



Broxtowe
Borough
COUNCIL

Authority Monitoring Report



1 April 2025 - 31 March 2026

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Broxtowe Borough Council Authority Monitoring Report 2025-2026

This Authority Monitoring Report (AMR) comprises three sections:

- Introduction and compliance with legal requirements;
- Policy monitoring indicators;
- Summary of appeal decisions.

Introduction and Compliance with Legal Requirements

This AMR is prepared in accordance with Section 35 of the Planning and Compulsory Purchase Act 2004, Regulation 34 of the Town and Country Planning (Local Planning) (England) Regulations 2012 and Regulation 17 of the Environmental Assessment of Plans and Programmes Regulations 2004.

This legislation requires the AMR to include information on:

- the implementation of the Local Development Scheme (LDS),
- policies that the local planning authority are not implementing,
- Net additional dwellings,
- neighbourhood development orders and neighbourhood development plans,
- the Community Infrastructure Levy,
- the 'duty to co-operate',
- the significant environmental effects of the authority's plans.

Information regarding the implementation of the Authority's LDS

Broxtowe's Local Plan is in two parts. Part 1, the Aligned Core Strategies (ACS) for Broxtowe, Gedling and Nottingham City, was adopted in September 2014. The Part 2 Local Plan was adopted in October 2019. The Part 1 Plan is currently being reviewed which will result in the production of the Greater Nottingham Strategic Plan. Three 'Regulation 18' consultations have been undertaken, with a 'Regulation 19' consultation on a publication draft taking place in March 2025. The Greater Nottingham Strategic Plan was submitted for examination on Monday 22 December 2025. The Council also intends to commence work on a new Broxtowe Local Plan in August 2026.

Information on policies in the Local Plan which we are not implementing

All the policies in the ACS and the Part 2 Local Plan are being implemented.

Information on net additional dwellings

Full details of the provision of dwellings are included in the Council's [Strategic Housing Land Availability Assessment \(SHLAA\)](#), which is available on the Council's website.

Information on neighbourhood development orders and neighbourhood development plans that have been made

The information below is based on progress **up to the end of March 2026**. No neighbourhood development orders or plans are being prepared in Broxtowe. The following table gives information on the progress of these Neighbourhood Plans.

Table 1: Progress of Neighbourhood Plans in the Borough

Stage	Parish									Neighbourhood Forum	
	Awsworth	Brinsley	Trowell	Eastwood	Nuthall	Greasley	Kimberley	Stapleford	Cossall	Bramcote	Chetwynd: Toton and Chilwell
Area Application Submitted to Broxtowe	✓	✓		✓	✓	✓	✓	✓	✓	✓	✓
Area Consultation	✓	✓		✓	✓	✓	✓	✓	✓	✓	✓
Area Designation	✓	✓		✓	✓	✓	✓	✓	✓	✓	✓
Forum Application Submitted to Broxtowe	-	-		-	-	-	-	-	-	✓	✓
Forum Consultation	-	-		-	-	-	-	-	-	✓	✓
Forum Designation	-	-		-	-	-	-	-	-	✓	✓
Pre-Submission Consultation	✓	✓			✓	✓	✓	✓	✓	✓	✓
Draft Plan submitted to Broxtowe	✓				✓				✓		✓
Draft Plan Consultation	✓				✓				✓		✓
Plan at Examination	✓				✓				✓		✓
Examiners Report Published	✓				✓				✓		✓
Referendum	✓				✓				✓		✓
Adoption	✓				✓				✓		✓

Information regarding any report prepared under the Community Infrastructure Levy Regulations 2010

The Council is currently actively considering options related to the introduction of the Community Infrastructure Levy.

Actions taken regarding co-operation with other Local Planning Authorities, County Councils, bodies and persons prescribed

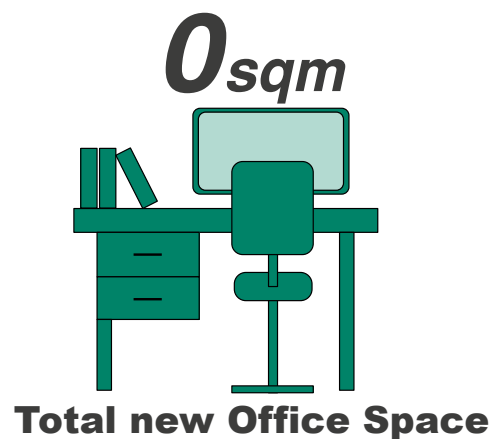
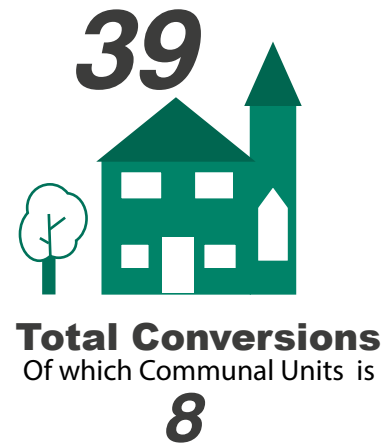
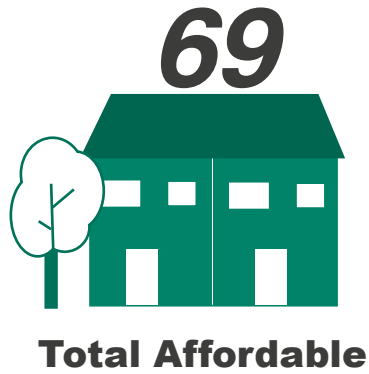
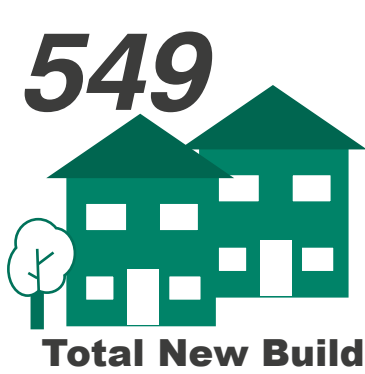
The Council is a member of the Joint Planning Advisory Board (JPAB) for Greater Nottingham. Membership of JPAB includes all the County, City, District and Borough Councils in Greater Nottingham. The role of the Board is “to facilitate the sustainable development and growth of Greater Nottingham by discharging the Duty to Co-operate (S110 of the Localism Act) and advising the constituent councils on the alignment of planning work across the Greater Nottingham area and other spatial planning and transport matters of mutual concern”. JPAB oversees the work of all authorities in Greater Nottingham on planning policy issues. This includes: the preparation of the Greater Nottingham Strategic Plan, ‘Part 2’ Local Plans; commissioning evidence on issues such as employment, retail and gypsies & travellers; and liaison with other organisations such as the East Midlands Combined County Authority, Homes England and the Environment Agency.

