

# **Broxtowe Borough Council Local Development Framework Annual Monitoring Report 1 April 2011 – 31 March 2012**

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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 2011 to March 2012. Where possible, data relates to this specific period, but where it does not this has been noted.

The situation in 2011/12 was somewhat unclear from a monitoring perspective given the pending abolition of the Regional Spatial Strategy (RSS) following the progress of the Localism Bill through parliament. The abolition eventually took place in April 2013. The extent to which the Borough can demonstrate a 5 year supply of ready to develop housing sites with regard to both the Regional Plan (now abolished) and the Core Strategy is indicated in the report which is referred to in appendix 5.

**Employment:** There is no specific quantified requirement for employment land within the borough, which has been the case since the RSS (now abolished) 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 1.59 ha.

**Housing:** From 2006 for three years housing land development was, on average, almost identical to that required under the RSS (now abolished). Since then the recession has had an influence and completions over the last three years have been very significantly below the former 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previous rate of 210 per year set by the Joint Nottinghamshire and Nottingham Structure Plan adopted in 2006, which was superseded by the RSS.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 until March 2012 is 1468, which would leave an outstanding requirement of 5332 dwellings to be built over the next 14 years. From an annual perspective this means that an average of 381 dwellings would have been needed each year, to satisfy the former RSS requirement. Further information is given in the report referred to in Appendix 5 as to another way 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 two 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, taking account of the abolition of the Regional Plan, and a revised Scheme is likely to be approved in May 2013.

### 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: 150

Ancient monuments: 6

Sites of Special Scientific Interest: 258 ha

Mature Landscape Areas: 1181 ha

Sites of Importance for Nature Conservation: 568 ha

### Crime Rate:

**Table 1: Figures for four key offences AMR period 2011/2012**

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

[https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/6884/1871689.xls](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6884/1871689.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 was that the Borough Council had 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:**

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 was 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. A revised LDS will be considered by the Council on 20 May 2013. As well as the Core Strategies, the new LDS is likely to include Site Allocations and Development Management Policies Development Plan 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, Gedling Borough Council and Nottingham City Council have agreed to fully align their Core Strategies. Ashfield District Council<sup>1</sup>, Erewash Borough Council in Derbyshire and Rushcliffe Borough Council are preparing separate Core Strategies although it is expected that the Rushcliffe and Erewash Core Strategies in particular will be aligned with the remainder of the Greater Nottingham Councils in most respects. It is not currently planned to prepare a single Joint Core Strategy.

### **Duty to co-operate:**

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 Strategies. 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.

The Greater Nottingham Councils have worked together, meeting the statutory duty to co-operate, and have used the most up-to-date information available to objectively assess housing need, including the government's 2008-based housing projections and the 2011 census. A statement regarding compliance with the duty to co-operate is being prepared and will be submitted with the Core Strategy, probably in summer 2013.

There is a long history of joint working and cooperation between the three Councils, other Councils and key stakeholders within and adjoining Greater Nottingham. The preparation of Core Strategies in Greater Nottingham has been part of this process, with on-going and constructive engagement between constituent and neighbouring authorities and relevant organisations since the process began in 2008. Indeed, the early stages of Core Strategy preparation saw the publication of a single document including the aligned Core Strategies for all the local planning authorities making up

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

Greater Nottingham (apart from Ashfield<sup>2</sup>). Thus the Greater Nottingham Aligned Core Strategies Issues and Options (2010) and the Greater Nottingham Aligned Core Strategies Option for Consultation covered the administrative areas of Broxtowe Borough, Erewash Borough, Gedling Borough, Nottingham City and Rushcliffe Borough Councils.

Although the Core Strategies of both Erewash and Rushcliffe Boroughs have subsequently been prepared separately, this has been in the context of the Duty to Cooperate, and on the basis of a common evidence base and with most policy areas being aligned.

The Core Strategies are all supported by a common Infrastructure Delivery Plan, which has been prepared with the full positive engagement of the Environment Agency, English Heritage, Natural England, Homes and Communities Agency, Clinical Commissioning Groups (role formerly provided by Primary Care Trusts) the Highways Agency and the three Highway Authorities.

