

Broxtowe Borough Council Local Development Framework Annual Monitoring Report 1 April 2010 – 31 March 2011

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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 2010 to March 2011. 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 likely abolition of the Regional Spatial Strategy (RSS) following the progress of the Localism Bill through parliament. This grants the Secretary of State powers to abolish the RSS and a consultation into the Environmental effects of this is due to conclude in January 2012.. As the RSS remains part of the development plan for the immediate future, 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 40.6 Ha; of this, 21.4 Ha is allocated in the current local plan, but does not have planning permission, 18.3 Ha has outline permission and 0.62 Ha has detailed permission. Average yearly rates of take up of employment land have been 1.8 Ha which if continued would give a 22.5 year supply.

Housing: From 2006 for three years housing land development was almost identical to that required under the RSS. Since then the recession has had an influence and completions over the last two years have been very significantly below RSS requirements. 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previous rate of 210 per year set by the Joint Nottinghamshire and Nottingham Structure Plan adopted in 2006, which was superseded by the RSS.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 2011 is 1328 which would leave an outstanding requirement of 5472 dwellings to be built over the next 15 years. From an annual perspective including the monitoring year of 2011-2012, this means that an average of 365 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 2010): 111,800

<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:**Table 1: Figures for four key offences AMR period 2010/2011**

Offences	Total	Rate per 1,000 population in Broxtowe	
Assault with injury	455		4
Robbery offences	78		1
Burglary dwelling offences	498		4
Auto-crime	650		6
All crime	5728		51

Table 2: Deprivation

Authority	Rank of Local Concentration	Rank of Extent	Rank of Income Scale	Rank of Employment Scale	Rank of Average Score	Rank of Average Rank
Broxtowe (out of 326)	200	196	203	180	216	219
Notts (out of 149)	79	85	12	9	93	97

<http://www.communities.gov.uk/documents/statistics/xls/1871689.xls>

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)

Due to changes in the way grant is allocated to Councils as part of the new homes bonus it is becoming increasingly important to bring empty homes back into use, and this will be monitored on a yearly basis in future AMRs. The position as at October 2011 is that the Borough Council has 450 long-term empty homes, and between October 2010 and October 2011, there was an overall reduction of 21 in the number of long term empty homes in the borough.

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.

The Greater Nottingham local planning authorities of, Broxtowe Borough Council, Erewash Borough Council in Derbyshire, Gedling Borough Council and Nottingham City Council have agreed to fully align their Core Strategies. Ashfield District Council¹ and Rushcliffe Borough Council are preparing separate Core Strategies although it is expected that the Rushcliffe Core Strategy in particular will be aligned with the remainder of the Greater Nottingham Council's in most respects apart from the housing numbers.. 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.

¹ 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 introduced legislation in the Localism Bill to allow their lawful revocation. As a result, the Greater Nottingham Councils have reviewed housing provision levels to be included in the Aligned Core Strategies. Work is now nearing completion on the new evidence base, and includes a review of the Government's 2008-based household projections, which were published in November 2010. The outcome of this work was consulted upon widely in the summer and early Autumn of 2011. A new timetable for publication of the Aligned Core Strategies has yet to be finalised, but it is expected the next round of public engagement will take place in the first half of 2012, and be a formal round of consultation into the Council's publication draft Core Strategies.. This will be followed by submission 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
Core Strategy	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				
Housing and Employment Sites Allocations	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				
Primary Development Control Policies	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
Statement of Community Involvement	Originally Approved Timetable	November 2006	July 2008	-				March 2008	
	Projected timetable		February 2009	-				April 2009	Adopted June 2009
Beeston Town Centre Study SPD	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.		
Affordable Housing Strategy SPD*	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		
Stapleford Town Centre Study SPD	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

Plan		Commencement	Public consultation stage	Final Draft for adoption	Actual Performance
Eastwood Town Centre SPD	Originally Approved Timetable	October 2007	March 2008	November 2008	
	Projected timetable	April 2012	Awaiting completion of Core Strategy work as a priority.		
Kimberley Town Centre SPD	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 2010 to March 2011.

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
Additional Floorspace *	m ²	2284.3	3711	3318	70	9383.3
Floorspace lost to other uses		-209	-1630	-3463	-	-5302
Total		2075.3	2081	-145	70	4081.3
Additional Land	Ha	0.17	-	0.16	0.01	0.34
Land lost to other uses		-0.03 (0.02 lost to residential)	-0.05	-0.07	-	-0.15
Total		0.14	-0.05	0.09	0.01	0.19

* All of the floorspace is on previously developed land.

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

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	21.4
Allocated w. outline permission	1	-	-	17.3	18.3
Allocated w. detailed permission	-	-	-	-	0
Not allocated outline permission (gains)	0.92	-	-	-	0.92
Not allocated detailed permission (potential gains)	0.54	-	0.08	-	0.62
Not allocated outline permission (losses)	-	-	-	-	0
Not allocated detailed permission (potential losses)	-0.6	-0.04	-	-	-0.64
Total Net Supply Currently Available	3.06	-0.04	0.08	37.5	40.6

Table 7: Land taken-up 2001-2011

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
2010/2011*	0.34	0.15	0.19
Total taken up between 2001-2011	1.47	1.11	18.04
Annual Average	0.74	0.56	1.8

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

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 2010/11 was 0.34 hectares, involving 4081 sq metres, well below the annual average of 1.8 hectares take-up which had been achieved since 2001 and 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 22.5 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 which is likely to take place in the early part of 2012. 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 2011