At officer, level the Council is involved in regular meetings within the Greater Nottingham Planning Partnership, the Nottinghamshire Policy Officers Group, and the Nottinghamshire Development Management Officers Group, all of which co-operate on planning issues of inter-authority importance.

The Council also co-operates with adjoining authorities and other organisations as and when required on specific issues, such as Green Belt Reviews, the implications of major developments and the drafting of Local Plan policies.

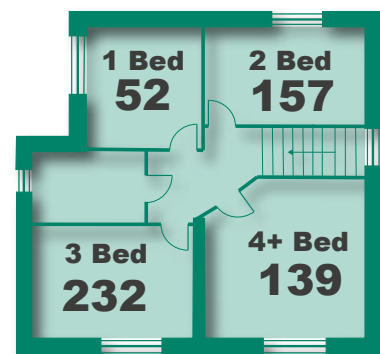
To monitor the significant environmental effects of the implementation of each plan

The ACS includes monitoring indicators relating to each policy in the Plan. These are reported on in the next section of this AMR. (In a few cases ACS monitoring indicators which are not considered to be relevant have been omitted.) This enables European legislative requirements to be complied with and helps to identify any “unforeseen adverse effects” of the Plan, as required by the Regulation.

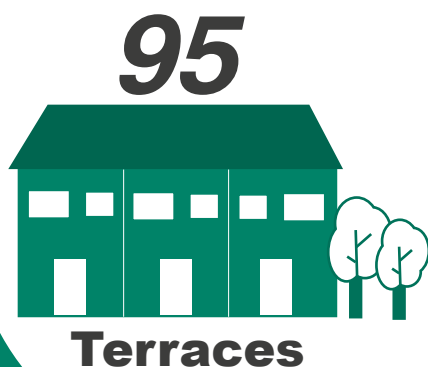


Policy Monitoring Indicators

This section details the monitoring indicators for policies in the ACS and the Part 2 Local Plan. In some cases, relevant information is not available for the current year, however the Council is revising its monitoring arrangements and further relevant information will be included in future AMRs



Bedrooms



Housing



1. Site Allocations and Housing Deliveries

Policies 2-7 in the Part 2 Local Plan make site allocations. This section covers aspects of these policies that we are required to be monitored.

Table 2: Net additional dwellings completed (including Conversions and Communal which uses the bed to dwelling ratio)

Year	Net completions
2025-2026	580

Table 3: Housing Trajectory against ACS Requirement 2011-2026

Financial Year	ACS Requirement	Cumulative ACS Rate	Built	Cumulative Built Rate
2011-2012	100	100	140	140
2012-2013	100	200	67	207
2013-2014	360	560	150	357
2014-2015	360	920	78	435
2015-2016	360	1,280	100	535
2016-2017	360	1,640	285	820
2017-2018	360	2,000	324	1,144
2018-2019	430	2,430	302	1,446
2019-2020	430	2,860	232	1,678
2020-2021	430	3,290	268	1,946
2021-2022	430	3,720	308	2,254
2022-2023	430	4,150	332	2,586
2023-2024	400	4,550	512	3,098
2024-2025	400	4,950	447	3,545
2025-2026	400	5,350	580	4,125

Please note: These figures now include the beds to dwelling ratio which is applied to the total housing completion figures where communal dwellings have been completed that financial year.

The table below shows the site allocations made in the Part 2 Local Plan in each settlement area and the number of new homes built each financial year (including communal) and housing deliveries as indicated in the Aligned Core Strategy.

Table 4: Site Allocations and Housing Deliveries

Settlement	Number of Homes Built 2011-2025	Number of Homes Built (net) 2025-2026	Total Supplied 2011-2026	Core Strategy Requirement by 2028
Main Built Up Area (MBA)	2,266	375	2,641	Minimum 3,800
Awsworth	62	93	155	Up to 350
Brinsley	122	13	135	Up to 150
Eastwood	838	88	926	Up to 1,250
Kimberley	241	9	250	Up to 600
Other Rural	16	2	18	No requirement
Total	3,545	580	4,125	6,150

More details can be found in the [SHLAA](#).

