

# **Broxtowe Borough Council**

# Monitoring Report

**1 April 2013 – 31 March 2014**

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# Introduction

## Executive Summary

### **Progress in producing Development Plan Documents:**

Core Strategy – This has been prepared in full alignment with our neighbouring Councils at Nottingham and Gedling and sets out a positive planning framework to promote the required amount and distribution of new housing and economic development over the plan period within an over-arching strategy of urban concentration with regeneration. It was submitted for public examination on 7th June 2013 and the examination hearing sessions were held over four separate weeks in October and November 2013 and in February 2014. Consultation into proposed main modifications was undertaken during March and April 2014 and we are now awaiting the final Inspector's report.

Site Allocations and Development Management Policies Local Plans – An Issues and Options consultation was undertaken on Site Allocations over the winter of 2013/14 with full details on the Planning Policy page of the Council's website. Further evidence was prepared over the summer and autumn of 2014 which included the Green Belt Review, landscape and visual impact assessments, retail and employment needs studies and plan wide viability work.

From this year onwards a section on progress in preparing Neighbourhood Plans has been added as any 'made' Neighbourhood Plans will become part of the 'development plan'. Progress is being made in consulting on area designations for Eastwood, Greasley and Nuthall with at least two more expected to follow.

### **Progress in achieving planning policy objectives:**

Although the specific objectives have been amended on the adoption of the Core Strategy, the principle of encouraging sustainable development will be retained within a strategy of urban concentration with regeneration.

### **The provision of new dwellings:**

Since the 2008/09 monitoring year housing completions have been adversely affected by the recession and in particular the significant impact on the construction sector. The net completion figure of 150 dwellings for the 2013/14 period is substantially below that required to meet objectively assessed need for new homes, a point that was acknowledged in the Publication Version of the Core Strategy hearing sessions. The Council remains committed to a programme of affordable house building with a number of sites successfully built out with several more in the pipeline. In addition the Council is looking to make progress on Site Allocations with Issues and Options consultation successfully undertaken over the winter of 2013/14.

**Details of co-operation with other organisations on strategic planning policy issues:**

A duty to co-operate compliance statement was submitted with other supporting evidence to the Core Strategy examination which is the most up to date evidence regarding co-operation with other organisations on strategic planning policy issues. This demonstrates how the Councils have worked in partnership with the relevant bodies to consider options and find solutions including amending the text of the Publication Version of the Aligned Core Strategies in direct response to the comments received through the various stages of consultation and on-going dialogue.

It remains a substantial achievement that in the face of taking difficult decisions to meet in full the objectively assessed development needs across the Greater Nottingham Housing Market Area there were no unresolved objections at the Core Strategy examination from the three environmental groups of English Heritage, the Environment Agency or Natural England.

The duty to co-operate statement is available via the link below

<http://www.nottinghamcity.gov.uk/CHttpHandler.ashx?id=43214&p=0>

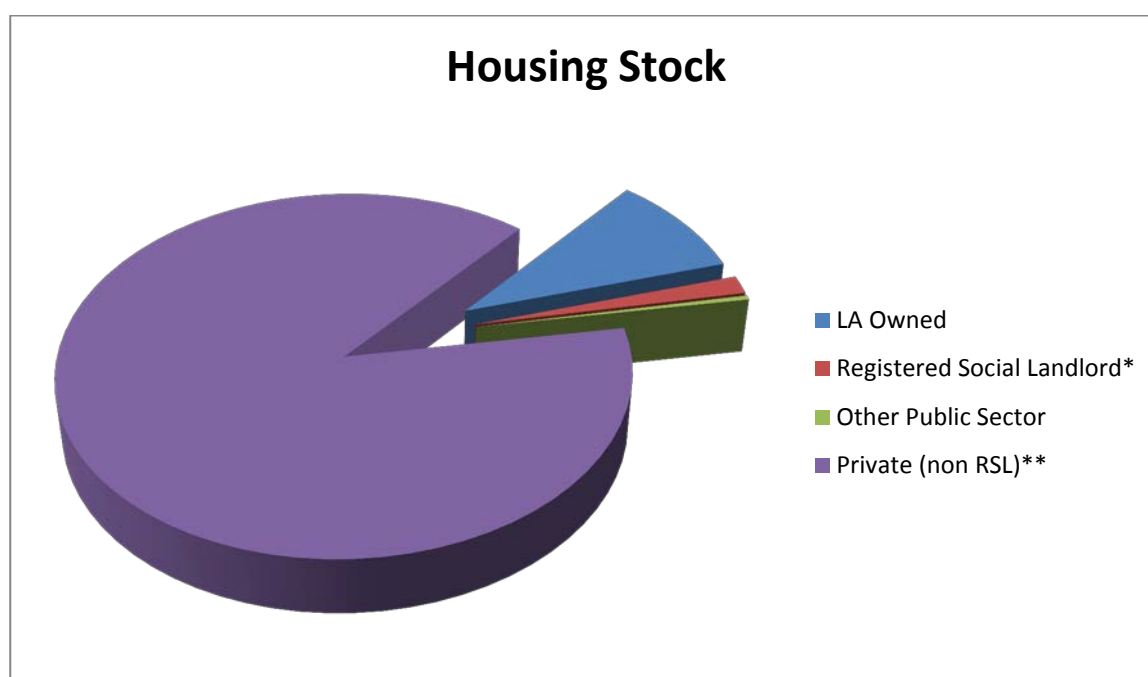
# General Information about the borough

*Table 1: Housing Stock Condition*

Dwelling stock position in authority area at 1 April 2014

	LA Owned	Registered Social Landlord	'Other' Public Sector	Private (non RSL)	Total
Total Stock	4,608	800*	192	43,926**	49,526

(\* exact figures unknown as not all RSL's responded to request. \*\* approximate figure)



## 2. 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) and is available on the Council's website (<http://www.broxtowe.gov.uk/index.aspx?articleid=12271>).

Broxtowe's LDS was adopted by the Council in May 2013. 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.

**Core Strategy:**

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

Although there has been a slight delay in the Core Strategy timetable this has been due to the Examination taking longer than expected with the Plan submitted on 7<sup>th</sup> June 2013. The final report from the Inspector was in July 2014 and the Core Strategy was adopted on 17<sup>th</sup> September 2014.

**Allocations and Development Management DPDs:**

In February 2015 a single 'informal' round of consultation was undertaken combining a 'Preferred Approach' for site allocations with an 'Issues and Options' consultation for Development Management Policies. This has allowed the DPD to be brought together as a Single Part 2 Local Plan.