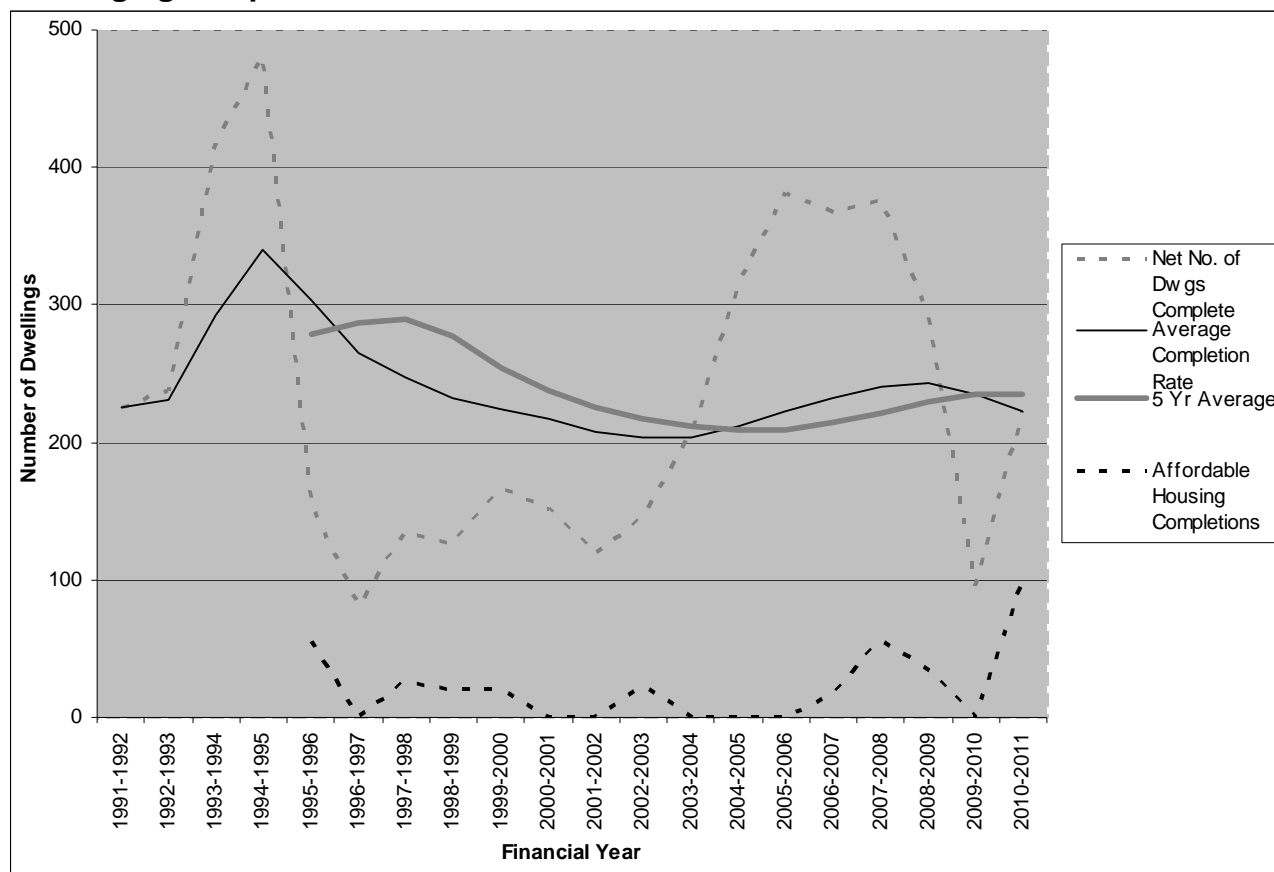
	(i)	(ii)	(iii)
Total Maximum 'Requirement'	Total Net Completions	Net Additional Requirement	Annual Net Additional Requirement
Regional Spatial Strategy 2006-2026	Dwelling completions 2006-2011	Needed in remainder of period 2011-2026	Needed in remainder of period 2011-2026
6800 dwellings	1328 dwellings	5472 dwellings	365 Dwellings

The 1328 houses built in the first five years of the RSS period are 372 less than the 1700 'required' to be built in this time, and these 372 dwellings need to be added on to the yearly requirement for the remaining years to 2026 which gives the 365 figure (excluding calculations of likely completions in 2011-2012). 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
2010-2011	24	-19	5	222	-5	217	-24	222
Total	81	-40	93	562	-18	1235	-58	1328

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

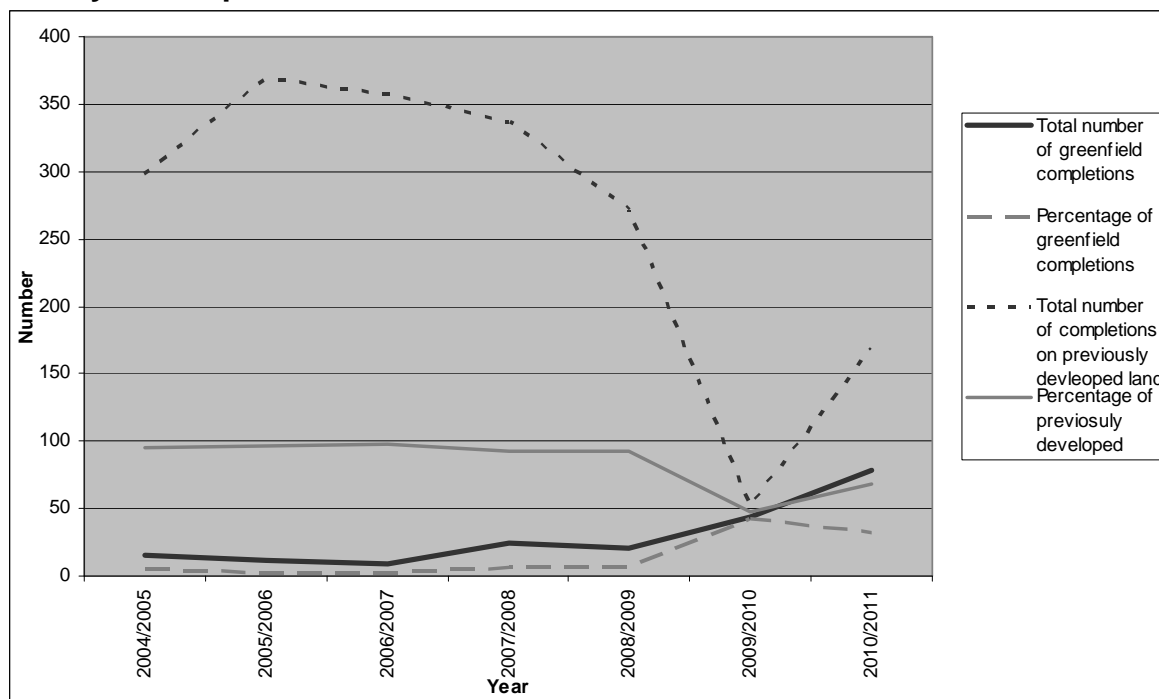
In terms of overall completions over a 20 year period there are very significant variations between year on year housing completions. This is entirely expected and reflects the very great volatility of the housebuilding sector, although it is noteworthy that over a prolonged period of economic cycles the yearly average of 233 dwellings constructed is 107 less than the 340 required in the RSS.