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<sup>2</sup> Only the Hucknall part of Ashfield District is part of Greater Nottingham, Ashfield District Council are therefore preparing a separate Local Plan for their area, but within the context of the Duty to Cooperate.

## CORE AND LOCAL INDICATORS:

### 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 4: LDF indicators 1a, 1b, 1c, 1e and 1f**

		B1	B2	B8	Mixed (Unrestricted)	Total
<b>Additional Floorspace *</b>	m <sup>2</sup>	225	235	-	-	<b>460</b>
<b>Floorspace lost to other uses</b>		-1447	-21	-1199	-	<b>-2667</b>
<b>Total</b>		<b>-1222</b>	<b>214</b>	<b>-1199</b>	-	<b>-2207</b>
<b>Additional Land</b>	Ha	0.05	-	-	-	<b>0.05</b>
<b>Land lost to other uses</b>		-0.42	-0.01	-0.18	-	<b>-0.61</b>
<b>Total</b>		<b>-0.37</b>	<b>-0.01</b>	<b>-0.18</b>	-	<b>-0.56</b>

\* All of the floorspace is on previously developed land. Note that the borough does not have any employment regeneration areas

**Table 5: 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	-	-	-	-	-
Not allocated outline permission (potential gains)	-	-	-	-	-
Not allocated detailed permission (potential gains)	0.12	-	0.08	-	<b>0.2</b>
Not allocated outline permission (potential losses)	-	-	-	-	-
Not allocated detailed permission (potential losses)	-0.15	-0.21	-0.03	-	<b>-0.39</b>
<b>Total Net Supply Currently Available</b>	<b>2.17</b>	<b>-0.21</b>	<b>0.05</b>	<b>37.5</b>	<b>39.51</b>

**Table 6: Land taken-up 2001-2012**

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
2010/2011		0.34	-0.15
2011/2012		0.05	-0.61

<b>Total taken up between 2001-2012</b>			<b>17.48</b>
<b>Annual Average</b>	<b>0.50</b>	<b>-0.57</b>	<b>1.59</b>

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 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. (The Regional Plan itself has however now been abolished.)

The net take-up of employment land in 2011/12 was -0.56 hectares, well below the annual average of 1.59 hectares take-up which had been achieved since 2001 and it is expected that this year's take up is indicative of a longer term downward trend.

## 2. Housing:

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:

**Table 7: Summary of position as at period ending 31 March 2012**

	(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 2006-2012	Needed in remainder of period 2012-2026	Needed in remainder of period 2012-2026
<b>6800 dwellings</b>	<b>1468 dwellings</b>	<b>5332 dwellings</b>	<b>381 Dwellings</b>

