworthy that nearly £700,000 remains available to spend from affordable housing contributions as shown below.

**Table 16: Affordable Housing contributions**

Summary of 106 Income Expenditure for Affordable Housing:		
Date:	INCOME:	
13-May-05	- Chetwynd Barracks(Barratt, Belway, Westbury)	940,000.00
20-Dec-05	- Chetwynd Barracks(Barratt, Belway, Westbury)	940,000.00
27-Mar-06	- Bilborough College	360,462.00
	Interest 2005-6	40,828.00
14-Jan-08	- Church Street/ Derby Rd (McCarthy & Stone)	113,000.00
	Interest 2006-7	94,828.00
28-Nov-08	- Persimmon (Chetwynd Barracks)	210,000.00
04-Apr-08	- Barratt (Chetwynd Barracks)	410,000.00
09-May-09	- Belway (Chetwynd Barracks)	320,000.00
	Interest 2007-8	17,745.00
	Interest 2008-9	25,917.00
02-Apr-09	- Anglo Scotian Mills	10,000.00
01-May-09	- Anglo Scotian Mills	10,000.00
03-Jun-09	- Anglo Scotian Mills	10,000.00
03-Jul-09	- Anglo Scotian Mills	10,000.00
	Interest 2009 10	5,056.00
	Sub Total	<b>3,517,836.00</b>
	EXPENDITURE	
2005_06	- Fairdale Drive, Newthorpe	120,000.00
2006_07	- Manor Centre, Beeston	450,000.00
2006_07	- The Woodlands, Kimberley	140,000.00
2006_07	- Nether Street, Beeston	100,000.00
2006_07	- New Build Programme (Plumtree Way)	985,208.00
2007_08	- Queens Road, Beeston	100,000.00
2007_08	- Vernon Avenue, Beeston	80,000.00
2007_08	- New Build Programme (Anderson Crescent)	416,847.00
2009_10	- Framework Housing, Nottingham Road Eastwood	100,000.00
2009_10	Stapleford house enabling works	20,000.00
2009_10	Eastwood Cash Office flats above	51,650.00
	Sub Total	<b>2,563,705.00</b>
	COMMITMENTS	
	Sunnyside Road/ Wheatgrass Road Chilwell	22,000.00
	Welch Avenue/Nottingham Road Stapleford	32,800.00
	Giltway Giltbrook	200,000.00
	Sub Total	254,800.00
	Balance to spend	<b>699,331.00</b>

**House types:**

PPS3 states that the planning system should deliver a mix of housing (paragraph 10). The split between types of dwelling by number of bedrooms is illustrated overleaf. The information is for all new sites in 09/10 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

has now been relaxed in terms of minimum densities but the Broxtowe Local Plan has saved policies which seek 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.

**Table 17: House types complete and granted 2009-2010**

Type	No. of Beds	2009/2010		
		Complete		Granted Permission
		Gains	Losses	
Detached	1			
	2	1		6
	3	5	-1	19
	4	16		24
	5	3		2
	6+	1		
Semi Detached	1			
	2	3	-1	30
	3	8		52
	4	2	-1	5
	5			
	6+			
Terraced	1			
	2	9		23
	3	15		19
	4	1		3
	5			
	6+			
Bungalow	1	7		4
	2	1	-1	
	3	4		
	4			
	5			
	6+			
Flat	1	9	-1	18
	2	18	-1	35
	3	1	-3	4
	4		-1	
	5	1		1
	6+			
<b>TOTAL</b>		<b>106</b>	<b>-10</b>	<b>245*</b>

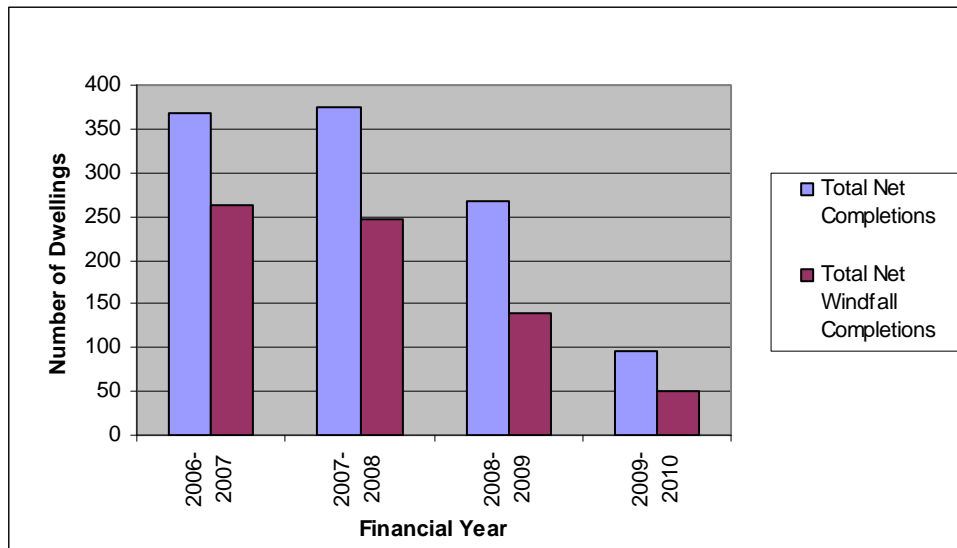
\*Please note this does not include any Outline permissions as house types are not known.