2b

Table 11: Percentage of new and converted dwellings on previously developed land (Gross)

Year	Greenfield		Previously Developed				Total
	No. Complete	%	Small & Large Sites	Conversions / Change of Use	Sub Total	%	
2010/2011	78	32	144	24	168	68	246

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



Comment

There is potentially no government target regarding housing built on previously developed land in the Draft National Planning Policy Framework. The government's national target in PPS3 is that 60% of housing should be built on previously developed land. Although the figure of 68% on previously developed land is better than the PPS3 target, this can be largely explained by the majority of completions being on large previously developed sites. 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 build dwellings complete and under construction 2010-2011

	Density		
	Less than 30 dwellings/Ha	Between 30 and 50 Dwellings/Ha	Above 50 dwellings/Ha
Number of new dwellings	46	131	45
Number of dwellings under construction	6	33	10
Percentage of new dwellings	21	59	20
Percentage of dwellings under construction	12	67	21

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 33 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	10-11	Total
No. of Affordable Units granted Planning Permission	Data not available for these years									51	36	53	34	0	109	52	335
Total Units Complete	54	0	26	21	21	0	0	23	0	0	0	17	56	34	0	100	352

The 100 affordable properties completed in 2010/11 represent 45% of the total dwellings completed for the year. However this high rate of completions is unlikely to continue given significant reductions in the grant regime for affordable housing and the current difficulties in the housing market generally which are likely to continue for longer than originally expected.

Table 15: Affordable Housing Units given Permission 2010-2011 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		
08/00073/FUL	0	15	15	25
09/00722/FUL	0	10	10	100
10/00289/FUL	5	16	21	25
10/00502/FUL	0	6	6	100
TOTAL	5	47	52	62.5

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 10/11 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 16: House types complete and granted 2009-2011

Type	No. of Beds	2009/2010		2010/2011		Total
		Complete		Complete		
		Gains	Losses	Gains	Losses	
Detached	1					
	2	1		5		6
	3	5	-1	13	-1	16
	4	16		12	-1	27
	5	3		6		9
	6+	1				1
Semi-Detached	1					
	2	3	-1	24	-1	25
	3	8		45	-6	47
	4	2	-1	1	-1	1
	5					
	6+					
Terraced	1			5		5
	2	9		38	-1	46
	3	15		54		69
	4	1		4		5
	5					
	6+			1		1
Bungalow	1	7				7
	2	1	-1	1	-1	0
	3	4			-4	0
	4					
	5					
	6+					
Flat	1	9	-1	11	-5	14
	2	18	-1	19	-2	34
	3	1	-3	6	-1	3
	4		-1	1		0
	5	1				1
	6+					
Total		105	-10	246	-24	317

*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 17: Annual total net windfall completions compared with total net annual completions

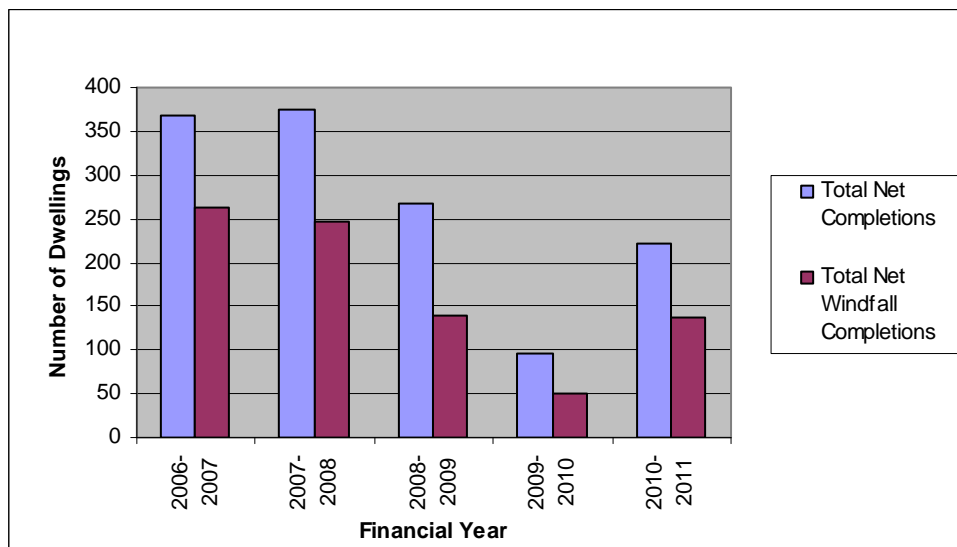
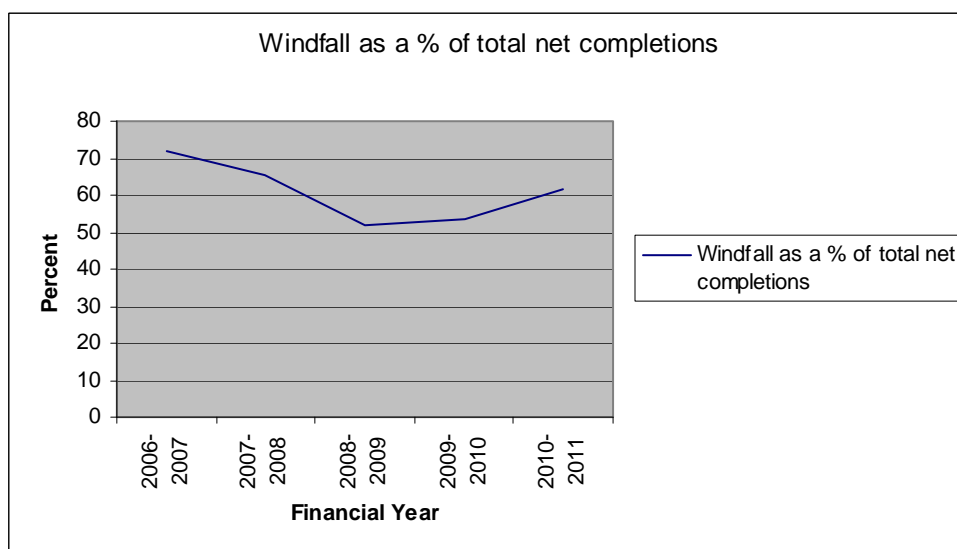


Table 18: Annual windfall completions as a percentage of the total net annual completions



Comment

The drop in windfall completions over the past 4 monitoring years preceding the current monitoring year 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 and there is some increase this monitoring year. This is 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 5 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 19: 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	45%
(c) A primary school	100%
(d) A secondary school	100%
(e) Areas of employment	100%
(f) Major retail centre(s)	100%

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.