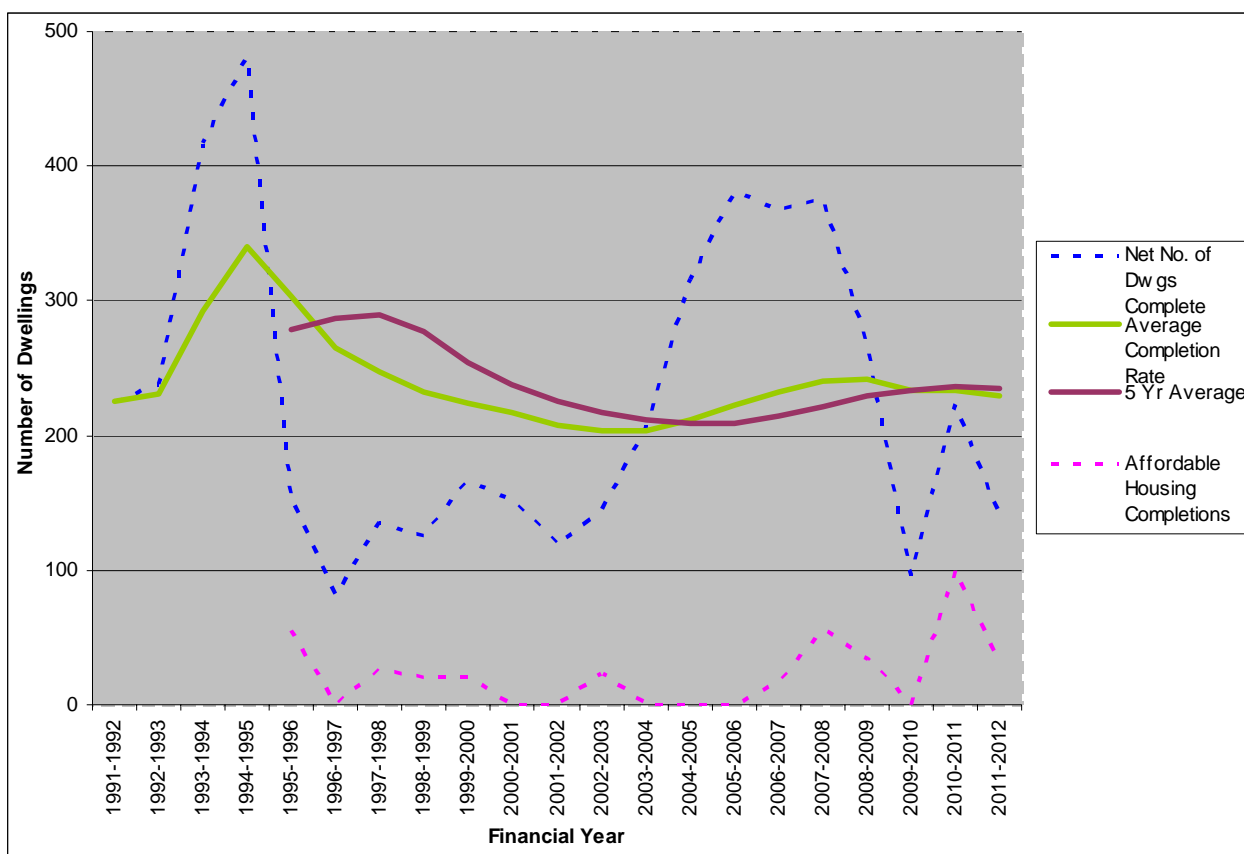
The 1468 houses built in the first six years of the RSS period are 572 less than the 2040 'required' to be built in this time. More detailed information about the Council's 5 year supply of housing land is given in Appendix 5. (The RSS has however now been abolished.)



**Table 8: Annual completion calculations**

Year	A Gross Convns	B Gross loss through Convns	C Net Convns =(a-b)	D Gross new dwgs exc. convns	E Gross demolitions exc. convns	F Net new dwgs exc. convns =(d-e)	G Total loss =(b+e)	H Total net dwgs =(c+f)
2006-2007	NA	NA	21	346	NA	346	NA	367
2007-2008	NA	NA	31	345	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
2011-2012	18	-9	9	136	-5	131	-14	140
<b>Total</b>	<b>99</b>	<b>-49</b>	<b>102</b>	<b>1389</b>	<b>-23</b>	<b>1366</b>	<b>-72</b>	<b>1468</b>