### Comment

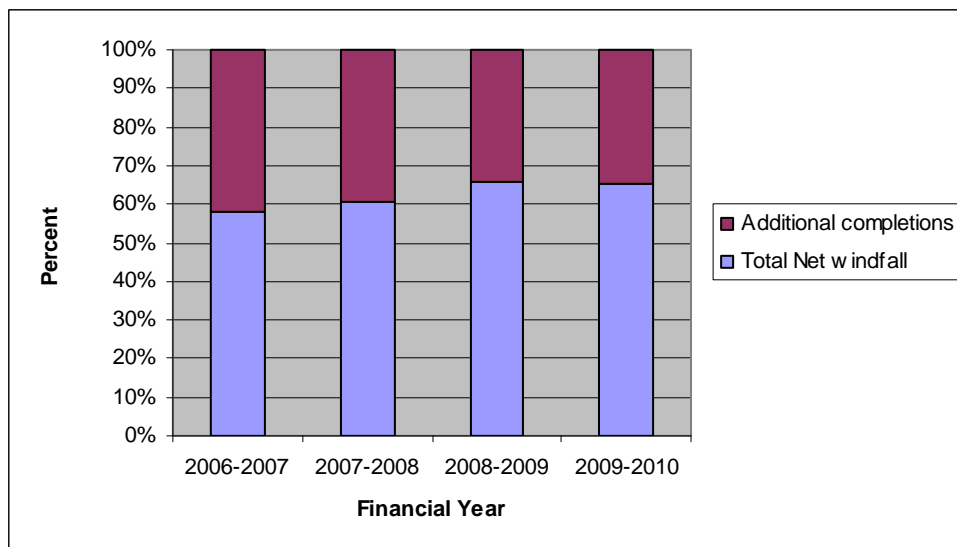
Even allowing for the housing slowdown and the particular reluctance of market house builders to construct flats due to severe difficulties in obtaining mortgage finance, the table above show good progress in granting permission containing a good mix of house types on both large and small sites.

## Windfall Completions:

**Table 18: Annual total net windfall completions compared with total net annual completions**



**Table 19: Annual windfall completions as a percentage of the total net annual completions**



## Comment

The sharp drop in windfall completions over the past 4 monitoring years needs to be seen in the context of a significant slowdown in housebuilding on all sites, which is due primarily to the housing slump and lack of availability of mortgage finance. There is no evidence that the supply of windfall sites is likely to remain low when the housing market picks up, as demonstrated in the tables above which show that as a percentage of overall completions, the completions of windfall sites has remained reasonably consistent over the past 4 years.

### 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 20: 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	75%
(c) A primary school	100%
(d) A secondary school	100%
(e) Areas of employment	100%
(f) Major retail centre(s)	100%

Information received from the accessibility officers,  
Research & Information Team at Nottinghamshire County Council.



**Table 21: Public transport travel times from current major residential developments to destinations set out in indicator 3b**

Site Address	GP Surgery		Hospital		Primary School		Secondary School		Area of Employment		Major Retail Centre	
	Destination Name	Travel Time	Destination Name	Travel Time	Destination Name	Travel Time	Destination Name	Travel Time	Reference	Travel Time	Destination Name	Travel Time
<b>Ponderosa, Gin Close Way, Awsworth</b>	Hama Medical Centre	12.13	Ilkeston Community Hospital	27.83	Gilthill Primary School	3.13	The Kimberley School	13.13	E01028112	13.13	Kimberley	13.13
<b>Land off Main Street, Awsworth</b>	Hama Medical Centre	13.36	Ilkeston Community Hospital	29.05	Gilthill Primary School	4.36	The Kimberley School	14.36	E01028112	14.36	Kimberley	14.36
<b>Ex Sports Ground off Queens Road, Chilwell</b>	West End Surgery	8.03	QMC (Queens Medical Centre)	22.83	Meadow Lane Infant School	11.61	Alderman White School and Lang	17.46	E01028086	8.18	Stapleford	17.23
<b>Moon and Stars, 12 Brookhill Leys Road, Eastwood</b>	Church Street Medical Centre	10.75	Ilkeston Community Hospital	40.38	Eastwood Infant Nursery School	12.51	Eastwood Comprehensive School	14.93	E01028110	4.07	Eastwood	14.93
<b>Land Off Acorn Avenue, Giltbrook</b>	Giltbrook Surgery	6.88	Ilkeston Community Hospital	39.03	Gilthill Primary School	11.03	The Kimberley School	15.26	E01028116	9.17	Eastwood	12.98
<b>2-6 Giltway, Giltbrook</b>	Giltbrook Surgery	2.54	Ilkeston Community Hospital	32.52	Gilthill Primary School	4.52	The Kimberley School	10.52	E01028116	5.57	Eastwood	7.57
<b>Land at Halls Lane, Giltbrook</b>	Giltbrook Surgery	10.66	Highbury Hospital	40.66	The Priory Catholic Primary School	11.64	Eastwood Comprehensive School	15.63	E01028115	8.72	Eastwood	15.63
<b>Warren Arms, 76 Derby Road, Stapleford</b>	Saxon Cross Surgery	4.8	QMC (Queens Medical Centre)	20.8	William Lilley Infant and Nursery School	3.95	Wilsthorpe Community School	13.95	E01028133	3.41	Ilkeston	18.8

## **Comment**

The above figures demonstrate that Borough Council continues to ensure that new developments are located in highly accessible locations, which is fully in accordance with the principles of sustainable development encouraged in government guidance in PPS1.