2. Housing Size, Mix and Choice

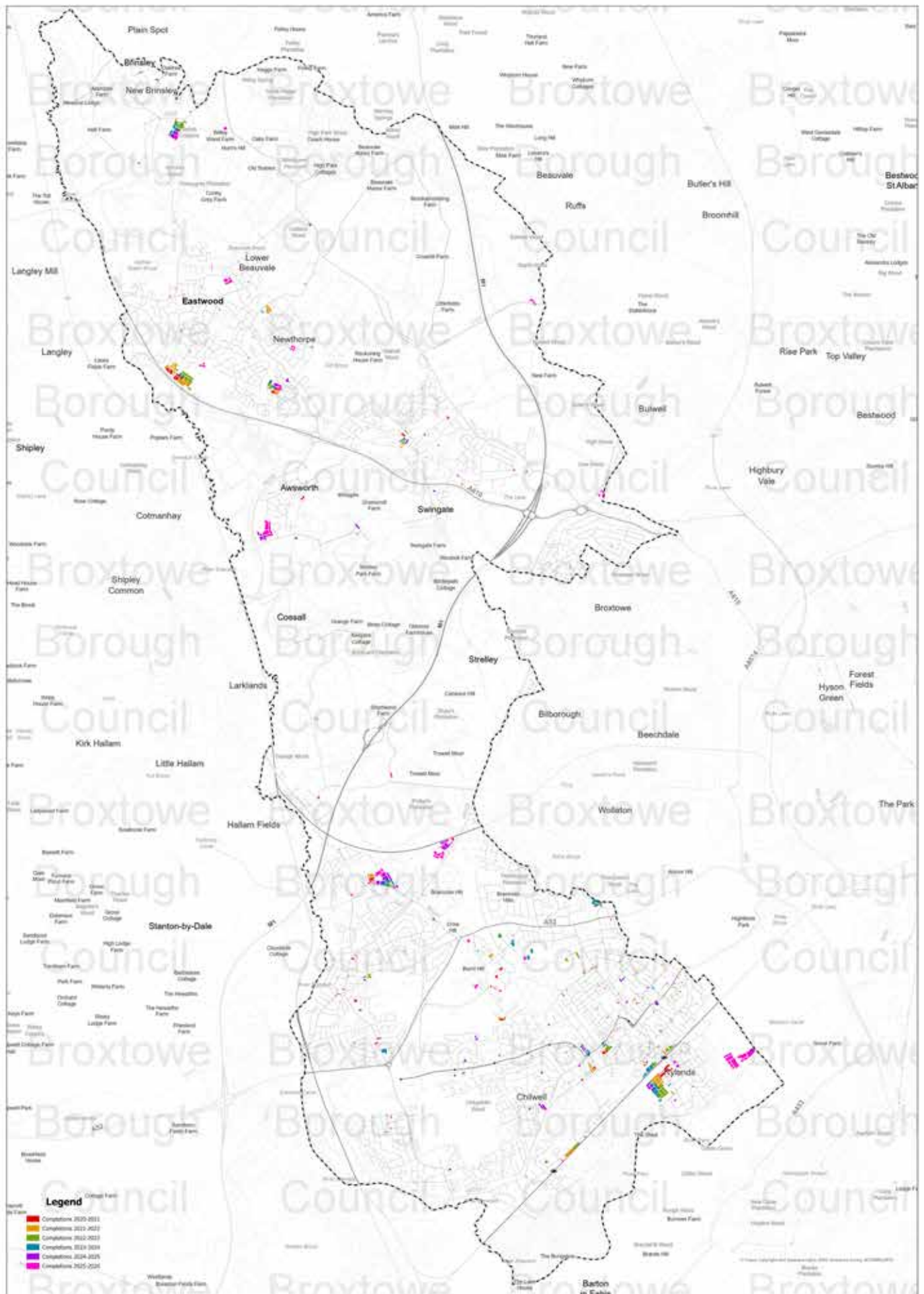
Policy 15 of the Part 2 Local Plan recognises the Council's Corporate Plan and Housing Strategy and the need for Affordable Housing. This section covers this aspect as well as other housing deliveries set in the Aligned Core Strategy and the Part 2 Local Plan.

The table below shows the number of gross completions by **dwelling type and size** not including student cluster bed spaces.

Table 5: Dwelling Types Gain 2025-2026

Type	No. of Beds	Awsworth	Brinsley	Eastwood	Kimberley	Main Built Up Area	Other Rural	Total (GROSS)
Detached	1	-	-	-	-	-	-	-
	2	-	-	-	-	1	-	1
	3	8	5	16	-	15	-	44
	4	11	5	13	1	41	1	72
	5	3	1	8	-	13	-	25
	6+	-	-	-	-	-	-	-
Semi-Detached	1	-	-	4	-	-	-	4
	2	16	-	5	4	26	-	51
	3	16	2	13	-	114	-	145
	4	4	-	-	-	36	-	40
	5	-	-	-	-	1	-	1
	6+	-	-	-	-	-	-	-
Terraced	1	-	-	3	-	-	-	3
	2	22	-	-	1	30	-	53
	3	13	-	-	-	25	-	38
	4	-	-	-	-	1	-	1
	5	-	-	-	-	-	-	-
	6+	-	-	-	-	-	-	-
Bungalow	1	-	-	-	1	-	-	1
	2	-	-	5	1	1	1	8
	3	-	-	1	-	-	-	1
	4	-	-	-	-	-	-	-
	5	-	-	-	-	-	-	-
	6+	-	-	-	-	-	-	-
Flat	1	-	-	16	2	26	-	44
	2	-	-	6	-	38	-	44
	3	-	-	-	-	3	-	3
	4	-	-	-	-	1	-	1
	5	-	-	-	-	-	-	-
	6+	-	-	-	-	-	-	-
Total		93	13	90	10	372	2	580

Completions map 2020 to 2026



The following table is additional information on any **communal completions** net gain or loss since 2018.

Table 6: Net of Communal Dwellings Counting net Cluster Bedspaces completions per year

Year	Care Home	Purpose Built Student Accommodation	Secure Residential
	Bedspaces	Bedspaces	Beds
2018-2019	-	217	-
2019-2020	-5	106	-
2020-2021	4	32	-
2021-2022	10	-	-
2022-2023	51	-47	-
2023-2024	76	200	-
2024-2025	-25	93	-
2025-2026	25	0	-
Total	136	601	-

Please note: The net loss in purpose-built student accommodation for 2022-2023 above is due to the demolition of buildings at the former St Johns College site, Bramcote. Net loss of care home beds in 2024-2025 is due to Beeston Lodge Nursing Home, Beeston which was converted into flats.

Table 7: Net of Communal Self-contained units and Cluster Flat Completions Per Year

Year	Care Home	Purpose Built Student Accommodation	
	Flats	Studios	Cluster Flats
2018-2019	-	-	16
2019-2020	-	-	24
2020-2021	-	-	5
2021-2022	-	-	-
2022-2023	-	-	-12
2023-2024	53	35	41
2024-2025	0	0	19
2025-2026	0	0	0
Total	53	35	93

Please note: The net loss in purpose built student accommodation for 2022-2023 above is due to the demolition of buildings at the former St Johns College site, Bramcote. *These figures do not include the beds to dwelling ratio which is applied to the total housing completion figure.

Table 8: Affordable Completions per year for the last 5 years

Year	Affordable Dwellings
2021-2022	40
2022-2023	68
2023-2024	79
2024-2025	64
2025-2026	69
Total	320

The table below shows the number of **affordable housing completions**, by affordable sub-type.

Table 9: Affordable Housing Complete 2025-2026

Type of Affordable Housing	Dwellings
Intermediate Housing	9
Affordable Rent	14
No Affordable sub-type given	46

3. Brownfield and Greenfield Land Completions

The table below shows the number of completions on Brownfield and Greenfield land for each financial year. This does not include communal accommodation. However, communal accommodation was all delivered on brownfield sites.