**Table 9: 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**



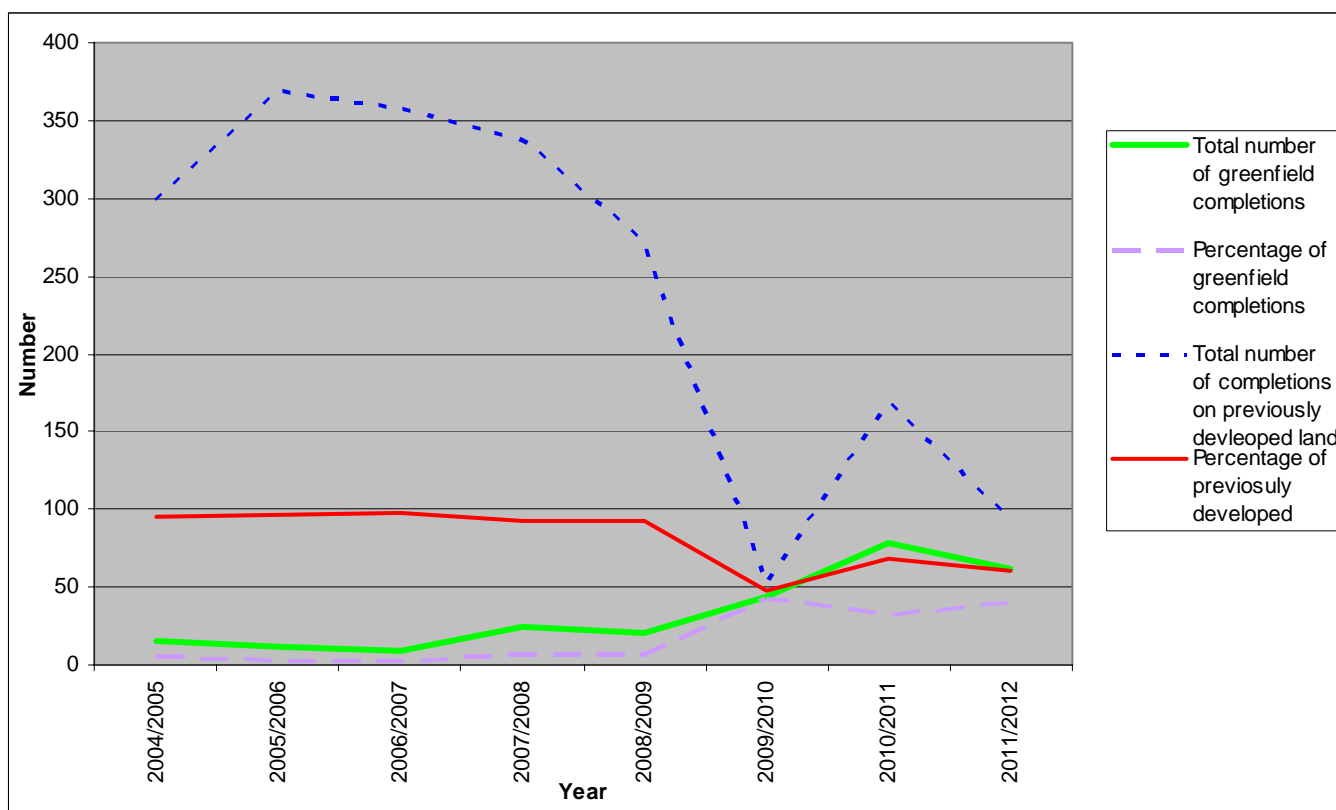
**Comment**

In terms of overall completions over a 21 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.

**Table 10: 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	
2011/2012	62	40	74	18	92	60

**Table 11: Annual number and percentage of completions on Greenfield and Previously Developed land**



**Comment**

There is no government target regarding housing built on previously developed land in the National Planning Policy Framework. This 60% figure 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 12: Densities of all new build dwellings complete and under construction 2011-2012**

	Density		
	Less than 30 dwellings/Ha	Between 30 and 50 Dwellings/Ha	Above 50 dwellings/Ha
Number of new dwellings	15	94	27
Number of dwellings under construction	5	38	49
Percentage of new dwellings	11	69	20
Percentage of dwellings under construction	10	78	12

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

Year	01-02	02-03	03-04	04-05	05-06	06-07	07-08	08-09	09-10	10-11	11-12	Total
<b>No. of Affordable Units granted Planning Permission</b>	Data not available for these years			51	36	53	34	0	109	52	0	<b>335</b>
<b>Total Units Complete</b>	0	23	0	0	0	17	56	34	0	100	32	<b>384</b>

The 32 affordable properties completed in 2011/12 represent 23% of the total dwellings completed for the year. However this fairly high rate of completions may not 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 14: Affordable Housing Units given Permission 2011-2012 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		
<b>TOTAL</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

## House types:

The split between types of dwelling by number of bedrooms is indicated in table 16. The information is for all new sites in 2009-12012 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 15: House types complete 2009-2012**

Type	No. of Beds	2009/2010		2010/2011		2011/2012		Total
		Complete		Complete		Complete		
		Gains	Losses	Gains	Losses	Gains	Losses	
Detached	1							
	2	1		5				6
	3	5	-1	13	-1	11	-1	26
	4	16		12	-1	28	-2	53
	5	3		6		6		15
	6+	1						1