#### 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 22: LDF Core Output Indicators for local services**

<b>Amount of completed floorspace gains:</b>	m <sup>2</sup>
retail	360
office	971
leisure	3111
<b>Amount of completed retail, office &amp; leisure devt. in town centres:</b>	
retail	-81
office	89
leisure	0
<b>Amount of eligible open spaces managed to green flag award standard</b>	41 Ha

##### Comment

There has been a significant increase in the amount of Office and Leisure floorspace completed when comparing this monitoring year to 2008/09 and a similarly significant decrease in the amount of retail space. As with housing, the difficult economic conditions indicate a lower completion rate than would otherwise be expected and the significance of these figures needs to be seen in this context.

##### Local Output Indicator:

**Table 23: Losses of A1 shops (square metres) to other uses (policies S4/S1/S6)**

<b>Mixed Use</b>	507
<b>A2</b> financial services	572
<b>A3</b> restaurants and cafes	100
<b>A5</b> hot food takeaways	65
<b>D1</b> non-residential institutions	273
<b>D2</b> leisure	3111
<b>Sui</b> no use class	121

## 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

**Table 24: Showing indicator LDF Core Output indicator 7a**

Flood Protection & Water Quality	2009/10
Number of planning permissions granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality	0

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.

#### 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

**Table 25: Showing indicator LDF Core Output indicator 8a**

Changes in areas and populations of biodiversity importance	2009/10
i) change in priority habitats and species (by type)	<b>0</b>
ii) Increase in SINC area (ha)	<b>- 0.1</b>

### Local Output Indicator:

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

None in 2009/10.

## 9. Renewable Energy

### LDF Core Output Indicator

- 9a. Renewable energy capacity installed by type.

**Table 26: Showing indicator LDF Core Output indicator 9a**

Renewable Energy	2009/10
Renewable energy capacity installed by type (MW)	0

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. This is the second year monitoring this output and data is as follows:

**Table 27: CO<sup>2</sup> emissions from council owned and run buildings, street lights and transportation**

<b>Year</b>	<b>Total CO<sup>2</sup> emission (Kg)</b>	<b>Emissions from building and street lights (Kg)</b>	<b>Emissions from transport (Kg)</b>	<b>Percentage change from last year</b>
2009-2010	3,968,900	2,807,834	1,161,066	-6

**Comment**

The reduction in CO2 emissions indicates a success that is likely to continue with ongoing work on a Carbon Management Plan which is likely to produce even more significant improvements by the 2011/12 Monitoring year.

## Appendix 1 Glossary

**AMR – Annual Monitoring Report:** This 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, 1987. B1 includes such uses as research establishments, some offices and light industry. B2 relates to general industry and B8 relates to storage and distribution.

**Broxtowe Local Plan -** The Local Plan contains all the policies and land allocations for the borough to 2011. 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.

**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.

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)

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.

Saved Policies or Plans – As of September 2007 all policies other than those listed in Appendix 4(C) were 'saved.'

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.

SPD – Supplementary Planning Documents: Provide supplementary information in respect of the policies in the Development Plan Documents.

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 PPS3 (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 B of PPS3), 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 2009-2010 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 PPS4) identified in the local development framework and on the adopted proposals maps.
- 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.

## 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

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

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

The East Midlands Regional Plan, the Regional Spatial Strategy for the East Midlands (RSS), 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 (2009/10)
- b) Record of progress with policies allocating land (to 2010)
- c) A note on “saving” policies beyond the Local Plan 3-year validity period

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

##### Policy Monitoring: Summary of appeals

This summary deals with appeal decisions received between 1 April 2009 and 31 March 2010. It also provides a summary of decisions over the last five years.

In 2009/10, 20 appeals were determined. 13 (65%) of these were dismissed, 6 allowed and 1 allowed in part.

This year, no appeals were allowed in circumstances where the inspector considered the proposal to be contrary to policy.

Six appeals were allowed because the inspector disagreed with the Council's view that the proposals were contrary to policy. These decisions involved judgements about the quality of design, impacts on the character and appearance of the area, effects on highway safety and harm to residential amenity. In topics such as these, 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.

Last year's report noted that two appeals had been allowed where the issue was disturbance to local residents from hot food takeaways (policy S7). Only one appeal in 2009/10 dealt with this issue and this was also allowed. This might continue to suggest that the Council may wish to review policies about takeaways in future development plan documents. However, there is still no significant trend on this issue; as shown in the third table below, half of the six appeals on this issue over the last five years have been dismissed.

Two policies, E1 (good design) and H9 (domestic extensions) were the subject of more than two appeals that were allowed in 2009/10. However, in the case of policy E1 the rate of appeals allowed (40%) is not greatly above the overall rate for the year (35%). Over the five year period 2006-2010, 67% of appeals relating to this policy have been dismissed (see the third table below), which does not suggest any obvious need for a review of this policy. The Council may want to consider the apparent duplication of parts of policy E1 with aspects of other policies, such as H7 and H9, although this does not seem to be causing problems for inspectors. With regard to policy H9, three of the five appeals this year were allowed. However, over the five year period 63% of appeals relating to this policy have been dismissed. This

is only slightly below the overall figure for dismissals (69%) and again does not indicate a need for a review of the policy, particularly because, as with policy E1, it inevitably involves differences of opinion about issues relating to the quality of design.

It is notable that, this year, all five of the appeals relating to the green belt (policy E8) were dismissed. Inspectors appear to be taking a very firm line on green belt policy, even where they do not identify any harm to the green belt other than the fact that the proposed development is, by definition, "inappropriate". Over the period 2006-2010, 82% of appeals relating to policy E8 have now been dismissed (see the third table below).