Table 10: Brownfield and Greenfield Land completions over the last 5 years (gross) including conversions and new build all not including communal

Year	All Dwelling types Brownfield	New Build Only Brownfield	Greenfield
2021-2022	297	263	42
2022-2023	298	247	62
2023-2024	216	160	125
2024-2025	294	220	152
2025-2026	320	289	260
Total	1,425	1,179	641

4. Windfalls

The table below shows the number of completions per financial year, which were windfalls.

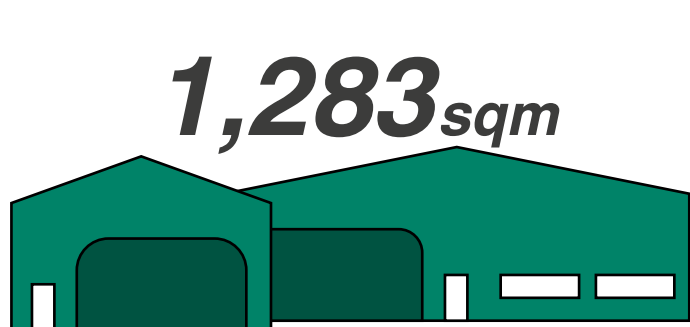
Table 11: Windfalls over the last 5 years (gross)

Year	Windfall completions
2021-2022	308
2022-2023	294
2023-2024	413
2024-2025	304
2025-2026	168
Total	1,487

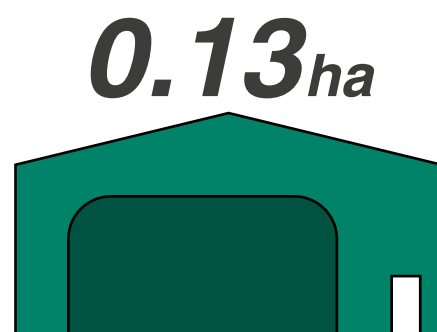
5. Gypsies, Travellers and Travelling Showpeople

Policy 16 of the Part 2 Local Plan takes a pro-active approach to meet identified need. This section shows the number of pitches which are allocated, granted permission and implemented permissions.

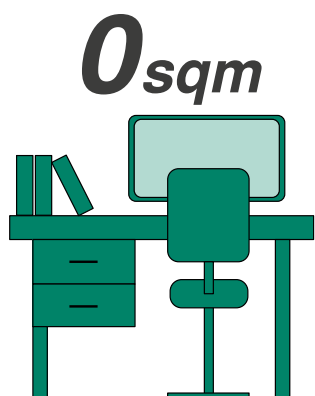
- The net additional Pitches and Plots in 2025-2026 were none.



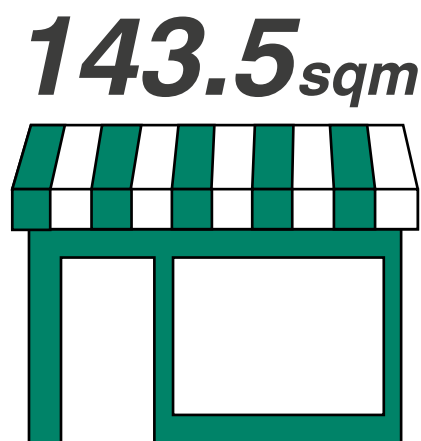
Total new Employment land gain



Total new Warehouse / Industrial gain



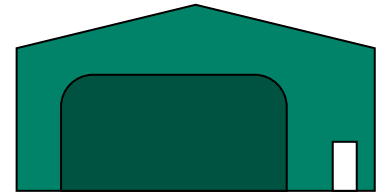
Total new Office Space



Total new floor space in Town and District Centres



Economy and Employment



6. Retention of Good Quality Existing Employment Sites

Policy 9 of the Part 2 Local Plan states that retention of good quality existing employment sites is essential to the borough. This section covers employment floor space as well as employment for monitoring from the Part 2 Local Plan and the Aligned Core Strategy.

Here in the tables below, we are showing the number of completions (floor space) and type of B and the new equivalent E(g) Class employment lost to other uses on Employment sites.

Table 12: Employment Land Lost to Other Uses 2025-2026

Site Address		Floor Space Lost to Other Uses (m ²)			Total
		E(g) (B1)	B2	B8	
Strelley Hall, Main Street, Strelley, Nottinghamshire NG8 6PE	m ²	27	-	-	27
Fernwood House, Fernwood Drive, Main Road, Watnall. Nottinghamshire NG16 1LA		25	-	-	25
Blue Monkey Brewing Limited, 11 Pentrich Road, Giltbrook Industrial Park, Giltbrook, Nottinghamshire NG16 2UZ		-	-	236	236
Total		52	-	236	288

Below is the net gain and loss completions (floor space) of B and the new equivalent E(g) Class employment provision by type within the Borough, this includes industrial and warehouse development, not on Employment sites.

Table 13: Employment Land, Net Gain and Loss 2025-2026

Type	GROSS Amount (m ²)		Net Total
	Gain	Loss	
E(g) (B1)	-	-	-
E(g)(i) (B1(a))	-	846	846
E(g)(ii) (B1(b))	-	-	-
E(g)(iii) (B1(c))	1,283	-	1,283
B2	-	-	-
B8	-	1,205	1,205

* E(g)(i-iii) (B1(a-c)) are not always broken down on applications, so above the breakdown is shown where it has been indicated

The table below shows available unimplemented permissions and completions of application gains, for general industrial and warehouse floor space at the end of 2025-2026 and net change in supply, completed applications at the end of 2025-2026.

Table 14: Industrial and Warehouse Land 2025-2026

	Available Supply (ha)		
	B2	B8	Total
Hectares	0.42	0.89	1.31
	Net Change in Supply (ha)		
	B2	B8	Total
Hectares	-	-	-

The table below, shows the total amount of additional B1/B1a and the new equivalent E(g) classes for office floor space completions, as indicated in the Aligned Core Strategy.

Table 15: Additional E(g)/B1/B1a Office Floor Space 2025-2026

Site Address		E(g)/E(g)(i) (B1/B1a) (m ²)
-	m ²	-
Total		-

For the Aligned Core Strategy, it indicated to look at data for overall jobs in the plan area. It also included looking at the percentage of the working age population with NVQ level 2 or above. For all this information it can be located here: www.nomisweb.co.uk

Planning permissions for strategic sites, as indicated in the Aligned Core Strategy, are provided below.