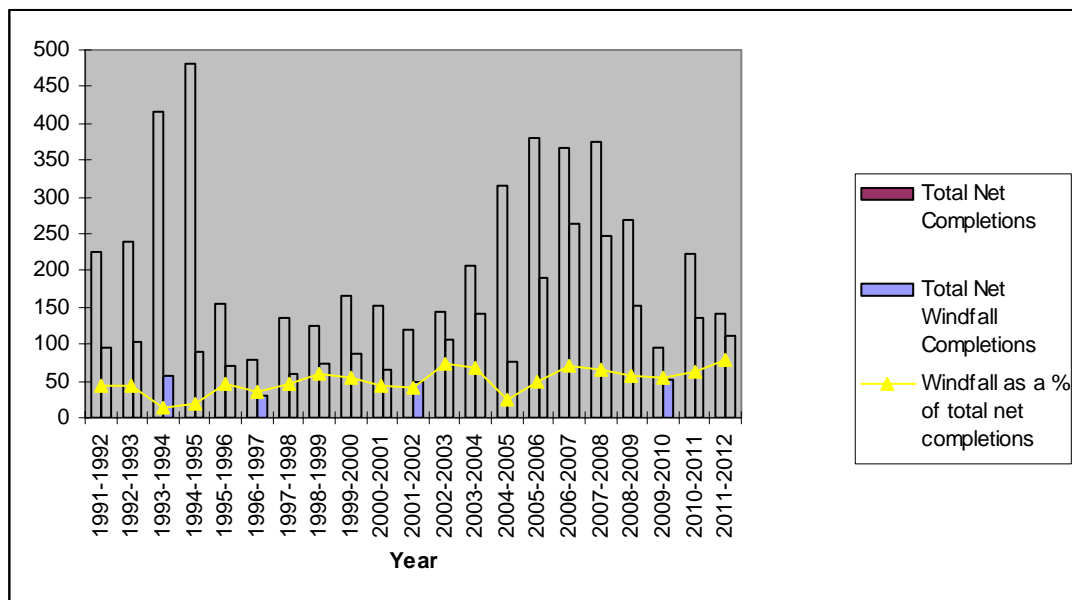
Semi-Detached	1							
	2	3	-1	24	-1	5		30
	3	8		45	-6	9	-1	55
	4	2	-1	1	-1	4		5
	5							
	6+							
Terraced	1			5		17		22
	2	9		38	-1	11		57
	3	15		54		27		96
	4	1		4				5
	5							
	6+			1				1
Bungalow	1	7						7
	2	1	-1	1	-1			0
	3	4			-4	1		1
	4							
	5							
	6+							
Flat	1	9	-1	11	-5	14	-7	21
	2	18	-1	19	-2	20	-3	51
	3	1	-3	6	-1	1		4
	4		-1	1				0
	5	1						1
	6+							
<b>Total</b>		<b>105</b>	<b>-10</b>	<b>246</b>	<b>-24</b>	<b>154</b>	<b>-14</b>	<b>457</b>

### 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 16: Annual total net annual completions, total net windfall completions and annual windfall completions as a percentage of the total net annual completions**



### Comment

The drop in average windfall completions in recent years needs to be seen in the context of a significant slowdown in housebuilding on all sites, which is due primarily to the housing downturn 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. This is demonstrated in the tables above which show that as a percentage of overall completions, the completions of windfall sites have remained reasonably consistent over the past few 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 17: LDF core output indicators 3a and 3b**

Amount of completed non-residential development complying with car parking standards set out in the LDF						<b>100%</b>
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
<b>36 Nottingham Road Stapleford</b>	2	20	5	13	5	20
<b>Lord Raglan Inn, Newthorpe</b>	5	42	5	13	7	11
<b>Giltbrook Dyers &amp; Cleaners</b>	5	40	6	15	3	10
<b>Land off Main Street, Awsworth</b>	13	29	4	14	14	14
<b>Ponderosa, Gin Close Way, Awsworth</b>	12	27	3	13	13	13
<b>Long Eaton Textiles</b>	11	26	8	5	5	14
<b>Land at Halls Lane, Giltbrook</b>	10	40	11	15	8	15
<b>Land Off Acorn Avenue, Giltbrook</b>	6	39	11	15	9	12
Amount of new residential development within 30 minutes public transport time of:						
(a) A GP						<b>100%</b>
(b) A hospital						<b>100%</b>
(c) A primary school						<b>100%</b>
(d) A secondary school						<b>100%</b>
(e) Areas of employment						<b>100%</b>
(f) Major retail centre(s)						<b>100%</b>