**Neighbourhood Plans:**

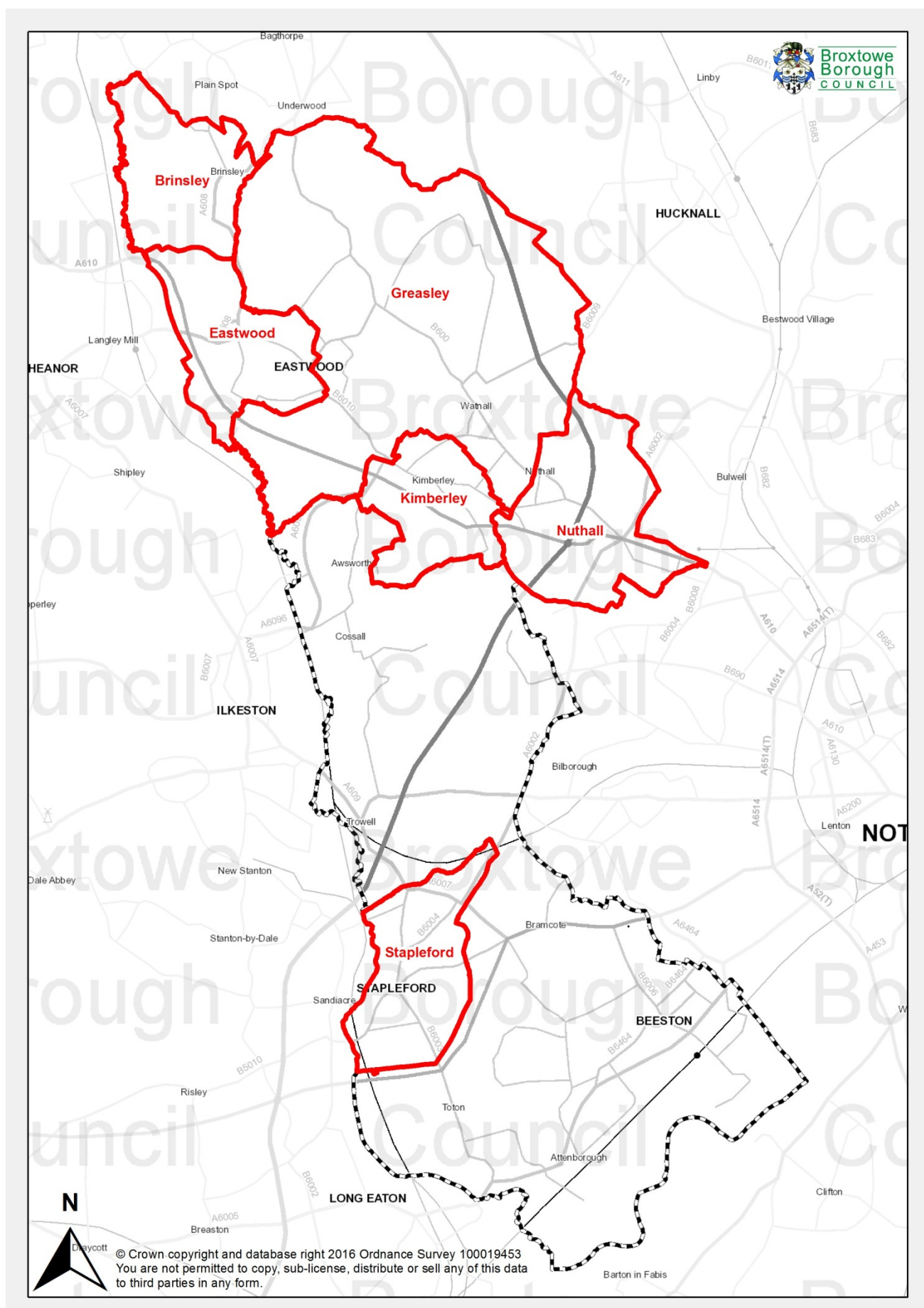
The following table shows the stage of Neighbourhood Planning that the parished areas of the borough are at with Neighbourhood Plan preparation. As yet the Council has not received any applications from Neighbourhood Forums wishing to plan for non-parished areas.

*Table 2: Progress of Neighbourhood Plans in the Borough*

Stage	Town (TC) / Parish (PC)								
	Awsworth Parish Council	Brinsley Parish Council	Trowell Parish Council	Eastwood Town Council	Nuthall Parish Council	Greasley Parish Council	Kimberley Town Council	Stapleford Town Council	Cossall Parish Council
N'hood Area Application Submitted to Broxtowe BC		✓		✓	✓	✓	✓	✓	
N'hood Area Consultation		✓		✓	✓	✓		✓	
N'hood Area Designation				✓	✓	✓			
Draft Plan submitted to Broxtowe BC									
Draft Plan Consultation									
Plan at Examination									
Examiners Report Published									
Referendum									
Adoption									



Map 1: Areas for which Neighbourhood Plans are to be prepared



### 3. Housing:

*Table 3: Summary of position as at period ending 31 March 2014*

Total Maximum 'Requirement'	Total Net Completions	Net Additional Requirement	Annual Net Additional Requirement
2011-2028	Dwelling completions 2011-2014	Needed in remainder of period 2014-2028	Needed in remainder of period 2014-2028
6150 dwellings	357 dwellings	5793 dwellings	414 Dwellings

#### Housing Trajectory:

##### Comment

Policy 2 of the Publication Version of the Aligned Core Strategy sets a housing requirement of 6,150 new homes for the plan period 2011 to 2028. The RSS was abolished on the 12<sup>th</sup> April 2013 therefore the monitoring of housing figures will in the future be based upon the Core Strategy requirements.

There has been extensive evidence submitted to the Core Strategy examination regarding the 5 and 15 year housing land supply in Broxtowe. The most recent relevant information can be found in; **The Broxtowe SHLAA (2012/13)** with table 11 on page 15 giving the five year supply on specific deliverable sites both with and without a proposed Housing Allocation in the Core Strategy at Field Farm.

#### Broxtowe 5 Year Supply Assessment:

Statement prepared jointly by Broxtowe Borough Council and Oxalis Planning providing commentary and analysis of the different methods of calculating supply and the results of each together with more comments both from Broxtowe and Oxalis on the delivery of sites.

#### Broxtowe Proposed Changes to the Core Strategy:

This explains the position in Appendix 14 and full details of the supply and trajectories in Appendix 20. This includes the addition of a minimum of 500 dwellings in Toton which is expected to commence delivery towards the end of the first 5 year period of the Core Strategy.

Taken together these documents show how Broxtowe Borough Council will be able to demonstrate a five year housing land supply at the point of adoption of the Core Strategy.

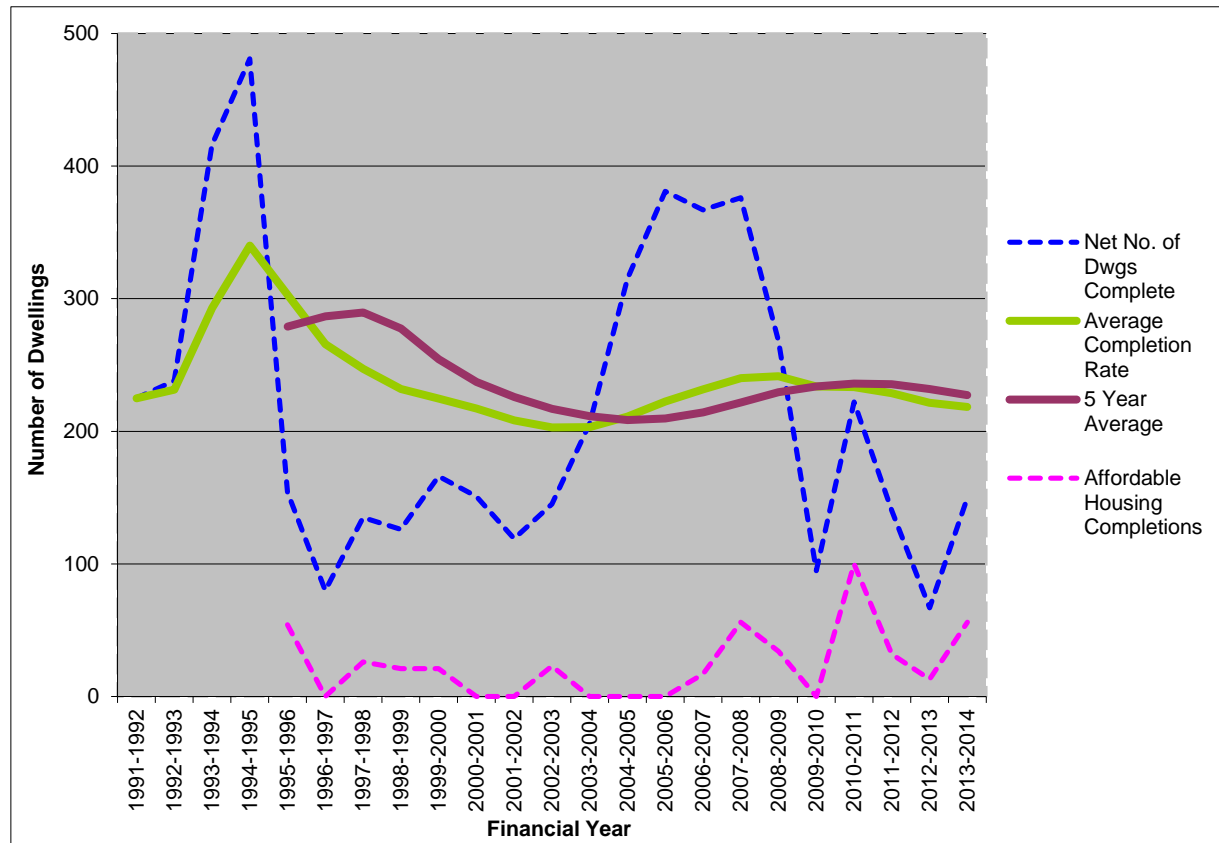
#### Affordable Housing Permissions:

There is a high demand for affordable units in Broxtowe with the Nottingham Core Strategic Market Assessment Needs Update 2009 suggesting that the potential level of net affordable housing need is 445 dwellings per annum. However, evidence suggests that meeting this level of provision through the planning system is unviable. Policy 8 of the Publication Version of the Aligned Core Strategy sets a target of 1,845 affordable homes; Broxtowe will seek to negotiate a 30% target for affordable housing provision in new residential developments on appropriate sites.