Table 16: Overview of sites

Site Allocation	Planning policy	Number of dwellings allocated	Site status	Number of dwellings with planning permission
Field Farm	Aligned Core Strategy – Policy 2	450	Phase 1 application 15/00841/REM is fully complete with a total of 118 dwellings. Phase 2 application 20/00116/FUL granted for 132/200 dwellings. Phase 3 application 22/00601/REM has commenced with nearly 20 plots started. Building works have continued on Phase 2 with 130 homes completed on this application. For the entire site there is 248 completed dwellings	450
Chetwynd Barracks	Part 2 Local Plan – Policy 3.1	500 (within the plan period) Capacity for 1500 homes.	Planning application expected in 2026	0
Toton Strategic Location for Growth	Part 2 Local Plan – Policy 3.2	500 – 800 (within the plan period) Capacity for 3000 homes.	Implemented planning permission for 282 dwellings on part of the site (17/00499/REM) there are also pending applications 25/00306/OUT for 880 dwellings, 25/00255/FUL for 155 dwellings and 25/00371/OUT and 25/00928/FUL for 420 dwellings	282

Site Allocation	Planning policy	Number of dwellings allocated	Site status	Number of dwellings with planning permission
Bramcote (East of Coventry Lane)	Part 2 Local Plan – Policy 3.3	500	Planning reference - 22/00967/FUL was granted for 470 dwellings. The site has been implemented, and the site is being cleared ready for building to begin.	470
Stapleford (West of Coventry Lane)	Part 2 Local Plan – Policy 3.4	240	Planning reference - 20/00352/OUT. Conditional permission has been granted for 190 dwellings. Planning reference - 22/00619/REM. Conditional permission has been granted for 169 dwellings. Works have started on this site and 39 dwellings are completed. Planning reference - 22/00602/FUL. Conditional permission granted for the demolition of existing buildings and erection of 60 dwellings. This site is now fully complete.	240
Severn Trent (Lilac Grove)	Part 2 Local Plan – Policy 3.5	100	No planning application received	0
Beeston Maltings	Part 2 Local Plan – Policy 3.6	56	Planning permission granted. Site is now complete.	62
Beeston Cement Depot	Part 2 Local Plan – Policy 3.7	40	Planning permission was granted. Site is now complete.	42

Site Allocation	Planning policy	Number of dwellings allocated	Site status	Number of dwellings with planning permission
Land fronting Wollaton Road Beeston	Part 2 Local Plan – Policy 3.8	12	No planning application received	0
Land West of Awsworth (inside the bypass)	Part 2 Local Plan – Policy 4.1	250	Planning reference -20/00056/OUT. Conditional permission has been granted for 250 dwellings. Further application was granted 22/00346/REM for 250. 122 dwellings were completed.	250
Land East of Church Lane, Brinsley	Part 2 Local Plan – Policy 5.1	110	Planning permission was granted. Site is now complete.	115
Walker Street, Eastwood	Part 2 Local Plan – Policy 6.1	200	Planning reference - 20/00844/OUT. Outline planning permission granted for 110 dwellings. An application was then granted 22/00894/REM for 104 dwellings and work has commenced and 28 are now complete.	104
Land South of Kimberley including Kimberley Depot	Part 2 Local Plan – Policy 7.1	118	No planning application received	0
Land South of Eastwood Road, Kimberley	Part 2 Local Plan – Policy 7.2	25	No planning application received	0
Total		2,601 – 3,401		2,015

7. Town Centre Uses

Policy 10 of the Part 2 Local Plan shows its intention to encourage higher density development in more compact centres. Here in this section, we report the use classes (the new E classes and the older A1, A2, etc.) completions by floor space in the 'main town centre' **ground floor units within the Town and District Centre boundaries.**

Table 17: Floor Space in Town and District Centres within Non-Prime Frontage 2025-2026

Class Type	Town Centre m ²	District Centre m ²	Total m ²
E(a) (A1)	-	-	-
E(c) (A2)	-	-	-
E(b) (A3)	-	-	-
E(g) (B1)	-	-	-
F.2	-	-	-
Sui Generis (A4)	-	-	-
Sui Generis (A5)	-	-	-
Total	-	-	-

The table below shows the use classes (the new E classes and the older A1, A2, etc.) completions by floor space in the 'main town centre' units **within the primary frontage of the Town and District Centres.**

Table 18: Floor Space in Town and District Centres within Primary Frontage 2025-2026

Class Type	Town Centre m ²	District Centre m ²	Total m ²
E(a) (A1)	-	143.5	143.5
E(c) (A2)	-	-	-
E(b) (A3)	-	-	-
E(g) (B1)	-	-	-
F.2	-	-	-
Sui Generis (A4)	-	-	-
Sui Generis (A5)	-	-	-
Total	-	143.5	143.5

Here the table below indicates the number and type of permissions (the new E classes and the older A1, A2, etc.) granted at **upper floor level** for 'main town centre use' or housing **within the Town and District Centre boundaries**.

Table 19: Permissions Granted at Upper Floor Level 2025-2026

Class Type	Town Centre Permissions	District Centre Permissions	Total Permissions
C3	3	2	5
E(a) (A1)	-	-	-
E(c) (A2)	-	-	-
E(b) (A3)	-	-	-
E(g) (B1)	-	-	-
E(g)(i) (B1a)	-	-	-
F.2	-	-	-
Sui Generis (A4)	-	-	-
Sui Generis (A5)	-	-	-
Total	3	2	5

The table below shows the amount of retail floor space completed (the new E classes and the older A1, A2, etc.) **outside of the defined Town and District Centre boundaries**.

Table 20: Floor Space Outside Town and District Centres 2025-2026

Amount of Retail Floor Space Completed	m ²
E(a) (A1)	31
E(c) (A2)	103.7
E(b) (A3)	-
F.2	2,774
Sui Generis (A4)	-
Sui Generis (A5)	279
Total	3,187.7

8. Proposals for Retail in Edge-of-Centre and Out-of-Centre Locations

Policy 13 of the Part 2 Local Plan supports the emphasis on the viability and vitality of these areas. This section reports the number of permissions, and the amount of floor space completed (the new E classes and the older A1, A2, etc.) in the **Edge-of-Centre and Out-of-Centre Locations**.