### 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 the NPPF.

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

Amount of completed floorspace gains:	m <sup>2</sup>
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	53.4Ha

### Comment

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

<b>Mixed Use</b>	1611
<b>A2</b> financial services	860.92
<b>A3</b> restaurants and cafes	470
<b>A5</b> hot food takeaways	148
<b>C3</b> Residential	213
<b>Total</b>	<b>3302.92</b>

## 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 20: Showing LDF Core Output indicator 7a**

Flood Protection & Water Quality	2011/2012
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 21: Showing LDF Core Output indicator 8a**

Changes in areas and populations of biodiversity importance	2011/2012
i) change in priority habitats and species (by type)	0
ii) Increase in SINC area (ha)	16.9

### 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 22: Showing LDF Core Output indicator 9a**

Renewable Energy	2011/2012
Renewable energy capacity installed by type (MW)	2.6

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 23: 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>
2011-2012	3,433,361	2,362, 793	1,070,568	-2%

**Comment**

The reduction in CO2 emissions indicates a success that is likely to continue with on-going work on a Carbon Management Plan which is likely to produce even more significant improvements by the 2012/13 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. 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.

**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. 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 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.

**Local Indicators -** Information which the individual local authority provides in its 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 are the responsibility of the Nottinghamshire County Council.

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

RSS – Regional Spatial Strategy: Set 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. Now revoked.

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

- 2a (i); 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.
- 2a (ii): 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 2011-2012 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. Previous regional targets for biodiversity priorities were 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**

The National Planning Policy Framework (NPPF)

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 (now revoked)

## 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

This summary deals with appeal decisions received between 1 April 2011 and 31 March 2012. It also provides a summary of decisions over the last seven years.

In 2011/12, 18 appeals were determined. 13 (72%) of these were dismissed and 5 allowed. One appeal was allowed in circumstances where the inspector considered the proposal to be contrary to policy. In this case (10/00548/FUL) the inspector considered that there were “very special circumstances” to justify “inappropriate” development in the green belt. This issue is inevitably a matter of judgement in each case and the decision does not therefore seem to indicate a need to reconsider the policy concerned (E8). In support of this conclusion, three other appeals in 2011/12 to which policy E8 applies were dismissed and, over the seven-year period 2005/06-2011/12, 82% of appeals relating to this policy have been dismissed.

Four appeals were allowed because the inspector disagreed with the Council’s view that the proposals were contrary to policy. These decisions largely involved judgements about impacts on the street scene, disturbance to neighbours, parking arrangements and 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 (with one exception, referred to below) the interpretation of policy wording, so generally there appears to be no need to review the policies concerned.

The one exception may be policy H12 (loss of residential accommodation, 10/00360/FUL). The inspector took the view that the policy only relates to the loss of complete residential units, not to reductions in floorspace within units. This may suggest a need for the policy to be reviewed, as part of the production of the forthcoming Development Management Policies DPD.

Previous reports have referred to the question of appeals being allowed where the issue was disturbance to local residents from hot food takeaways outside town centres (policy S7). Following a further loss of an appeal on this basis in 2011/12 (also 10/00360/FUL), only 55% of appeals relating to this policy over the last seven years have been dismissed. Although the number of cases (11) is limited, this may also suggest a need for the policy to be reviewed.

Last year’s report referred to a possible issue relating to policy S10 (shopfront signage). There were no further appeals relating to this policy in 2011/12. However, comments in other inspectors’ decision letters appear to leave the question as to whether this policy should be retained and/or modified in future DPDs.