Site Address	GP Surgery	Hospital	Primary School	Secondary School	Area of Employment	Major Retail Centre
	Travel Time	Travel Time	Travel Time	Travel Time	Travel Time	Travel Time
Ponderosa, Gin Close Way, Awsworth	12	27	3	13	13	13
Land off Main Street, Awsworth	13	29	4	14	14	14
Long Eaton Textiles	11	26	8	5	5	14
Moon and Stars, 12 Brookhill Leys Road, Eastwood	10	40	12	14	4	14
Land Off Acorn Avenue, Giltbrook	6	39	11	15	9	12
Giltbrook Dyers & Cleaners	5	40	6	15	3	10
Land at Halls Lane, Giltbrook	10	40	11	15	8	15
Lord Raglan Inn, Newthorpe	5	42	5	13	7	11
36 Nottingham Road Stapleford	2	20	5	13	5	20

Site Address	GP Surgery	Hospital	Primary School	Secondary School	Area of Employment	Major Retail Centre
	Travel Time	Travel Time	Travel Time	Travel Time	Travel Time	Travel Time
Ponderosa, Gin Close Way, Awsworth	12	27	3	13	13	13
Land off Main Street, Awsworth	13	29	4	14	14	14
Long Eaton Textiles	11	26	8	5	5	14
Moon and Stars, 12 Brookhill Leys Road, Eastwood	10	40	12	14	4	14
Land Off Acorn Avenue, Giltbrook	6	39	11	15	9	12
Giltbrook Dyers & Cleaners	5	40	6	15	3	10
Land at Halls Lane, Giltbrook	10	40	11	15	8	15
36 Nottingham Road Stapleford	2	20	5	13	5	20

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 20: LDF Core Output Indicators for local services

Amount of completed floorspace gains:	m²
retail	704
office	2312.3
leisure	0
Amount of completed retail, office & leisure devt. in town centres:	
retail	438.3
office	2110
leisure	0
Amount of eligible open spaces managed to green flag award standard	53.3Ha

Comment

There has been a significant increase in the amount of office and retail floorspace completed when comparing this monitoring year to 2009/10 and a similarly significant decrease in the amount of leisure 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 21: Losses of A1 shops (square metres) to other uses (policies S4/S1/S6)**

Mixed Use	31.5
A2 financial services	496
A3 restaurants and cafes	70
A5 hot food takeaways	165
C3 Residential	28
Total	790.5

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 22: Showing indicator LDF Core Output indicator 7a

Flood Protection & Water Quality	2010/2011
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 23: Showing indicator LDF Core Output indicator 8a

Changes in areas and populations of biodiversity importance	2010/2011
i) change in priority habitats and species (by type)	0
ii) Increase in SINC area (ha)	51.7

Local Output Indicator:

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

None in 2010/11.

9. Renewable Energy

LDF Core Output Indicator

9a. Renewable energy capacity installed by type.

Table 24: Showing indicator LDF Core Output indicator 9a

Renewable Energy	2010/2011
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 CO² saved through Council initiatives

From the period 2008/2009 the Council are recording and monitoring CO² emissions from council owned and run buildings, street lights and transportation, in order to use new technologies and reduce CO² emissions via reduced energy usage and wastage across its services. This is the second year monitoring this output and data is as follows:

Table 25: CO² emissions from council owned and run buildings, street lights and transportation

Year	Total CO ² emission (Kg)	Emissions from building and street lights (Kg)	Emissions from transport (Kg)	Percentage change from last year
2010-2011	3,510,240	2,453,354	1,056,886	-8%

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 (m²)

Gross internal floorspace is the entire area inside external walls of a building and includes corridors, lifts, plant rooms, service accommodation e.g. toilets but excludes internal walls. The difference between gross external area and gross internal floorspace is typically between 2.5 and 5%

Note: Category B1a is also captured under the Local Services indicator 4a. Care should be taken to avoid double counting where the analysis of office space is involved.

1b – Measuring the amount of completed gross internal floorspace (m²) for B1 (a), (b) and (c) B2 and B8 within employment or regeneration areas defined and allocated in the local development framework.

1c - The amount and percentage of completed gross internal floorspace (m²) of B1 (a), (b) and (c), B2 and B8 upon previously developed land (as defined in Annex B of 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 2010-2011 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 (m²) for UCOs B1 (a), A1, A2 and D2. Where development is for UCO A1 the amount (m²) of trading floorspace, of the total gross internal floorspace (m²) should be provided. Trading floorspace is defined as sales space which customers have access to (excluding areas such as storage)
- Gross internal floorspace is the entire area inside the external walls of a building and includes corridors, lifts, plant rooms, service accommodation e.g. toilets but excludes internal walls. The difference between gross external area and gross internal floorspace is typically between 2.5 and 5%
- Note: category B1a is also captured under the Business Development indicators. Care should be taken to avoid double counting where the analysis of employment space is involved
- 4b: The amount and percentage of completed gross internal floorspace (m²) of B1 (a), A1, A2 and D2 occurring in town centres. Town centres are defined in the local development framework and on the adopted proposals map.
- 4c: The amount and percentage of total open space managed to Green Flag standards. Figures should be given in hectares.
- Eligible open space means areas that are managed to Green Flag Award scheme standards, i.e. they do not have to have the award itself.

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 and 2009 update – Broxtowe Borough Council

Broxtowe Local Plan 2004 – Broxtowe Borough Council

Census 2001 – National Statistics

Neighbourhood Statistics – National Statistics

Nottingham and Nottinghamshire Local Transport Plans 2010

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 (2010/11)
- b) Record of progress with policies allocating land (to 2011)
- 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 2010 and 31 March 2011. It also provides a summary of decisions over the last six years.

In 2010/11, 20 appeals were determined. 16 (80%) of these were dismissed and 4 allowed.

This year, as in 2009/10, no appeals were allowed in circumstances where the inspector considered the proposal to be contrary to policy.

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 the quality of design, impacts on the street scene, disturbance to neighbours and visual 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.

The 2009 report noted a potential issue regarding appeals being allowed where the issue was disturbance to local residents from hot food takeaways (policy S7). However, of four appeals in 2010/11 where this policy was relevant, three were dismissed. 60% of appeals relating to this policy over the last six years have now been dismissed, suggesting that the robustness of this policy is no longer an issue.

No policies were the subject of more than two appeals that were allowed in 2010/11.

Last year’s report noted that inspectors appear to be taking a very firm line on green belt policy (E8), even where they do not identify any harm to the green belt other than the fact that the proposed development is, by definition, “inappropriate”. There was only one appeal in 2010/11 that related to policy E8, however this appeal was also dismissed. 83% of appeals relating to this policy have now been dismissed over the past six years.

There are five policies which have been the subject of appeals in double figures over the past six years; policies E1, E8, H7, H9 and S7. Policies E8 and S7 have been referred to above. Policy E1 (good design) was the subject of two successful appeals in 2010/11 and eleven unsuccessful appeals. 71% of appeals have been dismissed over the six-year period 2005/6–2010/11. Policy H7, which concerns new dwellings within built-up areas, was the subject of three unsuccessful appeals last year and 75% of appeals have been dismissed over the six-year period. Policy H9, concerning domestic extensions, was the subject of two successful appeals out of five last year, however 62% of appeals over the six-year period have been dismissed. The policies which are most used are therefore still

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.