Table 21: Floor Space Permitted in Edge-of-Centre Locations 2025-2026

Amount of Completed Units within Edge-of-Centre:	Completions m ²	Number of Permissions
E(a) (A1)	-	-
E(c) (A2)	-	-
E(b) (A3)	-	-
F.2	-	-
Sui Generis (A4)	-	-
Sui Generis (A5)	-	-
Total	-	-

Table 22: Floor Space Permitted in Out-of-Centre Locations 2025-2026

Amount of Completed Units within Out-of-Centre:	Completions m ²	Number of Permissions
E(a) (A1)	-	-
E(c) (A2)	103.7	1
E(b) (A3)	-	-
F.2	2,774	3
Sui Generis (A4)	-	-
Sui Generis (A5)	279	-
Total	3,156.7	4

9. Centre of Neighbourhood Importance (Chilwell Road/High Road)

Policy 14 of the Part 2 Local Plan recognises that Chilwell Road / High Road is an important mixed use centre. This section reports on the number and type of permissions granted and completed (the new E classes and the older A1, A2, etc.) **within the Centre of Neighbourhood Importance.**

Table 23: Permissions Granted and completions within the Centre of Neighbourhood Importance 2025-2026

Class Type	Number of Completions	Number of Permissions
C3	1	1
E(a) (A1)	-	-
E(c) (A2)	-	-
E(b) (A3)	-	-
F.2	-	-
Sui Generis (A4)	-	-
Sui Generis (A5)	-	-
Total	1	1

The table below reports on the number of permissions and completions of **ground floor residential (C3) units within the Centre of Neighbourhood Importance.**

Table 24: Number of Residential Units within the Centre of Neighbourhood Importance ground floor only 2025-2026

Class Type	Number of Completions	Number of Permissions
C3	-	-

The table below reports on the number and type of permissions granted and completed (the new E classes and the older A1, A2, etc.) at **upper floor level** for 'main town centre' uses and residential **within the Centre of Neighbourhood Importance**.

Table 25: Permissions Granted at Upper Floor Level 2025-2026

Class Type	Number of Completions	Number of Permissions
C3	1	1
E(a) (A1)	-	-
E(c) (A2)	-	-
E(b) (A3)	-	-
F.2	-	-
Sui Generis (A4)	-	-
Sui Generis (A5)	-	-

10. Shopfronts, Signage and Security Measures

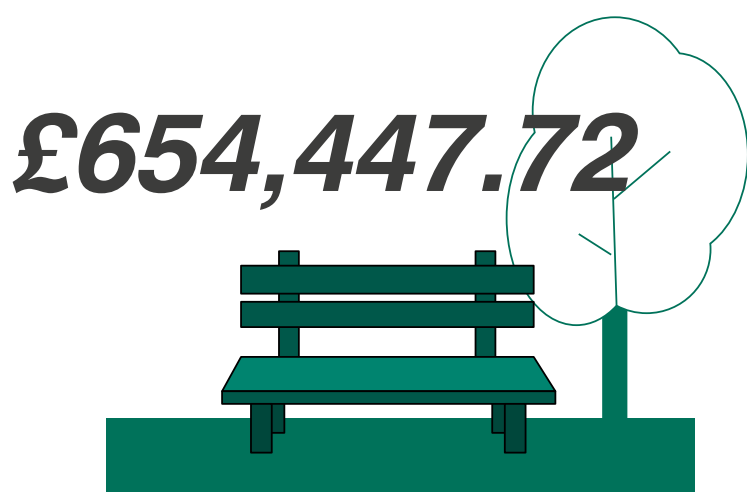
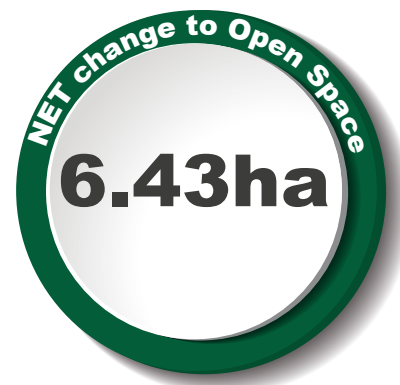
Policy 18 of the Part 2 Local Plan states that shopfronts, signage and security measures should respect the local characteristic of the neighbourhood. This section reports on the number of permissions for shutters.

- In 2025-2026 there was 1 that was approved.

11. Regeneration

As part of the Aligned Core Strategy Policy 7, Regeneration will be focused on specific sites that deliver major schemes, and the completion of the site or certain elements of it (e.g. sq. m of office development) is a monitoring indicator.

In the Regeneration policy of the Aligned Core Strategy, it refers to the Boots / Severn Trent site in Broxtowe. Houses have started to be built on the Boots site in 2024-2025, there are now 207 watertight plots at the end of 2025-26 and several started.



£654,447.72

Open Space Contributions Received



6
**Permissions granted
contrary to Green Belt policy**



**Environment and
Open Space main results**

2025-2026

Environment and Open Space



12. Net change in designated Open Space

Below is the net change of our designated Open Space in the borough.

- Net change - there has been a change of 6.43ha.

13. Local Green Space

Policy 27 of the Part 2 Local Plan states that the field off Cornwall Avenue, Beeston Rylands is designated as Local Green Space. Development in this area would be considered harmful and would not be permitted except under very special circumstances.

This report shows the number of permissions granted contrary to the Local Green Space policy by the Council and by inspectors, together with the reasons for those decisions.

- In 2025-2026 there were no applications.

14. Green Infrastructure Assets

Policy 28 of the Part 2 Local Plan states that Green Infrastructure is a network of living multi-functional natural features, green spaces, rivers, canals and lakes that link and connect villages, towns and cities.

The number of Local Wildlife Sites is 140 the area of which is 982.16ha.

There are 15 Local Nature Reserves with a management plan in place, as indicated in the Aligned Core Strategy. These are given below:

- Alexandrina Plantation Bramcote,
- Bramcote Hills Park Woodland,
- Brinsley Headstocks,
- Colliers Wood Moorgreen,
- Hall Om Wong Kimberley,
- Hall Park,
- King George's Park Bramcote,
- Nottingham Canal,
- Pit Lane Recreation Ground,
- Sandy Lane Public Open Space,
- Smithurst Meadows,

- Stapleford Hill,
- Toton Fields,
- Watnall Green and,
- Watnall Spinney.