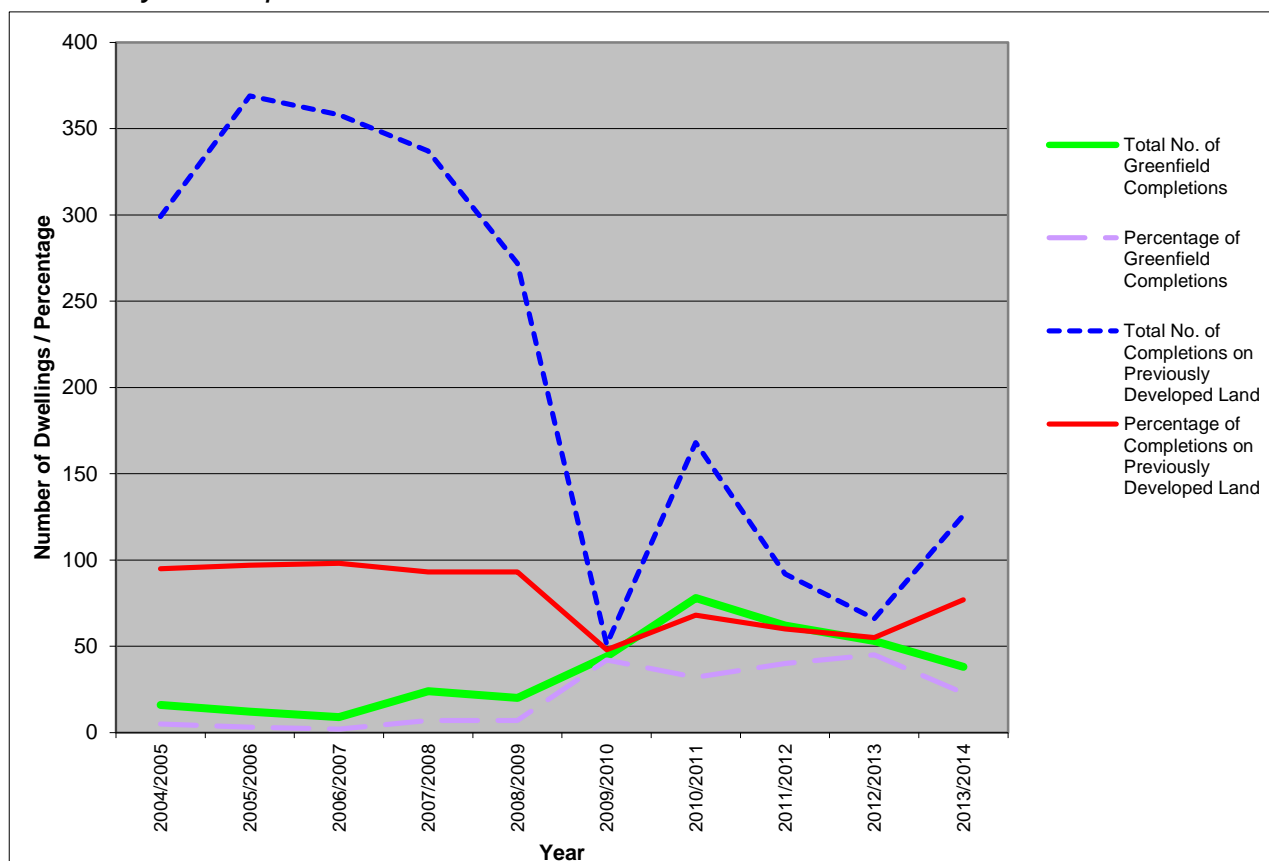
## House types:

The National Planning Policy Framework requires Local Authorities to “*deliver a wide choice of high quality homes*”. Policy 8 of the Publication Version of the Core Strategy states that “*residential developments should maintain, provide and contribute to a mix of housing tenures, types and size in order to create sustainable, inclusive and mixed communities*”.

*Line Chart 1: Net residential completion rate, average completion rate, 5 year moving average, affordable housing completions*



*Line Chart 2: Annual number and percentage of completions on Greenfield and Previously Developed land*



### Comment

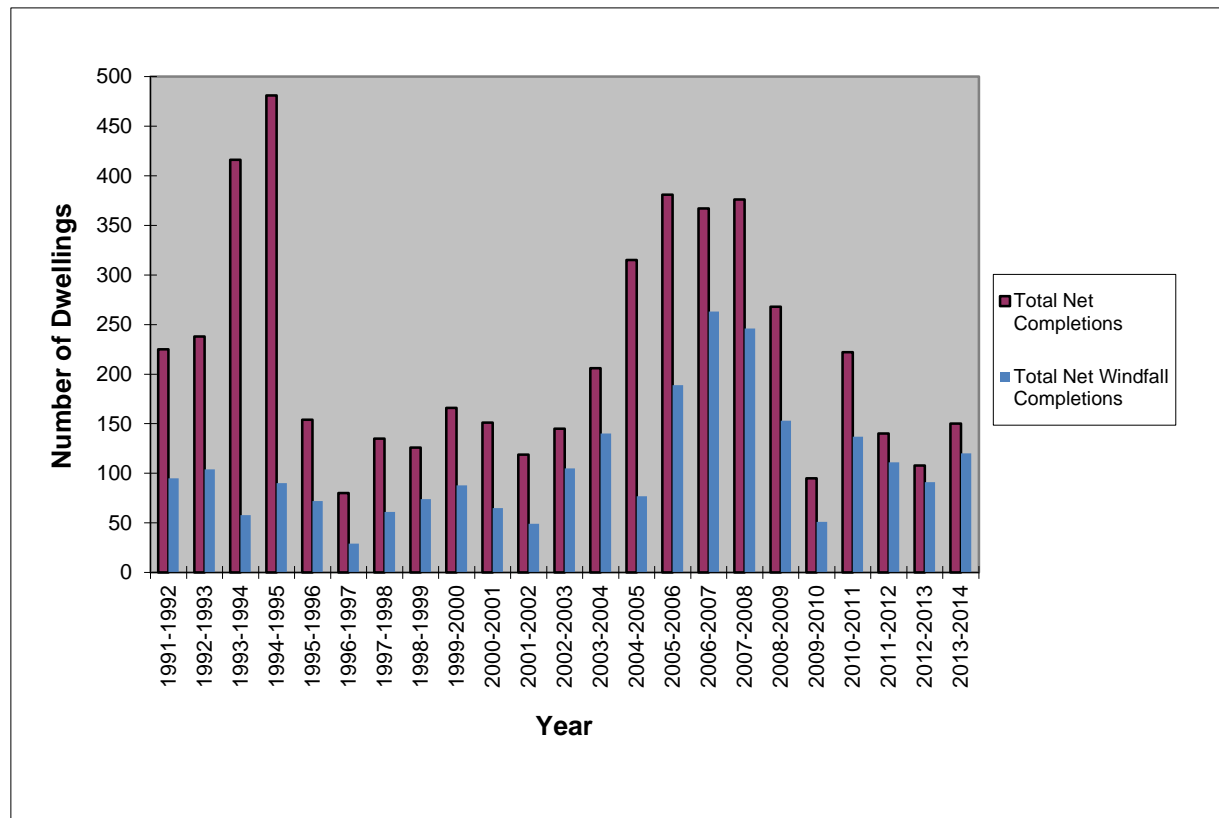
There is no government target regarding housing built on previously developed land in the National Planning Policy Framework, the Framework does however state that: *“Planning policies and decisions should encourage the effective use of land by re-using land that has been previously developed”*.