There may be a question as to whether policy S10, concerning shopfront signage, is worth retaining in future development plan documents. In 2010/11, the policy was not referred to in two decision notices where it appeared to be relevant, and the subsequent appeals were nevertheless dismissed. In the one case where the policy was referred to, the appeal was allowed. Inspectors repeatedly make the point that, by law, proposals for signage and other adverts can only be decided on the basis of amenity and public safety.

Details of each appeal for 2010/11 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 2011. The fourth table shows the rate of dismissal of appeals over the six-year period.

Table 26: Appeal decisions (received over period 01.04.10 to 31.03.11)

<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>
09/00071/FUL	E1, H7	Dismissed	-	-
09/00289/FUL	E1, H7	Dismissed	-	-
09/00514/ROC	E1, S7	Dismissed	-	-
09/00586/FUL	E1, T11	Dismissed	-	-
09/00588/FUL	E1, E12, E13, T11, RC5	Dismissed	-	-
09/00706/FUL	E1, H9	Allowed	√	×
09/00738/FUL	E3	Dismissed	-	-
10/00061/FUL	E1, H7	Dismissed	-	-
10/00096/FUL	E8	Dismissed	-	-
10/00107/ADV	-	Dismissed	-	-
10/00148/FUL	E1, EM1	Dismissed	-	-
10/00180/ADV	S10	Allowed	√	×
10/00214/FUL	E1, H9	Dismissed	-	-
10/00238/FUL	S7*	Allowed	√	×
10/00254/FUL	E1, S7	Dismissed	-	-
10/00265/FUL	E1, H9	Dismissed	-	-
10/00269/ADV	-	Dismissed	-	-
10/00308/FUL	S7	Dismissed	-	-
10/00418/FUL	E1, H9	Allowed	√	×
10/00471/FUL	E1, H9	Dismissed	-	-

* (Other policy issues were resolved by the submission of further plans before the appeal decision.)

Table 27: Summary of appeal decisions in relation to policies referred to in refusal reasons

<u>Policy</u>	<u>Appeals allowed</u>	<u>Appeals dismissed</u>
E1	2	11
E3	-	1
E8	-	1
E12	-	1
E13	-	1
H7	-	3
H9	2	3
EM1	-	1
T11	-	2
S7	1	3
S10	1	-
RC5	-	1

Table 28: Summary of appeal decisions in relation to policies referred to in refusal reasons: combined results from 2006 to 2011 Annual Monitoring Reports

<u>Policy</u>	<u>Appeals allowed</u>	<u>Appeals dismissed</u>
K6*	3	-
E1	15	37
E3	2	5
E4*	-	1
E5*	-	1
E7*	2	-
E8	3	15
E9*	1	2
E12	1	1
E13	1	1
E24	-	1
E28*	-	1
E35	-	3
H4	-	1
H7	8	24
H8	1	3
H9	8	13
H11	1	1
EM1	1	1
EM2	2	2
T11	2	4
S1	1	-
S4	-	2
S6	1	2
S7	4	6
S9	-	2
S10	3	-
RC5	-	1
RC8	1	-
RC12	-	1

* indicates that the policy is no longer "saved"

Table 29: Rate of dismissal of appeals

<u>Year</u>	<u>Appeals allowed</u>	<u>Appeals allowed in part</u>	<u>Appeals dismissed</u>	<u>Total</u>	<u>Proportion dismissed</u>
2005/06	5	1	13	19	68%
2006/07	9	0	16	25	64%
2007/08	4	0	19	23	79%
2008/09	7	1	16	24	67%
2009/10	6	1	13	20	65%
2010/11	4	0	16	20	80%
Total 2005- 2011	35	3	93	131	71%

(b) Policies which allocate land: progress chart**Housing site progress 2010/11****H1 Phase 1**

- a Completed: 377 dwellings total
- b Completed: 95 dwellings total
- c Not granted permission
- d Under construction: 146 dwellings completed
- e Completed: 56 dwellings total
- f Not granted permission
- g Not granted permission
- h Not granted permission
- i Under construction: 30 dwellings completed
- j Under construction: 30 dwellings completed
- 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 Not granted permission
- 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 Outline permission granted
- 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, Giltthill: 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 10th 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 which has now completed its passage through parliament to lawfully revoke RSS. This is likely to happen following the conclusion of the ongoing consultation into the environmental effects of revocation which is expected to be early in 2012 (before the adopted Core Strategy will be in place). On the issue of housing numbers advice from Central government (6th 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 jointly undertaken an early review of numbers with other Councils in the Nottingham housing market area and the findings of this were consulted on during the summer and early autumn of 2011. However given that no final decisions have yet been taken as to appropriate housing provision to plan for in the Core Strategy this work cannot yet form the basis of calculating a five year housing land supply in this AMR.

This uncertainty 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 (including in Broxtowe), 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.

An alternative is the 'Option 1' figures referred to in the 6th 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 6th 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 numerous 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 2012 and March 2017.

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 2011/12. A total of 117 completions is assumed, based largely on expected completions on large sites. This should be a realistic figure, as it is a significant decrease on the 222 dwellings completed last year and substantially below recent levels of completions before then which reflects the persistent difficulties in the housing market which are now compounded by a significant reduction in central government grant available for the provision affordable housing. Although, the actual figure could be higher or, given current market conditions, a little lower, this would not affect the question of whether or not the Council has a 5 year supply. All anticipated completions for 2011/12 had permission at April 2011, 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 phoned 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 where relevant in the period beyond that. In previous years the council sent letters but the response rate was not as high as would have been hoped and given the need to get more up to date information on a number of sites it has been necessary to speak to owners and developers this year. 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 completions are unlikely to take place within 5 years. Where responses have not been forthcoming, 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 and as part of the extensive consultation over the summer 2011.

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 2012 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 given that the

RSS plan period extends for a further 14 years and there is opportunity to address the shortfall over this period. 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 20 years for which completion figures are available (1991-2011). This would give a slightly higher yearly requirement of 230 giving a 5 year requirement of 1150.