Green Flag status for open space, as indicated in the Aligned Core Strategy: In Broxtowe we have five sites that are managed to Green Flag award standard. These are located at:

- Bramcote Hills Park,
- Bramcote Old Church Tower,
- Bramcote Ridge,
- Brinsley Headstocks, and
- Colliers Wood.

The number of S106 contributions related to open space, as indicated in the Aligned Core Strategy.

Table 26: Section 106 Open Space Contributions 2025-2026

Application Number	Site Address
20/00641/FUL	Land to the rear of Brinsley Recreational Ground, Church Lane, Brinsley
20/00826/FUL	Land at Chewton Street/End of Braemar Avenue, Eastwood
12/00643/REG4	Former Allotments, Hassocks Lane, Beeston

15. Air Quality

Policy 20 of the Part 2 Local Plan states that air quality in Broxtowe is a significant issue due to mainly nitrogen dioxide emissions from vehicles using the M1 and A52.

Four AQMAs were originally declared in the Borough, but all have now been revoked following the reduction of levels of pollutants to within national guidelines.

16. Development in the Green Belt

Policy 8 of the Part 2 Local Plan states that applications for development in the Green Belt will be determined in accordance with the NPPF. Here in this section, we are showing the number of permissions granted contrary to Green Belt policy by the Council and by inspectors, as well as any land removed from the Green Belt as shown in the Aligned Core Strategy.

- In 2025-2026 there were 6 permissions contrary to Green Belt policy.
- No land was removed from the Green Belt in 2025-2026.

17. Landscape

Policy 30 of the Part 2 Local Plan states that all developments within or affecting the local landscape areas shown in the plan should make a positive contribution to the quality and local distinctiveness of the landscape. This section reports the number of permissions granted which are inconsistent with the 'landscape actions' of the Greater Nottingham Landscape Character Assessment.

- In 2025-2026 there were none.

18. Flood Risk

Policy 1 of the Part 2 Local Plan, states that development will not be permitted in areas at risk from any form of flooding unless certain criteria apply. Here in this section, we are reporting the number of permissions in flood risk areas granted contrary to Environment Agency advice.

- In 2025-2026 there have been no permissions.

In addition, as shown in the Aligned Core Strategy, the number of developments incorporating Sustainable Drainage Systems (SuDS).

- In 2025-2026 there was 1 application with SuDS.

19. Cemetery Extensions

Policy 29 of the Part 2 Local Plan states that the following land is allocated as cemetery extensions which are all protected, at Church Walk, Brinsley and Field Lane, Chilwell. None of these sites have been extended this financial year.

20. Biodiversity Assets

Policy 31 of the Part 2 Local Plan states that this policy will apply to any Sites of Special Scientific Interest, Local Wildlife Sites or Local Geological Sites including those which are designated after the adoption of the plan. This section reports on the number of permissions granted for development that has harmed a Biodiversity Asset and the reasons for those permissions.

- In 2025-2026 there was 1 – 24/00839/FUL affecting the Alexandria Plantation LWS.

Retaining areas of biodiversity importance, as shown in the Aligned Core Strategy, the net change in the area of Local Wildlife Sites this year was an increase of 0.8ha.

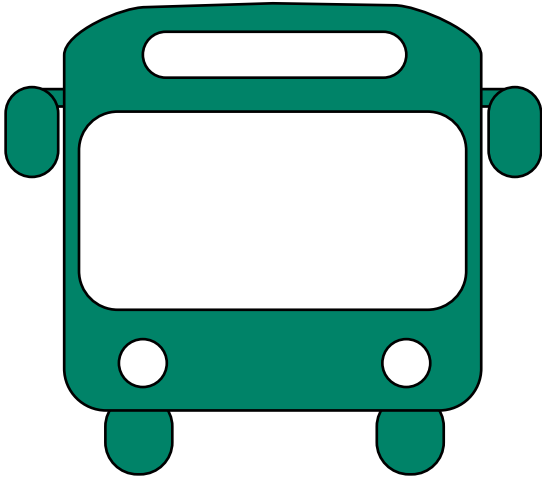
The number of SSSIs in a favourable condition this year in the borough was 5 sites.

21. Pollution, Hazardous Substances and Ground Conditions

Policy 19 of the Part 2 Local Plan shows that the effects of pollution on health, the natural environment and all other adverse effects should be considered. This section reports the number of permissions which are contrary to the advice of the Council's Environmental Health department and/or the Environment Agency, together with the reasons for those decisions.

- In 2025-2026 there were no permissions contrary to advice.

1



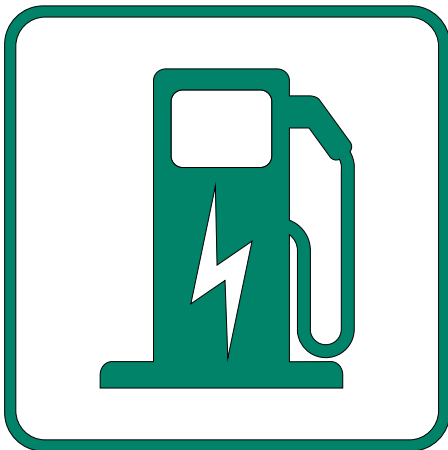
Applications with Travel Plans

£2,240,020



Developer Contributions total

16



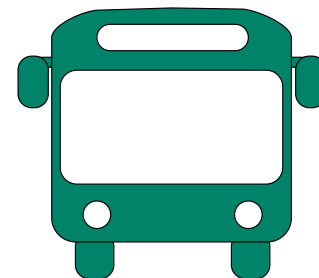
**Non Domestic
Car charging points approved**



**Infrastructure and
Community main results**

2025-2026

Infrastructure and Community



22. Developer Contributions

Policy 32 of the Part 2 Local Plan states that financial contributions may be sought from any development of 10 or more dwellings or more than 1,000 sq. m. or more of GROSS floor space. This section reports the number and amount of Section 106 contributions received in 2025-2026 financial year.

Table 27: Section 106 Contributions 2025-2026

Contribution Type	Amount Paid
Open Space	£654,447.72
Transport (ITPS)	£459,869.46
Affordable Housing	£463,910.80
Education	£406,105.70
Health	£243,935.12

The table below shows the travel times from residential development to key community facilities and services. Travel times show the fastest travel time by walking, except the Hospital which is by driving time.