### Density:

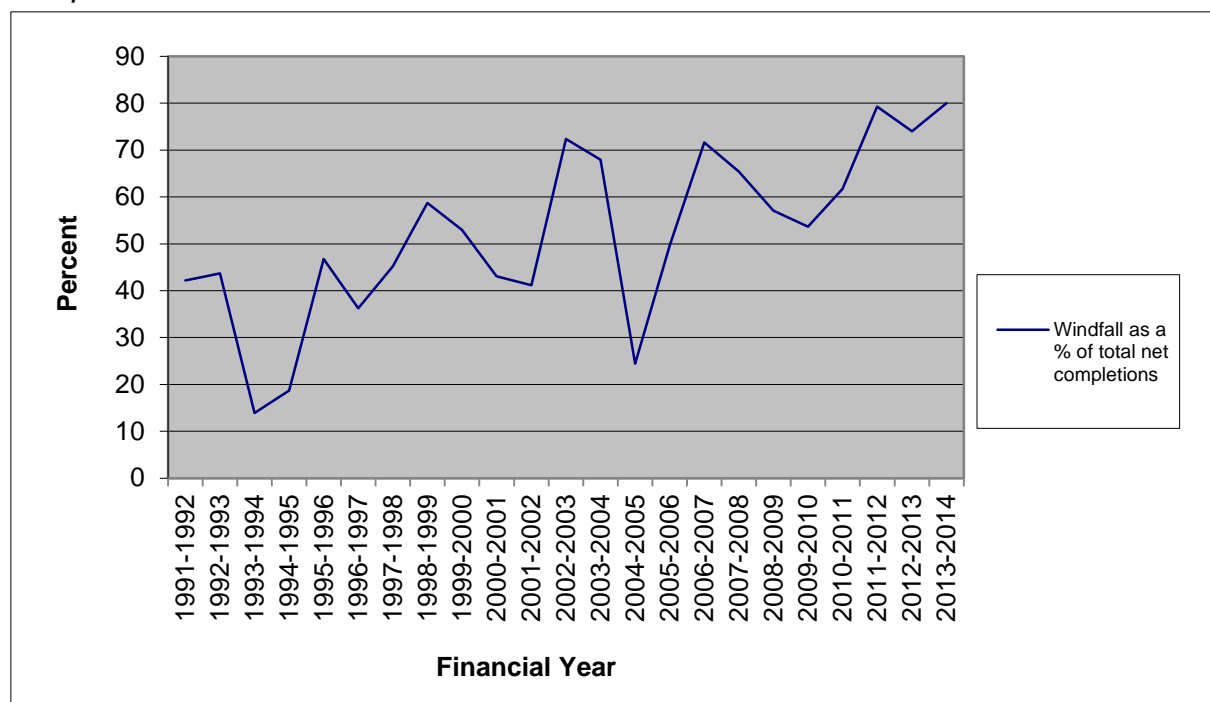
The National Planning Policy Framework states that Local Planning Authorities should *“set out their own approach to housing density to reflect local circumstances”*. Broxtowe Borough Council set our own approach to housing density, in policy H6 of the Local Plan. The current average net density of housing sites (under construction, not started and outline, not including complete sites) in the borough is 24.29 dwellings per hectare.

## Windfall Completions:

*Bar Chart 1: Annual total net completions, total net windfall completions*



*Line Chart 3: Annual windfall completions as a percentage of the total net completions*



## Comment

The variations in windfall completions need to be seen in context of the boost in housing delivery as a result of the allocation of sites for housing in the 2004 Local Plan, followed by a significant slowdown in house building on all sites as a result of the economic slump and lack of availability of mortgage finance. Notwithstanding this, in 2013/14 windfall completions accounted for a high proportion (80%) of the total net completions, demonstrating their importance in housing delivery.

## 4. Employment Development

Policy 4 of the Publication Version of the Aligned Core Strategy sets out the following requirements for the plan period 2011 to 2028, in Broxtowe:

- Office development (B1) = 34,000 m<sup>2</sup>
- Industrial and warehouse uses (B1, B2 and B8) = 15 Ha

*Table 4: Land taken-up 2001-2014*

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
2011-2012	0.05	-0.61	-0.56
2012-2013	0.048	-0.07	-0.022
2013-2014	0.02	-0.55	-0.53
<b>Total</b>	<b>1.588</b>	<b>-2.34</b>	<b>16.928</b>
<b>Annual Average</b>	<b>0.318</b>	<b>-0.468</b>	<b>1.302</b>

## Comment:

The net take-up of employment land in 2013/14 was a loss of 0.53 hectares, well below the annual average of 1.302 hectares take-up which had been achieved since 2001, this year's take up is indicative of a longer term downward trend of new employment site delivery. If average yearly take ups of employment land are continued then this would give 27 years supply of available employment land.

## The provision of new employment space:

There was no specific quantified requirement for employment land within the borough prior to the adoption of the Core Strategy. The current borough total of allocated employment land available from the 2004 Local Plan is 37.5 Ha; of this, 19.2 Ha is allocated in the current local plan, but does not have planning permission, 18.3 Ha has outline permission and 0 Ha has detailed permission.

## 5. Biodiversity

Policy 17 of the Publication Version of the Aligned Core Strategy sets a target to improve the management of biodiversity sites, including the number of Sites of Special Scientific Interest (SSSI) in a favourable condition. Policy 16 and 17 of the Publication Version of the Aligned Core Strategy set targets to increase the quality of open spaces, retain areas of biodiversity importance and improve the management of biodiversity site, including Nature Reserves and Local Wildlife Sites under positive conservation management.

*Table 5: Changes in areas of biodiversity importance*

Changes in areas of biodiversity importance	2013-2014
Increase in Local Wildlife Sites (LWS) area (Ha)	0.365

### Nature reserves

There are 14 Local Nature Reserves in the Borough, these are:

- Attenborough Nature Reserve (Declared 1966)
- Nottingham Canal (Declared 1993)
- Alexandrina Plantation, Bramcote (Declared 2005)
- Bramcote Park Woodland, Bramcote (Declared 2008)
- Stapleford Hill Woodland, Stapleford (Declared 2008)
- King George's Park, Bramcote (Declared 2008)
- Hall Om Wong, Kimberley (Declared 2008)
- Brinsley Headstocks, Brinsley (Declared 2008)
- Sandy Lane Public Open Space, Bramcote (Declared 2005)
- Toton Fields, Toton (Declared 2009)
- Smithurst Meadows, Giltbrook (Declared 2010)
- Watnall Spinney, Watnall (Declared 2012)
- Watnall Green, Watnall (Declared 2012)
- Colliers Wood, Moorgreen (Declared 2012)

### Green Flag Award

There is a total of 53.4 Ha of eligible open space managed to Green Flag Award standard. These are:

- Colliers Wood, Giltbrook 14.2 Ha
- Bramcote Hills Park 26.8 Ha
- Old Church Tower, Town Street Bramcote 0.1 Ha
- Alexandrina Plantation/Sandy Lane LNR Bramcote 12.3 Ha

### Green Infrastructure

Policy 16 of the Publication Version of the Aligned Core Strategy sets a target to increase the percentage of population with access to Green Infrastructure assets and states that indicators will be set locally.

## 6. Renewable Energy

See the table below for information on planning applications for domestic and commercial renewable energy projects.

*Table 6: Number of planning applications*

Renewable Energy Applications	2013-2014
Applications for Solar Panels for private homes	1
Applications for Solar Panels for Businesses	1
Applications for Biomass Boilers	2
Applications for electric vehicle charging points	1

*Table 7: Renewable energy capacity installed*

Renewable Energy	2013-2014
Renewable energy capacity installed (kW)	260

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.

### Kilograms of CO<sub>2</sub> saved through Council initiatives

Policy 1 of the Publication Version of the Aligned Core Strategy sets a target to reduce per capita carbon dioxide emissions. The Council are recording and monitoring CO<sub>2</sub> emissions from council owned and run buildings, street lights and transportation, in order to use new technologies and reduce CO<sub>2</sub> emissions via reduced energy usage and wastage across its services.

*Table 8: CO<sub>2</sub> emissions from council owned and run buildings and transportation*

Year	Total CO <sub>2</sub> emission (Kg)	Emissions from buildings (Kg)	Emissions from transport (Kg)	Percentage change from last year
2013-2014	3,551,695	2,687,391	864,304	0%

### Comment

These figures are based on our Broxtowe Carbon Management Plan/Carbon Trust tool. In the future we will report using the Government's Green House Gas Emissions (GHG) conversions. These figures include Broxtowe Borough Council operational buildings (excluding Eastwood Leisure Centre as it is in joint use and the energy isn't metered, and also excluding all housing energy usage and communal lighting) and includes business and fleet mileage (excluding at present plane, bus/coach, taxi and train travel and fuel used for mowers and hand tools for grounds maintenance).



## **7. Sustainable Drainage Systems**

Policy 1 of the Publication Version of the Aligned Core Strategy sets a target to increase the number of Sustainable Drainage Systems (SuDS). All large developments granted permission since 1 April 2011 have either incorporated Sustainable Drainage Systems or a condition was attached in the decision requesting details for the disposal of surface water to be approved before commencement of the development.

## **8. Community Infrastructure Levy**

The Community Infrastructure Levy (CIL) is a new method for collecting financial contributions from developers towards the provision of infrastructure needed as a result of development. This can include public transport, road schemes, flood defences, schools, health and social care facilities and open space.