Table 30: Summary of different plan requirements for 5 year supply

	Residual Method	Adopted RSS	Option 1 RSS	Local Plan	Historic Trends
A	Requirement 2006-2026	6800	5400	5500	4666
B	Completions for 2006-2011 (including assumption for 11/12, as above)	1445	1445	1445	1445
C	Net requirement for 2012-2026 (A – B)	5355	3955	4055	3221
D	Residential annual requirement for 2012-2026 (C/14)	383	283	290	230
E	5 Year requirement (Dx5)	1915	1415	1450	1150

5 year supply

Table 31: Summary of the supply by various categories of site

Category	Dwellings	2010-11
Sites allocated as housing land, not granted permission	515	0
Large sites with detailed permission, site started	169	80
Large sites with detailed permission, site not started	63	22
Large sites with outline planning permission	48	0
Small sites with detailed permission, site started	0	15
Small sites with detailed permission, site not started	75	0
Small sites with outline permission	31	0
Conversions/demolitions/changes of use	20	0
Sites recommended for release in the Nottingham City Region Employment Land Study (NCRELS)	20	0
Refused applications where the principle of residential development was not a reason for refusal	21	0
Lapsed permissions (over last 2 years) where the principle of residential development is acceptable	41	0
Sites for which development briefs have been prepared and development is likely within 5 years	30	0
Total	1033	117

Comparison of supply with requirement

The supply figure of 1033 does not meet the 5 year requirement in relation to any of the suggested ways of calculating 5 year supply.

Table 32: Summary of how many years supply we have under each requirement

	Requirement	Years supply
Adopted RSS	1915	2.7
Option 1 RSS	1415	3.7
Local Plan	1450	3.6
Historic Trends	1150	4.5

Site details

Table 33: Sites allocated as housing land, not granted permission

Reference	Site	Dwellings	Year allocated	Commentary on 'deliverability'
H1c	East of Main Street, Awworth	25	2004	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. No recent contact has been made but there appear to be no significant obstacles to delivery once the housing market picks up. Sites similar in size to this one appear attractive to house builders given the lack of significant infrastructure costs and the possibility of a relatively quick build out.
H1d	South of Queens Road / The Maltings	58= moved to 6-10 year tranche and therefore not counted in 5 yr supply	2004	The remainder of the site on which 58 dwellings could be built is not now considered to be deliverable within the five year supply period. This is due to ownership issues that show no immediate sign of being resolved. Potential 106 issues and mixed use may make the site more deliverable.
H1f	Field Lane, Chilwell	50 = moved to 6-10 year tranche and therefore not counted in 5 yr supply	1994	This site is not now considered to be deliverable within the 5 year period given the length of time it has been allocated (17 years) and uncertainties regarding the MOD approach to the release of land. However the site is in a strong housing market area and would be therefore considered deliverable if the land release situation changed.
H1g	West of Church Street, Eastwood	24	2004	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. No recent contact has been made but there appear to be no significant obstacles to delivery once the housing market picks up. Sites similar in size to this one appear attractive to house builders given the lack of significant infrastructure costs and the possibility of a relatively quick build out.
H1h	Walker Street, Eastwood	132	2004	Owners have very recently reinstated their firm intention to bring this site forward for development within the next five years and have reiterated that there are no ownership or other obstacles preventing them from doing this.
H1k	South of Smithurst Road, Giltbrook	96 was the original allocation. Planning application for 91 and therefore a loss of 5 dwellings in the five year supply	1994	This now has planning permission for 91 dwellings but S106 not signed by 31/3/2011. This is still therefore included in the allocations table, but with a strong likelihood that the permission will be implemented during the next five years.
H1l	Builders' Yard, Eastwood Road, Kimberley	22= moved into 6-10 year tranche and therefore not counted in 5 yr supply	1994	Given the length of time this site has been allocated (17 years) and the lack of any real progress in bringing it forward for development taken with current market conditions and a lack of any active discussions to bring this site forward it is considered that development on this site cannot realistically be expected within the 5 year supply period.

H1m	South of Eastwood Road, Kimberley	40	2004	Site assessed and delivery for 40 dwellings is considered to be realistic.
H1n	North west of Hardy Close, Kimberley	25	2004	Active discussions to bring the site forward for development. No site specific issues preventing the early delivery of housing on this site. Completions expected promptly after permission is granted.
H1o	Chewton Street, Newthorpe	156 dwellings is the expected delivery within 5 years. The site is allocated for 320 dwellings.	2004	Recent discussions have taken place with the agents acting for this site. There are no significant delivery obstacles other than the bentonite wall issue and the state of the housing market. It is expected that without requiring the bentonite wall delivery could occur on this site starting in 2012/13 at 39 dwellings per annum giving 156 over the five year period. It is expected that a total of 180 dwellings could be constructed on the site without requiring the bentonite wall.
H1p	East of Pinfold Road, Newthorpe	22 dwellings is the expected delivery.	2004	Active discussions are ongoing to bring this site forward and the clear indications are that development could take place to build 22 homes as a planning application was submitted for this number.
Total		515		

Table 34: Large sites with detailed permission, site started

Reference	Site	Dwgs comp 10/11	Dwgs with permission not comp –expected comp in 2011-12	Dwgs with permission not comp – expected comp in 2012-17	Comments on ‘deliverability’
07/00614/FUL	Ponderosa, Gin Close Way, Awsworth	3	1	10	Site making slow progress but expected to be complete by 2013-14
02/00182/FUL	Land Off Main Street, Awsworth	0		67	Ongoing discussions with housebuilders (Langridge Homes) regarding housetypes likely to result in the site being built out by 2015-16
09/00287/Reg4	36 Nottingham Road	0	10	0	Site due to be built out in 2011-12
92/00730/FUL	Land Off Acorn Avenue, Giltbrook	0		64	Ongoing discussions with housebuilders (Langridge Homes) regarding housetypes likely to result in the site being built out by 2015-16
08/00526/FUL	Land At Halls Lane, Giltbrook	30	30	28	Site due to be built out in 2012-13
08/00073/FUL	Giltbrook Dyers and Cleaners	30	29	0	Site due to be built out in 2011-12
09/00722/FUL	Lord Raglan Inn 216 Newthorpe Common Newthorpe	0	10	0	Site due to be built out in 2011-12
Total	-	63	80	169	

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

Reference	Site	Dwgs – expected comp 2011-12	Dwellings – expected comp 2012-17	Comments on ‘deliverability’
10/00289/FUL	Long Eaton Textiles 168 Bye Pass Road	22	63	Development is now underway with completions expected in 2011-12 and the site to be built out by 2013-14
Total	-	22	63	

Table 36: Large sites with outline permission

Reference	Site	Dwgs expected comp 2012-17	Comments on ‘deliverability’
10/00123/OUT	Brethren Meeting Hall, Hillside Road, Beeston	0	The permission for 20 dwellings was originally granted in 2007 and relates to a very high density scheme comprising a substantial number of flats which is not considered to be realistically deliverable in current market conditions. It is therefore assumed that none of the 20 dwellings will be built in the 5 year supply period.
09/00623/OUT	116 Station Road, Beeston	12	The site is in a strong housing market area and there is a realistic a realistic prospect that development will take place once the property market picks up
10/00133/OUT	83-103 Kimberley Rd Nuthall	24	Detailed permission is in place for 24 dwellings and the site is expected to be built out by 2012-13
09/00246/OUT	Units 12-15 Pinfold Trading Estate, Nottingham Road, Stapleford	12	Discussions are ongoing to bring the site forward potentially for more than 12 dwellings. Completions are expected by 2013-14
Total	-	48	