There are four policies which have been the subject of appeals in double figures over the last five years; policies E1, E8, H7 and H9. Policies E1, E8 and H9 have been referred to above. Policy H7, which concerns new dwellings within built-up areas, was the subject of only one successful appeal (out of five) this year and 72% of appeals over the five year period have been dismissed. The policies which are most used are therefore all proving to be robust on appeal. With regard to policies which have been the subject of smaller numbers of appeals, no significant trends seem to be emerging. However, as mentioned above and in last year's report, it may be relevant to continue to check on the success of policies S6 (protection of local shopping) and S7 (food and drink retailing outside town centres) in future appeal decisions.

Details of each appeal for 2009/10 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 2010.

The rate of dismissal of appeals (treating 'allowed in part' as 'allowed') are 68% for 2005/06, 64% for 2006/07, 79% for 2007/08, 67% for 2008/09 and 65% for 2009/10. The overall figure for the five year period is 69%.



**Table 28: Appeal decisions (received over period 01.04.09 to 31.03.10)**

Application	Policy	Decision	Allowed because of perceived conformity with policy	Allowed despite perceived conflict with policy
08/00393/FUL	E8	Dismissed	-	-
08/00553/FUL	E1, E24, H7	Dismissed	-	-
08/00686/FUL	E1, E3, H9	Dismissed	-	-
08/00797/OUT	E8	Dismissed	-	-
08/00831/FUL	E1, E3, H7	Allowed	✓	X
08/00842/FUL	E1	Dismissed	-	-
08/00876/FUL	E1	Allowed	✓	X
08/00884/FUL	H8 <sup>2</sup>	Part allowed, <sup>3</sup> part dismissed <sup>1</sup>	-	-
08/00915/FUL	E1, H9	Allowed	✓	X
08/00962/OUT	E1, H7	Dismissed	-	-
09/00032/FUL	E8	Dismissed	-	-
09/00050/FUL	E1, H7	Dismissed	-	-
09/00067/FUL	E1, H9	Dismissed	-	-
09/00115/FUL	E1, H9	Allowed	✓	X
09/00427/FUL	H9	Allowed	✓	X
09/00475/FUL	E8	Dismissed	-	-
09/00490/OUT	H7 <sup>4</sup>	Dismissed	-	-
09/00545/FUL	S7	Allowed	✓	X
09/00557/FUL	E3, E8	Dismissed	-	-
09/00566/ADV	-	Dismissed	-	-

<sup>2</sup> The inspector disagreed with the Council's particular reason for refusal (residential amenity) but considered that the proposal was contrary to another part of the same policy (highway safety).

<sup>3</sup> The part allowed was not the subject of a reason for refusal by the Council.

<sup>4</sup> The inspector only agreed with one of the Council's two reasons for refusal, which related to different parts of the same policy.

**Table 29: Summary of appeal decisions in relation to policies referred to in refusal reasons**

Policy	Appeals allowed	Appeals dismissed
E1	4	6
E3	1	2
E8	-	5
E24	-	1
H7	1	4
H8	1	-
H9	3	2
S7	1	-

**Table 30: Summary of appeal decisions in relation to policies referred to in refusal reasons: combined results from 2006 to 2010 Annual Monitoring Reports**

Policy	Appeals allowed	Appeals dismissed
K6*	3	-
E1	13	26
E3	2	4
E4*	-	1
E5*	-	1
E7*	2	-
E8	3	14
E9*	1	2
E12	1	-
E13	1	-
E24	-	1
E28*	-	1
E35	-	3
H4	-	1
H7	8	21
H8	1	3
H9	6	10
H11	1	1
EM1	1	-
EM2	2	2
T11	2	2
S1	1	-
S4	-	2
S6	1	2
S7	3	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 2009/10**

#### H1 Phase 1

- a Completed: 377 dwellings total
- b Completed: 95 dwellings total
- c Not granted permission
- d Under construction: 121 dwellings completed
- e Completed: 56 dwellings total
- f Not granted permission
- g Not granted permission
- h Not granted permission
- l Under construction: 0 dwellings completed
- j Detailed permission granted
- k Not granted permission
- l Not granted permission
- m Not granted permission
- n Not granted permission
- o Not granted permission
- p Not granted permission
- q Complete: 194 dwellings completed

H1 Phase 2 no sites have been granted permission

### **Employment Sites**

#### EM1

- a Not granted permission
- b Completed: 3.2 hectares
- c Outline permission granted (subject to S106)
- 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) 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 Detailed permission granted: part taken up: balance 0.87ha lost to residential development.
- l Completed: 2.7 hectares
- m Outline permission granted
- n Completed: 2.8 hectares
- o Not granted permission
- p Not granted permission
- q Not granted permission

Total: 11.7 hectares completed, 1.53ha lost to other uses.

## **Retail Sites**

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

## **Education sites**

- RC3 a Land safeguarded for primary school or community facility, Chilwell Meadows: not implemented. Residential development complete
- b Primary School, Eastwood: granted; not implemented
- c Primary School, Gilthill: constructed
- d School Playing field, Kimberley: constructed
- e Primary School, Stapleford: no planning application

## **Community facilities**

- RC3 f Land safeguarded for primary school or community facility, Chilwell Meadows: not implemented. Residential development complete.
- g Library and Drop-in Centre, Chilwell: complete

## **Playing fields and informal open space**

- RC7 a Weirfields, Beeston: complete
- b Sand Quarry, Bramcote: not implemented
- c Walker Street, Eastwood: not implemented
  
- RC8 a Open space planned as part of housing area H1a with detailed planning permission: complete
- b Weirfields, Beeston: complete
- c Leyton Crescent, Beeston: not implemented
- d Sand Quarry, Bramcote: not implemented
- 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, Giltbrook: most of northern part implemented and adopted; remainder is part of housing development allocation for which there is no planning application
- i Chewton Street, Newthorpe: part of housing development allocation for which there is no planning permission
- j Bilborough Road, Strelley; part of housing development allocation H1q: adopted
- 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