The Town and Country Planning (Local Planning) (England) Regulations 2012 states that the monitoring report must give details of the CIL receipts and expenditure during the monitoring period. The Council will therefore report on the receipts and expenditures once the Community Infrastructure Levy is adopted.

Until then this Annual Monitoring report will only show how many Section 106 were signed during the monitoring period.

### **Section 106 Agreements**

In the period from 1 April 2013 to 31 March 2014 5 Section 106 agreements were signed. These were:

- Field Farm, Ilkeston Road, Stapleford
- Land adjacent Hemphill Hall, Low Wood Road, Nottingham
- Land between 3 and 12 Hardy Close, Kimberley
- Former allotments Hassocks Lane, Beeston
- Martyn Barratt Transport Ltd., International House, Stapleford Road, Trowell

As for contributions there were some for Open Space and Education received as of the end of the financial year in 2014.

## 9. Historic Environment

### Heritage Assets

In the borough there are the following:

- Listed Buildings: 149
  - Grade I = 5
  - Grade II\* = 10
  - Grade II = 134
- Ancient monuments: 6
- 15 Conservation Areas

Policy 11 of the Publication Version of the Aligned Core Strategy sets a target to decrease the number of heritage assets at risk. According to Historic England, eight heritage assets within Broxtowe Borough are at risk and included on the national Heritage at Risk 2013 to 2014 register:

- Eastwood Conservation Area
- Kimberley Conservation Area
- Nuthall Conservation Area
- Greasley Castle Scheduled Monument
- Remains of Beauvale Priory, New Road, Greasley (Scheduled Monument and 2 grade II Listed Buildings)
- Summerhouse at the Yews, Kimberley Road, Nuthall (grade II\* LB)
- Bennerley Viaduct, Awsworth Road, Awsworth (grade II\* LB)

*Table 9: Heritage Assets at Risk*

Year	Listed Buildings	Conservation Areas	Scheduled Monument	Registered Park and Garden
2012	3	3	1	
2013	3	3	2	
2014	4	3	2	

### Conservation Area Appraisals

Policy 11 of the Publication Version of the Aligned Core Strategy sets a target to increase the number of Conservation Area Appraisals. Conservation Area Appraisals have been carried out for Attenborough, Beeston and Stapleford. Work has started on the Conservation Area Appraisals for Brinsley, Chilwell and Strelley but due to other priorities the Council has been unable to progress these further. The remaining villages- Cossall and Nuthall - do not have Conservation Area Appraisals.

### Natural Environment

- Area taken up by Sites of Special Scientific Interest: 258 Ha
- Area taken up by Mature Landscape Areas: 1181 Ha
- Area taken up by Local Wildlife Sites: 551.1 Ha

## **10. Gypsies, Travellers and Travelling Showpeople**

Policy 9 of the Publication Version of the Aligned Core Strategy sets a target to meet the needs of Gypsies, Travellers and Travelling Showpeople.

## **11. Regeneration**

Policy 7 of the Publication Version of the Aligned Core Strategy sets a target to deliver major schemes promoted in Policy 7.

# Awsworth

The pretty little village of Awsworth enjoys unspoilt views over the Erewash Valley and the now disused Bennerley Viaduct. At present the population of Awsworth is 2,455.

This section gives employment and housing information for the Awsworth area, for the period April 2013 to the end of March 2014.

## 12. Transport:

Policy 12 of the Publication Version of the Aligned Core Strategy sets a target to improve accessibility from residential development to key community facilities and services. Also Policy 14 of the Publication Version of the Aligned Core Strategy sets a target to increase modal shift towards public transport, walking and cycling.



Table 10: Large site (10 dwellings or more) travel time to key services

Site Address	GP Surgery	Hospital	Primary School	Secondary School	Area of Employment
<b>02/00182/FUL Land off Main Street, Awsworth</b>	<b>13</b>	<b>29</b>	<b>4</b>	<b>14</b>	<b>14</b>
<b>07/00614/FUL Ponderosa, Gin Close Way, Awsworth</b>	<b>12</b>	<b>27</b>	<b>3</b>	<b>13</b>	<b>13</b>

### Comment

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

# Brinsley

Brinsley is an ancient settlement, mentioned in the Domesday Book as “Bruneslia”. The name appears in other documents as “Brun-ners-ley”, meaning Leys or meadows belonging to a lord named Brun.

The village grew dramatically during the 19th Century, when nearby collieries were at the height of their activity, and Brinsley became a parish in 1866. Further expansion this Century has brought the population to its present level of 2,327.

This section gives employment and housing information for the Brinsley area, for the period April 2013 to the end of March 2014.



## 13. Housing:

Table 11: 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)
2013-2014	2		2	7		7		9

*Table 12: Percentage of new and converted dwellings on previously developed land (Gross)*

Year	Total	Greenfield		Previously Developed			
		No. Complete	%	Small & Large Sites*	Conversions / Change of Use	Sub Total	%
2013-2014	9	3	33	4	2	6	67

\* Small sites = 9 or less dwellings, Large sites = 10 dwellings or more

## Density:

*Table 13: Densities of all new build dwellings completed and under construction 2013-2014*

	Density		
	Less than 30 dwellings/Ha	Between 30 and 50 Dwellings/Ha	Above 50 dwellings/Ha
Number of new dwellings completed	1	4	4
Percentage of new dwellings completed	11	44.5	44.5
Number of dwellings under construction			
Percentage of dwellings under construction			

The current average, from 4 dwellings covering an area of 0.52 Ha, of housing sites (under construction, not started and outline, not including completed sites) in the Brinsley area is 7.69 dwellings per hectare.

**House types:**

The split between types of dwelling completed by number of bedrooms is illustrated below.

*Table 14: House types completed 2013-2014 in Brinsley*

Type	No. of Beds	2013-2014		Total
		Completed		
		Gains	Losses	
Detached	1			
	2			
	3	2		2
	4	2		2
	5			
	6+			
Semi-Detached	1			
	2			
	3	4		4
	4			
	5			
	6+			
Terraced	1			
	2			
	3	1		1
	4			
	5			
	6+			
Bungalow	1			
	2			
	3			
	4			
	5			
	6+			
Flat	1			
	2			
	3			
	4			
	5			
	6+			
Total		9		9

**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 shows good progress in completions containing a good mix of house types.

## Windfall Completions:

*Table 15: Net Windfall Completions on small sites (9 dwellings or less) (excluding gardens)*

Year	Net Windfall Completions on small sites
2013-2014	3



# Eastwood

It seems from existing documents and research that the first reference to Eastwood was in the Domesday Survey in 1086 which referred to a small Saxon settlement called 'Estwic'. A later reference by a Minister of Religion (Owen Meredith) corrected this name to 'Eastwick alias Eastwood'. Thus - by this simple act - the current name was born. A copy of this section of the Domesday Book can be seen in the now restored Durban House on Mansfield Road.

This section gives employment and housing information for the Eastwood area, for the period April 2013 to the end of March 2014.



## 14. Employment Development

Table 16: Summary of employment land and floorspace development in Eastwood

		B1	B2	B8	Mixed (unrestricted)	Total
Additional Floorspace	m <sup>2</sup>					
Floorspace lost to other uses		-189				-189
<b>Total</b>		<b>-189</b>				<b>-189</b>
Additional Land	Ha					
Land lost to other uses		-0.1				-0.1
<b>Total</b>		<b>-0.1</b>				<b>-0.1</b>

*Table 17: Summary of employment land available*

	B1 (Ha)	B2 (Ha)	B8 (Ha)	Mixed (unrestricted) (Ha)	Total (Ha)
Allocated no planning permission	0.7			1.4	2.1
Allocated with outline permission	1.0			17.3	18.3
Allocated with detailed permission					
Not allocated outline permission (potential gains)					
Not allocated detailed permission (potential gains)	0.04				0.04
Not allocated outline permission (potential losses)					
Not allocated detailed permission (potential losses)	-0.11	-6.98			-7.09
<b>Total Net Supply Currently Available</b>	<b>1.63</b>	<b>-6.98</b>		<b>18.7</b>	<b>13.35</b>

*Table 18: Land taken-up*

Year	Gross Amount (Ha)		Net Total
	Gains	Losses	
2013-2014		-0.1	-0.1

## 15. Housing:

Table 19: 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)
2013-2014	7	-2	5	43	-3	40	-5	45

Table 20: Percentage of new and converted dwellings on previously developed land (Gross)

Year	Total	Greenfield		Previously Developed			
		No. Complete	%	Small & Large Sites*	Conversions / Change of Use	Sub Total	%
2013-2014	50	17	34	26	7	33	66

\* Small sites = 9 or less dwellings, Large sites = 10 dwellings or more

## Density:

Table 21: Densities of all new build dwellings completed and under construction 2013-2014

	Density		
	Less than 30 dwellings/Ha	Between 30 and 50 Dwellings/Ha	Above 50 dwellings/Ha
Number of new dwellings completed	3	41	6
Percentage of new dwellings completed	6	82	12
Number of dwellings under construction	1	17	
Percentage of dwellings under construction	5.5	94.5	

The current average, from 221 dwellings covering an area of 9.86 Ha, of housing sites (under construction, not started and outline, not including complete sites) in the Eastwood Area is 22.41 dwellings per hectare.