Table 37: Small sites with detailed permission, site started

Reference	Site	Dwgs with permission not comp
10/00240/FUL	1C Middleton Crescent Beeston	1
10/00510/FUL	33 – 35 Cow Lane Bramcote	4
05/01086/FUL	26-28 Cordy Lane Brinsley	1
09/00336/FUL	44 Mansfield Road Brinsley	1
09/00650/FUL	65 Grove Avenue Chilwell	1
09/00714/FUL	282 Nottingham Road Eastwood	1
10/00601/FUL	450 Nottingham Road Giltbrook	2
06/00198/FUL	Land Adjacent To 56 Smithurst Road Giltbrook	Not included in supply given development has stalled
10/00200/REM	11A Swingate Kimberley	1
09/00036/FUL	Valley Farm 133 Kimberley Road Nuthall	1

07/00992/FUL	Land Adjacent To 15 Temple Crescent Nuthall	1
10/00347/FUL	Trowell Post Office 12 Stapleford Road Trowell	1
Total	-	15

Table 38: Small sites with detailed permission, site not started

Reference	Site	Dwgs
11/00042/FUL	71 Abbey Road Beeston	1
10/00027/FUL	Sycamore Court Broadgate Beeston	6
10/00632/FUL	178 Bye Pass Road Beeston	4
08/00532/FUL	Land Adjacent 11 Clinton Street Beeston	1
08/00753/FUL	Hofton & Son Ltd Regent Street Beeston	9
08/00751/FUL	Workshop And Premises Roberts Yard Beeston	8
10/00114/FUL	Land Adjacent 39 Templar Road Beeston	1
08/00831/FUL	104 Cow Lane Bramcote	1
08/00566/FUL	2 Hanley Avenue Bramcote	3
10/00291/FUL	50 Hanley Avenue Bramcote	1
09/00604/FUL	Land Adjacent The Grange Town Street Bramcote	1
10/00701/FUL	Manor Farm Hall Lane Brinsley	2
09/00353/FUL	J Minkley & Sons Hobsc Close Brinsley	3
10/00489/FUL	Wagon And Horses Inn 1 Main Street Brinsley	4
09/00579/FUL	1 Burnham Avenue Chilwell	1
10/00655/FUL	Land Adjacent To 29 Redland Drive Chilwell	1
09/00080/FUL	Land Adjacent To 16 Valley Road Chilwell	2
10/00013/FUL	D R Construction 35 – 37 Barber Street Eastwood	2
08/00494/FUL	Land Adjacent 58 Lower Beauvale Newthorpe	1
08/00326/FUL	188 Newthorpe Common Newthorpe	2
10/00098/REM	246 Main Street Newthorpe	3
08/00278/FUL	Proposed Site Of 19 Mill Road Newthorpe	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
10/00558/FUL	62 Church Street Stapleford	3
10/00282/FUL	69 New Eaton Road Stapleford	1
10/00530/FUL	52 Nottingham Road Stapleford	4
10/00565/FUL	Land to Rear of 143 Toton Lane Stapleford	1
10/00546/FUL	79 High Road Toton	1
08/00853/FUL	71 Spinney Rise Toton	1
Total	-	75

Table 39: Small sites with outline permission

Reference	Site	Gross Dwellings
10/00614/OUT	40C Derby Road Beeston	2*
10/00615/OUT	40C Derby Road Beeston	3*
11/00036/OUT	18 Middleton Crescent, Beeston	2
10/00684/OUT	72 Beeston Fields Drive, Bramcote	1
08/00782/OUT	86 Beeston Fields Drive, Bramcote	2
10/00563/OUT	3 The Jardines, Bramcote	1
08/00786/OUT	Land At Corner Of Clinton Avenue, Brinsley	1
10/00368/OUT	Car Park Cross Street Eastwood	2
10/00138/OUT	95 South Street Eastwood	1
08/00621/OUT	1 Ash Crescent, Nuthall	4
10/00642/OUT	Land adj 14 Temple Drive Nuthall	1
09/00328/OUT	58 Temple Drive, Nuthall	1
09/00459/OUT	Land Adjacent 94 Hickings Lane, Stapleford	1
08/00748/OUT	Land Adjacent 25 Wadsworth Road, Stapleford	1
10/00743/OUT	Land Rear of 39 Westerlands Stapleford	1
09/00069/OUT	55 And 57 Carrfield Avenue, Toton	9
Total	-	31

Only one of these developments can be carried out and therefore the higher number has been counted

Table 40: Conversions/demolitions/changes of use started*

Reference	Site	Dwgs
08/00921/FUL	24 – 26 Carisbrooke Avenue Beeston	1
10/00108/FUL	Coney Grey Farm Mansfield Road Brinsley	1
09/00441/FUL	Robin Hood Inn 17 Hall Lane Brinsley	1
06/00761/FUL	28 Walker Street Eastwood	2
Total	-	5

Losses that have been started have already been counted in the figures for this year, therefore these are all gains

Table 41: Conversions/demolitions/changes of use not started

Reference	Site	Dwgs	Losses
10/00584/FUL	1 Fletcher Road Beeston	2	1
10/00488/FUL	8 Grove Street Beeston	1	-
09/00476/FUL	200 Queens Road Beeston	-	1
10/00578/FUL	205 – 209 Station Road Beeston	2	-
08/00629/FUL	68 Trafalgar Road Beeston	1	-
10/00489/FUL	Wagon And Horses Inn 1 Main Street Brinsley	1	-
09/00671/FUL	8 – 10 Barn Croft Chilwell	1	-
10/00532/FUL	169 High Road Chilwell	-	1
09/00506/FUL	4 Inham Road Chilwell	2	1
10/00442/FUL	Marsh Farm Church Lane Cossall	2	-
08/00159/FUL	18 Brookhill Leys Road Eastwood	3	-
10/00731/FUL	16D Mansfield Road Eastwood	2	-
10/00737/FUL	239 Nottingham Road Eastwood	2	-
08/00172/FUL	1 Ash Crescent Nuthall	2	1
09/00537/FUL	19 Nottingham Road Trowell	-	1
Total	-	21	6

Table 42: Sites recommended for release for housing in the Nottingham City Region Employment Land Study (NCRELS)

Site	Dwellings
Regent Street, Beeston	22 = moved to 6-10 years tranche
West End Street, Stapleford	20
Total	20