After the RSS was revoked in July 2010 there has been great uncertainty as to how to measure the 5 year supply. Notwithstanding that as of 10<sup>th</sup> November 2010 this decision was overturned in the High Court, it remains a useful exercise to examine other ways of measuring supply given that the Government remain committed to using The Localism Bill to lawfully revoke RSS, which is likely to become law by November 2011 (before the adopted Core Strategy will be in place). On the issue of housing numbers advice from Central government (6<sup>th</sup> July letter) is that those authorities who decide to plan for housing numbers in the (revoked) RSS may do so, and equally it will be acceptable to review these figures. It is made clear that the local authorities who do review housing numbers should signal their intention to do so quickly so that local communities and developers know where they stand. Broxtowe has resolved with other authorities in Greater Nottingham to jointly undertake an early review which will take place over the winter of 2010/11 and have publicly stated the intention to do so. This will not be complete until the spring of 2011 at the earliest and as such will not provide a basis for calculating 5 year supply in this AMR.

This situation is not uncommon and advice has been provided from the Planning Officers Society on calculating 5 year supply post RSS (revocation) in the short term pending a review described above. This advice is that with reference to PPS3 paragraphs 53 and 54 and the CLG note on demonstrating a 5 year supply of deliverable sites (albeit that this has now been removed from the Planning Inspectorate's website), the basis for the calculating the 5 year supply is the current development plan. This would be the adopted Core Strategy or where there is no adopted Core Strategy, the Local Plan or Structure Plan whichever is most recent. It is acknowledged that many Local Plans or Structure Plans have end dates which have passed or are imminent, but the advice is that the way to address this may be to calculate the requirement by projecting the Local Plan or Structure Plan requirement forwards. This is an approach that has been supported by the Secretary of State in two appeals recovered for his own determination in Cornwall, which are also now subject to a legal challenge.

An alternative is the 'Option 1' figures referred to in the 6<sup>th</sup> July CLG Guidance which was sent to all local authorities. For Nottinghamshire Councils Option 1 figures are the numbers that were in the draft version of the RSS. However it is made clear in the 6<sup>th</sup> July Guidance that such figures should be 'supplemented by more recent information as appropriate'.

Use of past rates may be also be appropriate in some cases which was supported by an Inspector in an Examination in Public (EIP) into the Oadby and Wigston Core Strategy DPD, but importantly this rate of past delivery was not radically different to the housing provision figure in the adopted RSS.

In addition there have been appeal decisions and Core Strategy EIPs where Inspectors have supported the approach that both as a measure of 5 year supply and in terms of longer term plan making, RSS figures are appropriate to use in the absence of better and more up to date evidence.

As a result of all of this the assessment of 5 year supply is made against all of the following-

1. The Development Plan, i.e. the East Midlands Regional Plan (RSS), March 2009,
2. 'Option 1' RSS numbers,
3. The adopted Local Plan (2004), and
4. Historic trends of housing delivery.

As required by DCLG, the assessment covers the period between April 2011 and March 2016.

For the possible methods 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 2010/11. A total of 160 completions is assumed, based on 105 completions in the period to September 30<sup>th</sup> 2010. This should be a realistic figure, as although it is an increase on the 95 dwellings completed last year it is still substantially below recent levels of completions before then. However, the actual figure could be higher or, given current market conditions, a little lower. Nevertheless, this would not affect the question of whether or not the Council has a 5 year supply, as all anticipated completions for 2010/11 had permission at April 2010, 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**

For all the measures below the relevant 'start date' for assessing supply is taken as 2006 which is the start date of the RSS. The reason for this is that if meaningful comparisons are to be made between different ways of measuring housing requirements, then in order to be consistent the same start and end dates need to be used. Government advice is to look forward to April 2011 as the start of the 5 year supply period and to take into account any under or over provision in the first years of the plan period.

Whichever method of calculating supply is used, the 5 year requirement is a simple multiple of the annual figure to give a requirement over 5 years taking into account under or overprovision in the first years of the 'plan period'. Any under provision needs to be added to the requirement either entirely to the 5 year requirement (known as the trajectory method) or spread over the remaining years of the plan (known as the residual method). The residual method is considered the appropriate way to measure supply and this is shown in Table 31 below.

Alternatively for historic trends given that this brings forward long term completions it could be argued that it would not be appropriate to look to a 5 year period in isolation (i.e. 2006 – 2011) and simply bring the average yearly completion rate forward over the 19 years for which completion figures are available (1991-2010). This would give a slightly higher yearly requirement of 229 giving a 5 year requirement of 1145.

**Table 31: Summary of different plan requirements for 5 year supply**

	<b>Residual Method</b>	<b>Adopted RSS</b>	<b>Option 1 RSS</b>	<b>Local Plan</b>	<b>Historic Trends</b>
<b>A</b>	Requirement 2006-2026	6800	5400	5500	4578
<b>B</b>	Completions for 2006-2011 (including assumption for 10/11, as above)	1266	1266	1266	
<b>C</b>	Net requirement for 2011-2026 ( <b>A – B</b> )	5534	4134	4234	
<b>D</b>	Residential annual requirement for 2011-2026 ( <b>C/15</b> )	369	276	282	229
<b>E</b>	<b>5 Year requirement (Dx5)</b>	<b>1845</b>	<b>1380</b>	<b>1410</b>	<b>1145</b>

### 5 year supply

**Table 32: Summary of the supply by various categories of site**

<b>Category</b>	<b>Dwellings</b>
Large sites with detailed permission, site started	290
Large sites with detailed permission, site not started	131
Large sites with outline planning permission	144
Sites allocated as housing land, not granted permission	712
Small sites with outline permission	34
Small sites with detailed permission, site not started	103
Small sites with detailed permission, site started	26
Conversions/demolitions/changes of use	20
Sites recommended for release in the Nottingham City Region Employment Land Study (NCRELS)	42
Refused applications where the principle of residential development was not a reason for refusal	48
Lapsed permissions where the principle of residential development is acceptable	24
Sites for which development briefs have been prepared and development is likely within 5 years	30
<b>Total</b>	<b>1604</b>

\*Details of individual sites are given in subsequent tables.