## Affordable Housing Permissions:

*Table 22: The number of affordable housing units granted planning permission and total number of affordable housing units complete*

Years for Eastwood	2013-2014
Number of Affordable Units granted Planning Permission	
<b>Total Units Complete</b>	<b>41</b>

The 41 affordable properties completed in 2013 to 2014 represent 91% of the total net dwellings completed for the year in the Eastwood area.

## House types:

The split between types of dwelling completed by number of bedrooms is illustrated below.

*Table 23: House types completed 2013-2014 in Eastwood*

Type	No. of Beds	2013-2014		Total
		Completed		
		Gains	Losses	
Detached	1			
	2	2		2
	3	1	-1	0
	4	1		1
	5	1	-2	-1
	6+			
Semi-Detached	1	5		5
	2	4		4
	3	6	-1	5
	4	1		1
	5			
	6+			
Terraced	1			
	2	8		8
	3	4		4
	4			
	5			
	6+			
Bungalow	1		-1	-1
	2	4		4
	3			
	4			
	5			
	6+			
Flat	1	10		10
	2	3		3
	3			
	4			
	5			
	6+			
Total		50	-5	45

### 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 shows good progress in completions containing a good mix of house types.

### Windfall Completions:

*Table 24: Net Windfall Completions on small sites (9 dwellings or less) (excluding gardens)*

Year	Net Windfall Completions on small sites
2013-2014	6

## 16. Transport:

Policy 12 of the Publication Version of the Aligned Core Strategy sets a target to improve accessibility from residential development to key community facilities and services. Also Policy 14 of the Publication Version of the Aligned Core Strategy sets a target to increase modal shift towards public transport, walking and cycling.

*Table 25: Large site (10 dwellings or more) travel time to key services*

Site Address	GP Surgery	Hospital	Primary School	Secondary School	Area of Employment
	Travel time (mins)				
Land off Acorn Avenue, Giltbrook	6	39	11	15	9
Eastwood & Kimberley Community College	2	>60	5	17	5

### Comment

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

## 17. Local Services:

Policy 6 of the Publication Version of the Aligned Core Strategy sets a target to maintain or improve the vitality and viability of the centres within the plan area.

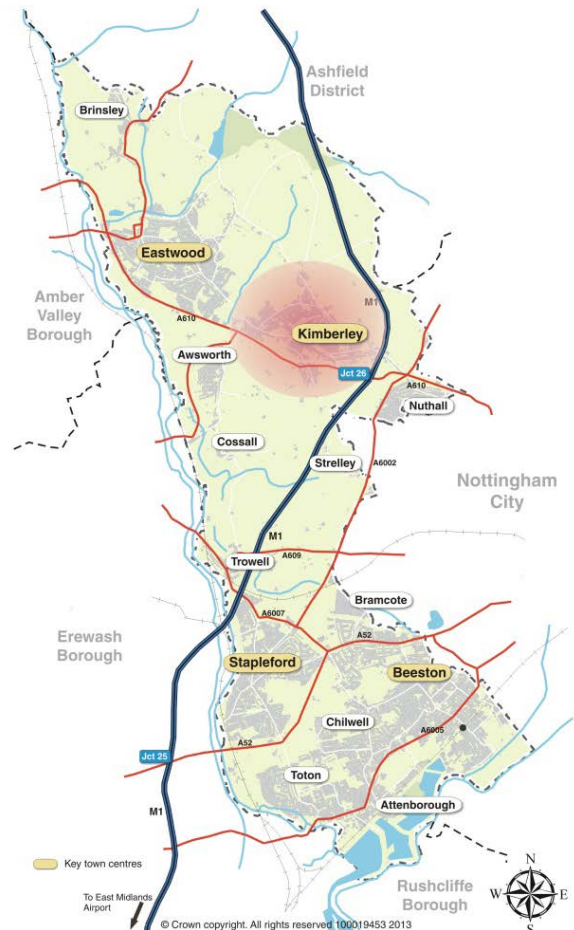
*Table 26: Summary of quality of open space*

Amount of eligible open spaces managed to green flag award standard?	14.2Ha
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# Kimberley

Kimberley dates back to a time before modern records began. It is first mentioned in the Domesday Survey of 1086, where it appears as Chinemarelie, the name is thought to mean 'Cynemaer's clearing or wood'. The area used to be a part of Greasley Parish (at one time one of the largest parishes in England) but separated from Greasley ecclesiastically in 1848 and in 1896 became a civil Parish in its own right. Kimberley was awarded independent Town status in the 1980's.

This section gives employment and housing information for the Kimberley area, for the period April 2013 to the end of March 2014.



## 18. Employment Development

*Table 27: Summary of employment land and floorspace development in Kimberley*

		B1	B2	B8	Mixed (unrestricted)	Total
Additional Floorspace	m <sup>2</sup>	22				22
Floorspace lost to other uses						
<b>Total</b>		<b>22</b>				<b>22</b>
Additional Land	Ha					
Land lost to other uses						
<b>Total</b>						

*Table 28: Summary of employment land available*

	B1 (Ha)	B2 (Ha)	B8 (Ha)	Mixed (unrestricted) (Ha)	Total (Ha)
Allocated no planning permission				8.5	8.5
Allocated with outline permission					
Allocated with detailed permission					
Not allocated outline permission (potential gains)					
Not allocated detailed permission (potential gains)	0.09				0.09
Not allocated outline permission (potential losses)					
Not allocated detailed permission (potential losses)	-0.04				-0.04
<b>Total Net Supply Currently Available</b>	<b>0.05</b>			<b>8.5</b>	<b>8.55</b>

## 19. Housing:

*Table 29: 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)
2013-2014	2		2	8		8		10

*Table 30: Percentage of new and converted dwellings on previously developed land (Gross)*

Year	Total	Greenfield		Previously Developed			
		No. Complete	%	Small & Large Sites*	Conversions / Change of Use	Sub Total	%
2013-2014	10	7	70	1	2	3	30

\* Small sites = 9 or less dwellings, Large sites = 10 dwellings or more

## Density:

*Table 31: Densities of all new build dwellings completed and under construction 2013-2014*

	Density		
	Less than 30 dwellings/Ha	Between 30 and 50 Dwellings/Ha	Above 50 dwellings/Ha
Number of new dwellings completed	7	3	
Percentage of new dwellings completed	70%	30%	
Number of dwellings under construction	1		
Percentage of dwellings under construction	100%		

The current average, from 40 dwellings covering an area of 3.47 Ha, of housing sites (under construction, not started and outline, not including complete sites) in the Kimberley area is 11.53 dwellings per hectare.



### House types:

The split between types of dwelling completed by number of bedrooms is illustrated below.

*Table 32: House types completed 2013-2014 in Kimberley*

Type	No. of Beds	2013-2014		Total
		Completed		
		Gains	Losses	
Detached	1			
	2			
	3	1		1
	4	5		5
	5			
	6+			
Semi-Detached	1			
	2			
	3	1		1
	4			
	5			
	6+			
Terraced	1			
	2			
	3			
	4			
	5			
	6+			
Bungalow	1			
	2	1		1
	3			
	4			
	5			
	6+			
Flat	1			
	2			
	3	2		2
	4			
	5			
	6+			
Total		10		10

### Windfall Completions:

*Table 33: Net Windfall Completions on small sites (9 dwellings or less) (excluding gardens)*

Year	Net Windfall Completions on small sites
2013-2014	1

# Main Built up Area

The Broxtowe part of the Main Built up Area (MBA) of Greater Nottingham is mainly the more urban south of Broxtowe including the settlements of Attenborough, Chilwell, Beeston, Bramcote, Stapleford and Toton, together with parts of Trowell and Nuthall. This includes over 60% of the Borough's population.