Table 43: Refused applications where the principle of residential development was not a reason for refusal

Reference	Site	Maximum dwellings possible
10/00386/OUT	21 Babbington Lane Kimberley	4
10/00693/OUT	Works Bailey Street Stapleford	17
Total	-	21

Table 44: Additional 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
06/01019/OUT	79 Cow Lane Bramcote	1
07/00474/REM	189 Cator Lane North Chilwell	1
07/00955/OUT	Land To Rear Of 55 Church Street Eastwood	2
07/00272/FUL	16D Mansfield Road Eastwood	2
07/00471/OUT	27 Wellington Street Eastwood	1
07/01032/FUL	Oaks Farm Willey Lane Newthorpe	2
4108/00099/REM	Land To Rear Of 29 Oak Drive Nuthall	1
07/01080/FUL	68 Derby Road Stapleford	2
07/00818/FUL	44 Nottingham Road Stapleford	1
07/00433/OUT	Land To Rear Of 154 Nottingham Road Stapleford	4
07/01023/FUL	Land Adjacent To 203 Stapleford Road Trowell	1
08/00036/FUL***	Reckoning House Farm Track Between Alma Hill And Main Road Watnall	1
Total	-	41

Table 45: Sites for which development briefs have been prepared and development is likely within 5 years

Site	Dwellings
Kimberley Brewery*	30

*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 2016/17, 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'. In addition two 'preferred sites' at Field Farm and Toton Lane were identified for consultation over the summer of 2011. At the time of drafting this report (1st December 2011) the position of the Borough Council following a full council meeting on 26th October is that Field Farm is the one remaining 'preferred site' for allocation in the Core Strategy. Further sites, to make up the Regional Plan requirement, will emerge through Broxtowe's 'Site Allocations' Development Plan Document.

Table 46: Housing Trajectory for Remaining Housing Allocations

Allocations	Year Allocated	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	Total	Remaining Total beyond 5 years
H1c - East of Main Street, Awsworth	2004	0	0	0	0	12	13	25	0
H1d - South of Queens Road / The Maltings	2004	0	0	0	0	0	0	0	58
H1f - Field Lane, Chilwell	1994	0	0	0	0	0	0	0	50
H1g - West of Church Street, Eastwood	2004	0	0	0	0	12	12	24	0
H1h - Walker Street, Eastwood	2004	0	0	33	33	33	33	132	0
H1k - South of Smithurst Road, Giltbrook	2004	0	31	30	30	0	0	91	0
H1l - Builders' Yard, Eastwood Road, Kimberley	1994	0	0	0	0	0	0	0	22
H1m - South of Eastwood Road, Kimberley	2004	0	0	10	10	10	10	40	0
H1n - North west of Hardy Close, Kimberley	2004	0	0	12	13	0	0	25	0
H1o - Chewton Street, Newthorpe	2004	0	0	39	39	39	39	156	164
H1p - East of Pinfold Road, Newthorpe	2004	0	0	11	11	0	0	22	0
TOTAL	-	0	31	135	136	106	107	515	294

Table 47: Housing Trajectory for Large Sites with Planning Permission

Large Sites	Year PP Granted	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	Total	Remaining Total beyond 5 years
With Detailed Permission									
The Ponderosa, Gin Close Way, Awsworth	2007	1	5	5	0	0	0	11	0
36 Nottingham Road, Stapleford	2009	10	0	0	0	0	0	10	0
Giltbrook Dyers and Cleaners, Hampden Street	2010	29	0	0	0	0	0	29	0
Land off Acorn Avenue	1992	0	0	21	21	22	0	64	0
Lord Raglan Inn, 216 Newthorpe Common	2009	10	0	0	0	0	0	10	0
Land off Main Street Awsworth	2002	0	0	22	22	23	0	67	0
Land at Halls Lane, Giltbrook	2009	30	28	0	0	0	0	58	0
Long Eaton Textiles, 168 Bye Pass Road, Chilwell	2010	22	40	23	0	0	0	85	0
With Outline Permission									
Bretheren Meeting Hall, Hillside Road, Beeston	2007	0	0	0	0	0	0	0	20
116 Station Road Beeston	2009	0	0	0	12	0	0	12	0
83-103 Kimberley Road, Nuthall	2007	0	24	0	0	0	0	24	0
Units 12-15 Pinfold Trading Estate, Nottingham Road,	2009	0	0	6	6	0	0	12	0
TOTAL	-	102	97	77	61	45	0	382	20

Table 48: Housing Trajectory for Remaining Sites

	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	Total
Remaining Small Sites	15	25	25	25	25	26	141
Remaining NCRELS/ Large / Refused & Lapsed Sites	0	0	0	37	37	38	112
Total	15	25	25	62	62	64	253

Table 49: Percentage of new build small site completions in relation to all new build completions 2008-2011

Year	No of Dwgs on Site		Gross Total	% of small site completions
	Large =<10	Small >10		
08/09	217	41	258	16
09/10	44	38	82	46
10/11	160	62	222	28
Average	421	141	562	25

Table 50: Housing Trajectory by RSS figures and alternatives

	Source for Net additional dwellings	Annual net additional dwelling requirement (adopted RSS)		Additional net requirement (draft RSS or 'Option 1')		Additional Net dwelling requirement (Adopted Local Plan)		Additional Net dwelling requirement (Average annual Historic Delivery 1991-2011)	
Year		Annual	Cumulative Target 6800	Annual	Cumulative target 5400	Annual	Cumulative Target 5500	Annual	Cumulative Target 4666
06 - 07	Sites already delivered	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		222	1328	222	1328	222	1328	222	1328
11 - 12	estimate	117	1445	117	1445	117	1445	117	1445
12 - 13	5 year estimate	153	1598	153	1598	153	1598	153	1598
13 - 14		237	1835	237	1835	237	1835	237	1835
14 - 15		259	2094	259	2094	259	2094	259	2094
15 - 16		213	2307	213	2307	213	2307	213	2307
16 - 17		171	2478	171	2478	171	2478	171	2478
17 - 18	balance per anum	480	2958	324	2802	335	2813	243	2721
18 - 19		480	3438	324	3126	335	3148	243	2964
19 - 20		480	3918	324	3450	336	3484	243	3207
20 - 21		480	4398	325	3775	336	3820	243	3450
21 - 22		480	4878	325	4100	336	4156	243	3693
22 - 23		480	5358	325	4425	336	4492	243	3936
23 - 24		480	5838	325	4750	336	4828	243	4179
24 - 25		481	6319	325	5075	336	5164	243	4422
25 - 26		481	6800	325	5400	336	5500	244	4666

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

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