## Comparison of supply with requirement

The supply figure of 1604 exceeds the 5 year requirement in relation to 3 of the 4 suggested ways of calculating 5 year supply.

**Table 33: Summary of how many years supply we have under each requirement**

	Requirement	Years supply
Adopted RSS	1845	4.3
Option 1 RSS	1380	5.8
Local Plan	1410	5.7
Historic Trends	1145	7.0

Even with the shortfall against adopted RSS, it is expected that this 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 were considered by the Council’s cabinet in January 2010 for consultation purposes, as part of the Greater Nottingham Aligned Core Strategies ‘Option for Consultation’. Further sites to make up the requirement will emerge through Broxtowe’s ‘Site Allocations’ Development Plan Document. 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

**Table 34: Large sites with detailed permission, site started**

Reference	Site	Dwgs comp 09/10	Dwgs with permission not comp
07/00614/FUL	Ponderosa, Gin Close Way, Awsworth	0	14
02/00182/FUL	Land Off Main Street, Awsworth	0	67
04/00900/FUL	Ex Sports Ground Off, Queens Road, Beeston	24	25
92/00730/FUL	Land Off Acorn Avenue, Giltbrook	0	64
08/00526/FUL	Land At Halls Lane, Giltbrook	0	88
09/00208/FUL	2 - 6 Giltway, Giltbrook	0	22
09/00534/FUL	Warren Arms, 76 Derby Road, Stapleford	0	10
<b>Total</b>	-	<b>24</b>	<b>290</b>

**Table 35: Large sites with detailed permission, site not started**

Reference	Site	Dwellings
09/00698/FUL	Moon And Stars,12 Brookhill Leys Road, Eastwood	40
05/00521/FUL	Giltbrook Dyers & Cleaners, Hampden Street, Giltbrook	57
08/00302/REM	83 – 103 Kimberley Road, Nuthall	24
09/00287/REG4	36 Nottingham Road, Stapleford	10
<b>Total</b>	-	<b>131</b>

**Table 36: Large sites with outline permission**

Reference	Site	Dwellings
06/01093/OUT	Brethren Meeting Hall, Hillside Road, Beeston	20
09/00623/OUT	116 Station Road, Beeston	12
06/00472/OUT	Long Eaton Textiles, 168 Bye Pass Road, Chilwell	100
09/00246/OUT	Units 12-15 Pinfold Trading Estate, Nottingham Road, Stapleford	12
<b>Total</b>	-	<b>144</b>

**Table 37: Sites allocated as housing land, not granted permission**

Reference	Site	Dwellings	Commentary on 'deliverability'
H1c	East of Main Street, Awsworth	25	Owners have previously 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 recently contacted and have indicated some issues with other landowners as the main barrier to development at the present time, although it is not suggested that this is likely to impede development in the next five years.
H1f	Field Lane, Chilwell	50	Owners have previously 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 previously 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 previously 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	96	Owners have been recently been contacted and state that a planning application is to be made immanently for 96 dwellings on the site.

H1l	Builders' Yard, Eastwood Road, Kimberley	22	Owners have previously 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 previously 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 previously 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 previously 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 previously 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.
<b>Total</b>		<b>712</b>	

**Table 38: Small sites with outline permission**

Reference	Site	Gross Dwellings
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	79 Cow Lane, Bramcote	1
07/00865/OUT	3 The Jardines, Bramcote	1
08/00786/OUT	Land At Corner Of Clinton Avenue, Brinsley	1
07/00955/OUT	Land To Rear Of 55 Church Street, Eastwood	2
07/00471/OUT	27 Wellington Street, Eastwood	2
08/00033/OUT	11A Swingate, Kimberley	1
08/00621/OUT	1 Ash Crescent, Nuthall	4
09/00328/OUT	58 Temple Drive, Nuthall	1
09/00459/OUT	Land Adjacent 94 Hickings Lane, Stapleford	1
07/00433/OUT	Land To Rear Of 154 Nottingham Road, Stapleford	5
08/00748/OUT	Land Adjacent 25 Wadsworth Road, Stapleford	1
09/00069/OUT	55 And 57 Carrfield Avenue, Toton	9
<b>Total</b>		<b>34</b>