This section gives employment and housing information for the MBA, for the period April 2013 to the end of March 2014.

## 20. Employment Development

*Table 34: Summary of employment land and floorspace development in MBA*

		B1	B2	B8	Mixed (unrestricted)	Total
Additional Floorspace	m <sup>2</sup>	250	148.5			398.5
Floorspace lost to other uses		-200	-55	-1214.5		-1469.5
<b>Total</b>		<b>50</b>	<b>93.5</b>	<b>-1214.5</b>		<b>-1071</b>
Additional Land	Ha	0.02				0.02
Land lost to other uses		-0.03	-0.08	-0.44		-0.55
<b>Total</b>		<b>-0.01</b>	<b>-0.08</b>	<b>-0.44</b>		<b>-0.53</b>



*Table 35: Summary of employment land available*

	B1 (Ha)	B2 (Ha)	B8 (Ha)	Mixed (unrestricted) (Ha)	Total (Ha)
Allocated no planning permission	0.5			6.3	6.8
Allocated with outline permission					
Allocated with detailed permission					
Not allocated outline permission (potential gains)					
Not allocated detailed permission (potential gains)					
Not allocated outline permission (potential losses)					
Not allocated detailed permission (potential losses)	-0.154	-0.18			-0.334
<b>Total Net Supply Currently Available</b>	<b>0.346</b>	<b>-0.18</b>		<b>6.3</b>	<b>6.466</b>

*Table 36: Land taken-up*

Year	Gross Amount (Ha)		Net Total
	Gains	Losses	
2013-2014	0.02	-0.55	-0.53

## 21. Housing:

*Table 37: 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)
2013-2014	33	-4	29	62	-5	57	-9	86

*Table 38: Percentage of new and converted dwellings on previously developed land (Gross)*

Year	Total	Greenfield		Previously Developed			
		No. Complete	%	Small & Large Sites*	Conversions / Change of Use	Sub Total	%
2013-2014	95	11	11.6	51	33	84	88.4

\* Small sites = 9 or less dwellings, Large sites = 10 dwellings or more

## Density:

*Table 39: Densities of all new build dwellings completed and under construction 2013-2014*

	Density		
	Less than 30 dwellings/Ha	Between 30 and 50 Dwellings/Ha	Above 50 dwellings/Ha
Number of new dwellings completed	4	43	48
Percentage of new dwellings completed	4.3	45.2	50.5
Number of dwellings under construction	6	7	8
Percentage of dwellings under construction	28.6	33.4	38

The current average, from 495 dwellings covering an area of 17.58 Ha, of housing sites (under construction, not started and outline, not including complete sites) in the MBA is 28.16 dwellings per hectare.

## Affordable Housing Permissions:

*Table 40: The number of affordable housing units granted planning permission and total number of affordable housing units complete*

Years for MBA	2013-2014
Number of Affordable Units granted Planning Permission	41
<b>Total Units Complete</b>	<b>15</b>

The 15 affordable properties completed in 2013 to 2014 represent 17.4% of the total net dwellings completed for the year.

**House types:**

The split between types of dwelling completed by number of bedrooms is illustrated below.

*Table 41: House types completed 2013-2014 in MBA*

Type	No. of Beds	2013-2014		Total
		Completed		
		Gains	Losses	
Detached	1			
	2			
	3	12	-1	11
	4	2		2
	5			
	6+		-1	-1
Semi-Detached	1			
	2	5		5
	3	9	-2	7
	4			
	5			
	6+	1		1
Terraced	1			
	2	15	-1	14
	3	3		3
	4			
	5			
	6+			
Bungalow	1		-1	-1
	2		-1	-1
	3			
	4			
	5			
	6+			
Flat	1	27		27
	2	20	-2	18
	3	1		1
	4			
	5			
	6+			
Total		95	-9	86

**Windfall Completions:**

*Table 42: Net Windfall Completions on small sites (9 dwellings or less) (excluding gardens)*

Year	Net Windfall Completions on small sites
2013-2014	16

## 22. Local Services:

Policy 6 of the Publication Version of the Aligned Core Strategy sets a target to maintain or improve the vitality and viability of the centres within the plan area.

*Table 43: Summary of retail, office and leisure development and quality of open space*

Amount of completed floorspace gains:	m <sup>2</sup>
Retail (A1)	17
Office (A2)	106
Leisure (D2)	
Amount of completed retail, office & leisure devt. in town centres:	
Retail (A1)	
Office (A2)	106
Leisure (D2)	
Amount of eligible open spaces managed to green flag award standard?	39.2Ha

*Table 44: Losses of A1 shops (square metres) to other uses (policies S4/S1/S6)*

Mixed Use	
A2 financial services	106
A3 restaurants and cafes	
A5 hot food takeaways	35.52
C3 residential	13
<b>Total</b>	<b>154.52</b>

## 23. Flood Protection and Water Quality

Policy 1 of the Publication Version of the Aligned Core Strategy sets a target of no planning permissions being granted contrary to Environment Agency advice on flooding.

*Table 45: Number of permissions granted contrary to EA advice*

Flood Protection & Water Quality	2013-2014
Number of planning permissions granted contrary to the advice of the Environment Agency on grounds of either flood defence or water quality	1

# Other Rural

People have lived in the area since early times for three prime reasons - rich agricultural land, the proximity of the Rivers Trent and Erewash and the availability of natural building materials. The extensive and easily-mined coal deposits also had an important effect on the development of industry in the north of the borough.

This section gives employment and housing information for the Other Rural area, for the period April 2013 to the end of March 2014.

## 24. Employment Development

The table below has only a result for the allocated site.

*Table 46: Summary of employment land available*

	B1 (Ha)	B2 (Ha)	B8 (Ha)	Mixed (unrestricted) (Ha)	Total (Ha)
Allocated no planning permission				1.8	1.8
Allocated with outline permission					
Allocated with detailed permission					
Not allocated outline permission (potential gains)					
Not allocated detailed permission (potential gains)					
Not allocated outline permission (potential losses)					
Not allocated detailed permission (potential losses)					
<b>Total Net Supply Currently Available</b>				<b>1.8</b>	<b>1.8</b>



# Appendix 1

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

This summary reports on appeal decisions received between 1 April 2013 and 31 March 2014. It also provides information on decisions over the last 9 years.

In 2013/14, 20 appeals were determined. 14 (70%) were dismissed and 6 allowed.

One appeal was allowed in circumstances where the inspector considered the proposal to be contrary to policy. This case (12/00539/OUT) involved policies E12 and E24, concerning designated Protected Open Areas and important trees. The inspector acknowledged that there would be significant adverse effects in respect of these issues and others, such as the setting of Listed Buildings. However, she considered that the perceived absence of a five-year supply of housing land outweighed these adverse consequences of granting permission.

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 amenity for occupiers and neighbours, impacts on the street scene, the environmental effects of development and highway safety. In topics such as these, it is inevitable that differences of opinion between councils and inspectors will sometimes occur. These appeal decisions did not involve any questioning of the policy objectives or the interpretation of policy wording, so there appears to be no need to review the policies concerned. However, an award of costs in one case (13/00132/FUL) emphasises the importance of having evidence available if decisions are made contrary to expert advice (such as that of the highways authority).

In the AMR for 2012/13 concern was expressed about the relatively high proportion of appeals that had been allowed relating to policies H9 (domestic extensions) and S7 (food and drink retailing outside town centres). In 2013/14 there were four appeals relating to policy H9, all of which were dismissed, so the overall position has improved slightly (the proportion of appeals being allowed dropping to 34% between 2005/06 and 2013/14). There were no appeals relating to policy S7 in 2013/14 (the proportion of appeals allowed therefore remaining at 50%). However it remains appropriate to review these policies as part of the production of the forthcoming Part 2 Local Plan.

Reference was also made in the 2012/13 AMR to policy E8 (development in the Green Belt). There were three appeals in 2013/14 relating to this policy, all of which were dismissed. One of these (12/00451/FUL) confirms the point made in the previous AMR that inspectors support the Council's 'hard line' view that detached buildings such as domestic garages should not be treated as "appropriate development", even if there would be no significant visual impact.

Only one policy was the subject of more than two appeals that were allowed in 2013/14. This was policy E1 (good design), with three appeals allowed. However, nine appeals relating to this policy were dismissed. The proportion of appeals dismissed in 2013/14 for this policy (75%) was slightly higher than the proportion of all appeals dismissed (70%) and the overall proportion dismissed since 2005/06 is



the same for this policy as for all appeals (72%). This does not suggest any significant problem with the policy.