Only policy E1 (good design) was the subject of more than two appeals that were allowed in 2011/12. However the rate of appeals allowed (38%) is not hugely above the overall rate for the year (28%). Over the last seven years, 70% of appeals relating to this policy have been dismissed (see table 28 below), which does not suggest any obvious need for a review of this policy.

There are five policies which have been the subject of appeals in double figures over the past seven years; policies E1, E8, H7, H9 and S7. Policies E1, E8 and S7 have been referred to above. Policy H7



(residential development) was the subject of one successful appeal in 2011/12 and three unsuccessful appeals. 75% of appeals have been dismissed over the seven-year period 2005/06-2011/12. Policy H9 (domestic extensions) was the subject of one successful appeal last year and two unsuccessful appeals. 63% of appeals over the seven-year period have been dismissed. Subject to the qualifications mentioned above, therefore, the policies which are most used are still 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.

Details of each appeal for 2011/12 are given in table 24 below. Table 25 summarises the outcomes of these appeals in relation to the policies that were referred to in the refusal reasons. Table 26 shows a similar summary for the combined results from the Monitoring Reports between 2005/06 and 2011/12. Table 27 shows the rate of dismissal of appeals over the seven-year period.

**Table 24: Appeal decisions (received over period 01.04.11 to 31.03.12)**

<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>
10/00246/OUT	E1, H7	Dismissed	-	-
10/00360/FUL	H12, S7	Allowed	√	x
10/00548/FUL	E8	Allowed	x	√
10/00568/FUL	E1, E3, H7	Dismissed	-	-
10/00620/OUT	E1, H7	Allowed	√	x
10/00652/FUL	H8, T11, RC13	Dismissed	-	-
10/00758/FUL	-	Dismissed	-	-
11/00033/FUL	H9	Dismissed	-	-
11/00056/FUL	E8	Dismissed	-	-
11/00059/FUL	E8	Dismissed	-	-
11/00062/FUL	-	Dismissed	-	-
11/00114/FUL	E1, H4, T11	Allowed	√	x
11/00179/ADV	E1	Dismissed	-	-
11/00250/FUL	E1, E24, H7	Dismissed	-	-
11/00280/ADV	-	Dismissed	-	-
11/00309/FUL	E1, H9	Allowed	√	x
11/00347/FUL	E1, H9	Dismissed	-	-
11/00703/FUL	E8	Dismissed	-	-

(This table excludes two dismissed appeals for listed building consent which duplicated two dismissed appeals for planning permission, references 10/00758/FUL and 11/00062/FUL.)

**Table 25: Summary of appeal decisions in relation to policies referred to in refusal reasons**

<u>Policy</u>	<u>Appeals allowed</u>	<u>Appeals dismissed</u>
E1	3	5
E3	-	1
E8	1	3
E24	-	1
H4	1	-
H7	1	3
H8	-	1
H9	1	2
H12	1	-
T11	1	1
S7	1	-
RC13	-	1

**Table 26: Summary of appeal decisions in relation to policies referred to in refusal reasons: combined results from 2006 to 2012 Monitoring Reports**

<u>Policy</u>	<u>Appeals allowed</u>	<u>Appeals dismissed</u>
K6*	3	-
E1	18	42
E3	2	6
E4*	-	1
E5*	-	1
E7*	2	-
E8	4	18
E9*	1	2
E12	1	1
E13	1	1
E24	-	2
E28*	-	1
E35	-	3
H4	1	1
H7	9	27
H8	1	4
H9	9	15
H11	1	1
H12	1	-
EM1	1	1
EM2	2	2
T11	3	5
S1	1	-
S4	-	2
S6	1	2
S7	5	6
S9	-	2
S10	3	-
RC5	-	1
RC8	1	-
RC12	-	1
RC13	-	1

\* Indicates that the policy is no longer "saved"

**Table 27: 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%
2011/12	5	0	13	18	72%
Total 2005-2012	40	3	106	149	71%

**(b) Policies which allocate land: progress chart****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**

Housing land supply figures are as in the report considered by Cabinet on 12 March 2013.

## **Appendix 6**

### **Housing trajectory**

The up-to-date housing trajectory is as in appendix 3 of the cabinet report of 12 March 2013.

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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