**Table 39: Small sites with detailed permission, site not started**

Reference	Site	Dwgs
07/01029/FUL	Land Adjacent to 71 Abbey Road, Beeston	1
09/00650/FUL	65 Grove Avenue, Beeston	1
10/00031/FUL	234 Cator Lane North, Beeston	1
07/00658/FUL	Rear of Sycamore Court, Broadgate, Beeston	6
08/00532/FUL	Land Adjacent 11, Clinton Street, Beeston	1
08/00052/FUL	Land At Rear Of 36 (1C Middleton Crescent), Derby Road, Beeston	1
07/00644/FUL	2 Herlad Close, Beeston	2
08/00753/FUL	Hofton & Son Ltd, Regent Street, Beeston	9
08/00751/FUL	Workshop And Premises, Roberts Yard, Beeston	8
08/00831/FUL	104 Cow Lane, Bramcote	1
08/00566/FUL	2 Hanley Avenue, Bramcote	3
09/00604/FUL	Land Adjacent to the Grange, Town Street, Bramcote	1
08/00110/FUL	Manor Farm, Hall Lane, Brinsley	2
09/00353/FUL	J Minkley & Sons, Hobsic Close, Brinsley	3
08/00084/FUL	Land Adjacent 29, Redland Drive, Chilwell	1
07/00474/REM	Land at Rear of 189 Cator Lane North, Chilwell	1
08/00660/FUL	4 Inham Road, Chilwell	4
09/00080/FUL	Land Adjacent To 16, Valley Road, Chilwell	2
09/00579/FUL	1 Burnham Avenue, Chilwell	1
09/00669/REG4 (Revised Scheme)	Former Garage Block, Wheatgrass Road, Chilwell	6
09/00580/FUL	165 Chewton Street, Eastwood	2
07/00288/FUL	Land Adjacent 23 Mansfield Road, Eastwood	1
08/00149/FUL	282 Nottingham Road, Eastwood	3
09/00718/FUL	29A Dovecote Road, Eastwood	2
10/00013/FUL	D R Construction 35 – 37 Barber Street, Eastwood	2
09/00342/FUL	G W Moore Builders Ltd 2A Cromwell Street, Giltbrook	1
07/00926/FUL	Land At End Of Seamer Road, Kimberley	5
08/00494/FUL	Land Adjacent 58 Lower Beauvale, Newthorpe	1
08/00326/FUL	188 Newthorpe Common, Newthorpe	2
08/00278/FUL	Land at 19 Mill Road, Newthorpe	1
08/00099/REM	Land Rear of 29 Oak Drive, Nuthall	1
07/00992/FUL	Adjacent to 15 Temple Crescent, Nuthall	1
09/00404/FUL	14 Kimberley Road, Nuthall	1
09/00163/FUL	67 Temple Drive, Nuthall	1
09/00558/FUL	34 Church Street, Stapleford	4
07/00957/FUL	Land Rear of 143 Toton Lane, Stapleford	1
07/00961/FUL	62 Church Street, Stapleford	2
09/00256/REG4	Former Garage Block, Welch Avenue, Stapleford	6
08/00853/FUL	71 Spinney Rise, Toton	1
07/01023/FUL	Adjacent to 203 Stapleford Road, Trowell	1
09/00608/FUL	Festival Inn, 2 Ilkeston Road, Trowell	9
<b>Total</b>	-	<b>103</b>

**Table 40: Small sites with detailed permission, site started**

Reference	Site	Dwgs started	Total dwgs
07/00171/FUL	19 Herald Close, Beeston	2	2
05/00012/FUL	60 Bridle Road, Bramcote	2	2
06/00776/FUL	Moor Cottage, Moor Lane, Bramcote,	1	2
08/00820/FUL	Land adjacent to 68 Sandy Lane, Bramcote	1	1
05/01086/FUL	Oak Tree Cottage 26 – 28, Cordy Lane, Brinsley	1	2
06/00717/FUL & 09/00336/FUL	44 Mansfield Road, Brinsley	1	1
07/00170/FUL	8 Chetwynd Road, Chilwell	1	1
09/00520/REG4	116A Sunnyside Road, Chilwell	3	3
08/00559/REM	29 The Close, Chilwell	1	1
08/00037/FUL	Land Adjacent 51 Kent Road, Giltbrook	1	1
06/00198/FUL	Land adjacent 56 Smithurst Road, Giltbrook	1	1
09/00036/FUL	Valley Farm 133 Kimberley Road, Nuthall	1	4
09/00322/FUL	The Happy Man 87, Hickings Lane, Stapleford	7	7
08/00775/FUL	102 Hickings Lane, Stapleford	1	1
09/00681/FUL	47 New Eaton Road, Stapleford	1	1
08/00690/FUL	Ashlands Bilborough Road, Trowell	1	1
<b>Total</b>	-	<b>26</b>	<b>31</b>

**Table 41: Conversions/demolitions/changes of use started**

Reference	Site	Dwgs	Total Dwgs	Losses
09/00618/FUL	58-60 Station Road, Awsworth	2	2	-1
08/00921/FUL	24 & 26 Carisbrooke Avenue, Beeston	1	1	-2
09/00122/FUL	31 Elm Avenue, Beeston	4	5	-2
08/00009/FUL	156B High Road, Beeston	1	1	-
09/00309/FUL	80 & 82 Charles Avenue, Eastwood	1	1	-2
05/01068/FUL	1 Church Street & 4-10 Nottingham Road, Eastwood	1	1	-
06/00761/FUL	28 Walker Street, Eastwood	2	2	-1
09/00406/FUL	38 Alma Hill, Kimberley	1	1	-
09/00197/FUL	Moorgreen United Reform Church, Moorgreen, Newthorpe	2	2	-
<b>Total</b>	-	<b>15</b>	<b>16</b>	<b>-8</b>