There are six policies which have been the subject of appeals in double figures over the past nine years; policies E1, E3, E8, H7, H9 and S7. Policies E1, E8, H9 and S7 have been referred to above. Policy E3 (development within Conservation Areas) was the subject of two unsuccessful appeals in 2013/14. 80% of appeals relating to this policy have been dismissed in the nine-year period 2005/06-2013/14. Policy H7 was the subject of one successful appeal in 2013/14 and two unsuccessful ones. 76% of appeals over the nine-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.

A few other points, noted below, also arose from this year's appeal decisions and may be relevant to the forthcoming production of the Part 2 Local Plan.

Perhaps the most important point to emerge from the 2013/14 appeals is the emphasis that has to be placed on maintaining a five-year supply of housing land if refusals of permission, at least on large sites, are to be successfully defended. With application 12/00539/OUT (an outline application for 116 dwellings on land adjacent to Hempshill Hall, Nuthall), as mentioned above, the inspector accepted that the proposal would be contrary to policies and harmful in various ways, however she granted permission on the basis that the perceived lack of a five-year housing land supply outweighed this harm. This sort of decision can be anticipated if similar situations arise in the future.

In 2013/14 inspectors did not however treat five-year land supply as a crucial issue with regard to small sites; four out of the five appeals relating to proposals for one or two dwellings were dismissed.

In several appeal decision letters, issues were raised about the limited weight that inspectors give to standards or guidance that are not incorporated in policy. This related to the 'masterplan' for the Boots site (11/00484/FUL), extensions to dwellings in the Green Belt (13/00567/FUL), outdoor amenity space for dwellings (12/00473/FUL) and the depth of extensions near boundaries (13/00504/FUL). The issues about Green Belt extensions and amenity space also arose in 2012/13. A similar point might apply to future 'masterplans' for other allocated development sites in the forthcoming Part 2 Local Plan. These decision letters suggest that if the Council wishes to apply standards or guidance on these or other issues, they are likely to carry substantially more weight in appeal decisions if they are incorporated in adopted policy (and/or perhaps an SPD).

With regard to heritage assets, generally inspectors tend to attach significant weight to the issue on the basis of the NPPF. For example, in two cases in 2013/14 (11/00484/FUL and 12/00539/OUT) the inspector gave significant weight to heritage issues even though they had not been referred to in the Council's reasons for refusal. However in one case (13/00444/FUL) the inspector attached little importance to the Council's concern about the impact on non-designated heritage assets. This raises the question of whether the Council will want to produce more location-specific policies on heritage issues, perhaps especially regarding non-designated heritage assets, in the Part 2 Local Plan and/or whether the Council should rely on the NPPF

and the Core Strategy. This issue was also mentioned in the 2012/13 AMR and it may require particular attention because, since the adoption of the Core Strategy in September 2014, most policies of the Broxtowe Local Plan relating to heritage issues are no longer 'saved'.

The appeal mentioned above for a dwelling in Stapleford (13/00444/FUL) was dismissed on the grounds of flood risk. There may be some perceived contrast with the Council's preferred approach to small developments in other areas at flood risk (such as Beeston Rylands, where several small developments have been approved) and this may therefore raise the question of whether or not the forthcoming policy on flood risk in the Part 2 Local Plan should take a different approach to the issue in different parts of the borough.

As mentioned in previous AMRs, on several occasions the same issue (such as design or residential amenity) is addressed by more than one policy, which may suggest some unnecessary duplication. The production of the Part 2 Local Plan may give the opportunity to address this sort of issue (although it does not appear to be causing any problems with appeal decisions).

Draft policies of the (then-) emerging Core Strategy were referred to in four appeal decisions in 2013/14. These policies were generally given little weight by inspectors because the Core Strategy had not been adopted (it was adopted in September 2014). These policies are not therefore referred to in this report; however Core Strategy policies will be monitored from the time of adoption, i.e. in the 2014/15 report and subsequently.

Several Broxtowe Local Plan policies (as noted in table 97 and including those on heritage issues, as mentioned above) were not 'saved' when the Core Strategy was adopted. It will be necessary to check that the 'replacement' policies in the Core Strategy prove to be adequate substitutes for those in the Local Plan. This may apply particularly to policy E1, which was the most-used policy in appeals both in 2013/14 (12 appeals) and in the period 2005-14 (81 appeals). If it proves necessary, any relevant aspects of policies which have not been 'saved' could be re-instated via the Part 2 Local Plan.

Details of each appeal for 2013/14 are given in table 95 below. Table 96 summarises the outcomes of these appeals in relation to the policies that were referred to in the refusal reasons. Table 97 shows a similar summary for the combined results from the Monitoring Reports between 2005/06 and 2013/14. Table 98 shows the rate of dismissal of appeals over the nine-year period.

*Table 47: Appeal decisions (received over period 1 April 2013 to 31 March 2014)*

Application	Policy	Decision	Allowed because of perceived conformity with policy	Allowed despite perceived conflict with policy
11/00484/FUL	E1, E8, E25*	Dismissed		
12/00340/OBLIG	RC12	Allowed	√	×
12/00451/FUL	E8	Dismissed		
12/00473/FUL	E1, H7	Allowed	√	×
12/00516/FUL	-	Dismissed		
12/00539/OUT	E12, E24, T6*	Allowed	√ (T6**)	√ (E12, E24)
12/00663/FUL	E1, H7, T11	Dismissed		
12/00674/ADV		Allowed	×	×
13/00048/FUL	E1, H7	Dismissed		
13/00101/FUL	E1, EM3	Allowed	√	×
13/00132/FUL	E1	Allowed	√	×
13/00143/FUL	E1, H9	Dismissed		
13/00166/FUL	E1, H4	Dismissed		
13/00270/FUL	E1, E3, E6, H9	Dismissed		
13/00301/ADV	S10	Dismissed		
13/00442/FUL	E1, E3, H9	Dismissed		
13/00444/FUL		Dismissed		
13/00504/FUL	E1, H9	Dismissed		
13/00567/FUL	E8	Dismissed		
13/00711/FUL	E1	Dismissed		

\* (In addition the inspector considered that there would be adverse impacts on heritage assets.)

\*\* (On the basis of amended plans that were considered at the inquiry.)

*Table 48: Summary of appeal decisions in relation to policies referred to in refusal reasons*

<b>Policy</b>	<b>Appeals allowed</b>	<b>Appeals dismissed</b>
E1	3	9
E3		2
E6		1
E8		3
E12	1	
E24	1	
E25		1
H4		1
H7	1	2
H9		4
EM3	1	
T6	1	
T11		1
S10		1
RC12	1	

*Table 49: Summary of appeal decisions in relation to policies referred to in refusal reasons: combined results from 2006 to 2014 Monitoring Reports*

<b>Policy</b>	<b>Appeals allowed</b>	<b>Appeals dismissed</b>
K6*	3	
E1**	23	58
E3**	2	8
E4*		1
E5*		1
E6*		1
E7*	2	
E8	4	27
E9*	1	2
E12	2	1
E13	1	1
E24	1	2
E25**		1
E28*		1
E35		3
H4	1	3
H7	10	32
H8	1	4
H9	11	21
H11	1	1
H12	1	
EM1	1	1
EM2**	2	2

EM3	1	
T6	1	
T11	3	6
S1	1	
S4		2
S6	1	2
S7	6	6
S9		2
S10	3	1
RC5		1
RC8	1	
RC12	1	1
RC13		1

\* Indicates that the policy was not 'saved' in 2007.

\*\* Indicates that the policy was not 'saved' in 2014.

*Table 50: Rate of dismissal of appeals*

Year	Appeals allowed	Appeals allowed in part	Appeals dismissed	Total	Proportion dismissed
2005-2006	5	1	13	19	68%
2006-2007	9		16	25	64%
2007-2008	4		19	23	79%
2008-2009	7	1	16	24	67%
2009-2010	6	1	13	20	65%
2010-2011	4		16	20	80%
2011-2012	5		13	18	72%
2012-2013	3		12	15	80%
2013-2014	6		14	20	70%
<b>Total</b>	<b>49</b>	<b>3</b>	<b>132</b>	<b>184</b>	<b>72%</b>

For any enquiries relating to any information contained within this report please contact the Planning Policy Team at Broxtowe Borough Council, tel. 0115 9177777 ex. 3452, or [policy@broxtowe.gov.uk](mailto:policy@broxtowe.gov.uk)

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