**Table 42: Conversions/demolitions/changes of use not started**

Reference	Site	Dwgs	Losses
07/00644/FUL	19 Herald Close, Beeston	2	-1
07/00734/FUL	190 Queens Road, Beeston	-	-1
09/00476/FUL	200 Queens Road, Beeston	-	-1
08/00629/FUL	68 Trafalgar Road, Beeston	1	-
09/00441/FUL	Robin Hood Inn 17, Hall Lane, Brinsley	1	-
09/00671/FUL	8 – 10 Barn Croft, Chilwell	1	-
09/00506/FUL	4 Inham Road, Chilwell	2	-1
08/00159/FUL	18 Brookhill Leys Road, Eastwood	3	-
07/00272/FUL	16D Mansfield Road, Eastwood	2	-
09/00712/FUL	32 Scargill Walk, Eastwood	1	-
10/00033/FUL	56 Three Tuns Road, Eastwood	-	-1
07/01032/FUL	Oaks Farm Willey Lane, Newthorpe	2	-
08/00172/FUL	1 Ash Crescent, Nuthall	2	-1
06/00821/FUL	Home Farm, Nottingham Road, Nuthall	-	-1
07/01080/FUL	68 Derby Road, Stapleford	2	-
07/00818/FUL	44 Nottingham Road, Stapleford	1	-
09/00537/FUL	19 Nottingham Road, Trowell	-	-1
08/00036/FUL	Reckoning House Farm, Main Road, Watnall	1	-
<b>Total</b>	-	<b>21</b>	<b>-8</b>

**Table 43: Sites recommended for release for housing in the Nottingham City Region Employment Land Study (NCRELS)**

Site	Dwellings
Regent Street, Beeston	22
West End Street, Stapleford	20
<b>Total</b>	<b>42</b>

**Table 44: Refused applications where the principle of residential development was not a reason for refusal**

Reference	Site	Maximum dwellings possible
09/00139/OUT	3 Main Street Kimberley	2
09/00433/FUL	90 - 94 Chilwell Road Beeston	2
09/00481/FUL	1 Watnall Road Nuthall	1
09/00343/FUL	178 Bye Pass Road Chilwell	4
09/00592/OUT	66 Dovecote Road Eastwood	14
09/00625/FUL	156C High Road Beeston	2
09/00071/FUL	1C Middleton Crescent Beeston	1
09/00289/FUL	7A Middleton Crescent Beeston	21
09/00738/FUL	3 Devonshire Avenue Beeston	1
<b>Total</b>	-	<b>48</b>

**Table 45: Lapsed permissions where the principle of residential development is acceptable**

Reference	Site	Net Dwgs
06/00567/OUT	Land to rear of Clayton Court, Beeston	-
04/00375/FUL	31 Elm Avenue, Beeston	4
06/00401/FUL	132 – 136 High Road, Beeston	1
06/00801/FUL	Land Adjacent to 39, Templar Road, Beeston	1
04/00426/FUL	2 Town Street, Bramcote	1
06/00717/FUL	44 Mansfield Road, Brinsley	0
06/00204/FUL	Land West of 372, Queens Road West, Chilwell	1
07/00250/OUT	Car Park, Cross Street, Eastwood	2
07/00930/OUT	246 Main Street, Newthorpe	3
07/00187/OUT	42 Moorgreen, Newthorpe	0
04/00880/FUL	1A Nottingham Road, Nuthall	1
04/00999/FUL	Adjacent to 138 Nottingham Road, Nuthall	1
06/01099/FUL	39 Derby Road, Stapleford	1
06/00226/FUL	1 Hickings Lane, Stapleford	7
06/00182/FUL	Jasmine House, Stoney Lane, Trowell	0
06/00770/FUL	76 Trowell Grove, Trowell	1
<b>Total</b>	-	<b>24</b>

**Table 46: Sites for which development briefs have been prepared and development is likely within 5 years**

Site	Dwellings
Kimberley Brewery	30*
<b>Total</b>	<b>30</b>

\*The whole Kimberley Brewery site is likely to be built out with substantially more than 30 dwellings.

## 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 RSS period in 2026. For the purposes of this trajectory, it has been assumed that sites allocated in new LDDs will not come forward before 2015/16, 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 were considered by the Council's cabinet in January 2010 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.



**Table 47: Housing Trajectory by RSS figures and alternatives**

Year		Annual	Adopted RSS Cumulative Target 6800	Annual	'Option 1' RSS Cumulative target 5400	Annual	Local Plan Cumulative Target 5500	Annual	Historic Delivery Cumulative Target 4578
04 - 05	Dwellings already built	315		315		315		315	
05 - 06		381		381		381		381	
06 - 07		367	367	367	367	367	367	367	367
07 - 08		376	743	376	743	376	743	376	743
08 - 09		268	1011	268	1011	268	1011	268	1011
09 - 10		95	1106	95	1106	95	1106	95	1106
10 - 11	estimate	160	1266	160	1266	160	1266	160	1266
11 - 12	5 year supply	190	1456	190	1456	190	1456	190	1456
12 - 13		300	1756	300	1756	300	1756	300	1756
13 - 14		330	2086	330	2086	330	2086	330	2086
14 - 15		360	2446	360	2446	360	2446	360	2446
15 - 16		424	2870	424	2870	424	2870	424	2870
16 - 17	Balance per anum	393	3263	253	3123	263	3133	170	3040
17 - 18		393	3656	253	3376	263	3396	170	3210
18 - 19		393	4049	253	3629	263	3659	171	3381
19 - 20		393	4442	253	3882	263	3922	171	3552
20 - 21		393	4835	253	4135	263	4185	171	3723
21 - 22		393	5228	253	4388	263	4448	171	3894
22 - 23		393	5621	253	4641	263	4711	171	4065
23 - 24		393	6014	253	4894	263	4974	171	4236
24 - 25		393	6407	253	5147	263	5237	171	4407
25 - 26		393	<b>6800</b>	253	<b>5400</b>	263	<b>5500</b>	171	<b>4578</b>

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)

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