Table 28: Travel Time to Key Services on Large Sites (10 dwellings or more) 2025-2026

Site Address	GP Surgery	Hospital	Primary School	Secondary School	Area of Employment
	Travel Time (mins)				
Station Road (Central) Car Park, Station Road, Beeston, Nottinghamshire	4	>60	5	31	5
101A - 105A High Road, Beeston, Nottinghamshire NG9 2JT	4	>60	5	33	3
136 Church Street, Eastwood, Nottinghamshire NG16 3HT	11	>60	8	20	3

23. Travel Plans

Policy 26 of the Part 2 Local Plan states that all developments of 10 or more dwellings or 1,000 sq. m. or more gross floor space will be expected to submit a Travel Plan.

The table shows the number of applications for which a Travel Plan is required, together with the outcome of those applications.

Table 29: Travel Plans Required 2025-2026

Site Address	Travel Plan Submitted?	Outcome
Station Road (Central) Car Park, Station Road, Beeston, Nottinghamshire	Yes	Conditional Permission

Implementation of individual schemes as listed within the Aligned Core Strategy's Infrastructure Delivery Plan: No aspects of the relevant schemes in Broxtowe have yet been implemented, and the HS2 hub station will no longer be proceeding in Broxtowe.

24. EV Charging

The following links provide information regarding the location of electric vehicle charging points in the borough of Broxtowe:

<https://www.zap-map.com/live/>

<http://www.chargeyourcar.org.uk/d2n2/charge-point-map/>

The following new non domestic applications that contain electric vehicle charging points that were **approved** in 2025-2026.

Table 30: Sites with Charging Points 2025-2026

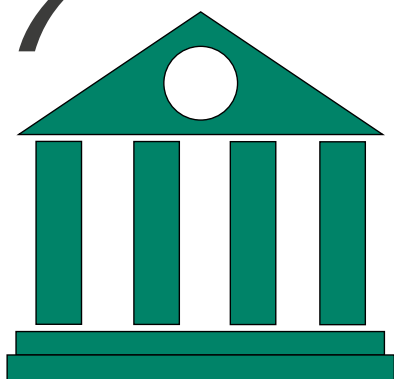
Site Address	Number of Charging Points
Giltbrook Retail Park, Ikea Way, Giltbrook	16

To reduce per capita CO₂ emissions and increase renewable power generation, as indicated in the Aligned Core Strategy there is information available on the following website:

<https://www.gov.uk/government/collections/uk-local-authority-and-regional-carbon-dioxide-emissions-national-statistics>

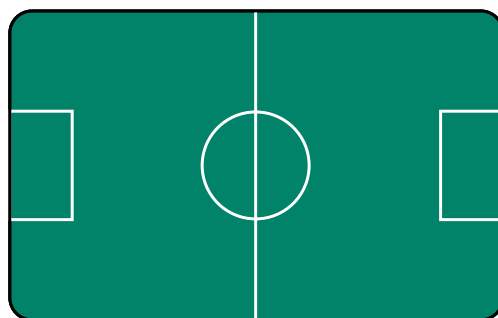


7



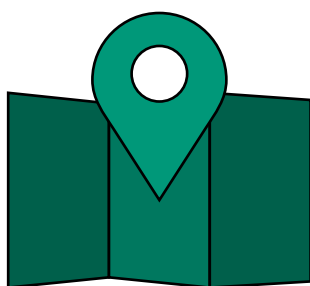
Historic assets at Risk

1



**Planning permissions for
new sport pitches**

1



Applications relating to Tourism

Place-Making, Heritage and Culture



25. Place-Making, Design and Amenity

Policy 17 of the Part 2 Local Plan notes that all development should be of a size, siting and design that makes a positive contribution to the character and appearance of the area. This section reports on permissions (for 10 or more dwellings) which achieve at least nine 'greens' against developer assessment of the quality of design with regard to BfL 12.

Table 31: Applications with Developer Assessments 2025-2026

Application	Address	BfL Score
25/00187/REM	136 Church Street, Eastwood, Nottinghamshire NG16 3HT	10

26. Proposals Affecting Designated and Non-Designated Heritage Assets

Policy 23 of the Part 2 Local Plan applies to all heritage assets in the borough, including Listed Buildings, Conservation Areas, Scheduled Monuments and non-designated assets of all kinds.

The table below reports on the number of **heritage assets at risk on the national register**, which can be found on the Historic England Website <https://historicengland.org.uk/>

Table 32: Historic Assets at Risk 2025-2026

Type	Address	Number
Listed Building	The Summer House at The Yews, Kimberley Road	3
	Bennerley Viaduct	
	Willoughby Almshouses and adjoining Boundary Wall	
Conservation Area	Eastwood	3
	Kimberley	
	Nuthall	
Scheduled Monument	Greasley Castle	1

Below is the list of Conservation Area Appraisals published:

- Attenborough Village,
- Attenborough Barratt Lane,
- Beeston St John's Grove,
- Beeston West End,
- Bramcote,
- Eastwood,
- Kimberley,
- Stapleford Church Street, and
- Stapleford Nottingham Road

In addition to the above, here are another three which are awaiting completion:

- Brinsley,
- Chilwell, and
- Strelley.

27. The Health Impacts of Development

Policy 24 of the Part 2 Local Plan states that a Health Impact Assessment Checklist will be required with specific applications, as shown in the policy. This section covers aspects that need to be monitored from the Aligned Core Strategy and the Part 2 Local Plan.

The table below shows the number of applications for which a Health Impact Assessment Checklist is required, together with the outcome of those applications.

Table 33: Health Impact Assessments 2025-2026

Site Address	Outcome
-	-

The table below shows the number of applications relating to A5 uses within 400m of schools, together with the outcome of those applications.

Table 34: A5 Uses within 400m of a School 2025-2026

A5 Site Address	Outcome
-	-

The Aligned Core Strategy, was looking for data on showing life expectancy of residents in the borough. This can be found here <https://www.ons.gov.uk/>

28. Culture, Tourism and Sport

Policy 25 of the Part 2 Local Plan states that there is a deficiency in accessible and secure sport pitches. This section reports on the number, type and area of net additional sports pitches.

Table 35: Sport Pitches 2025-2026

Site Address	Type	Area
Hickings Lane Recreation Ground, Hickings Lane, Stapleford, Nottinghamshire	Sport Pitch	8000sqm

The table below states the number and type of applications relating to tourism.

Table 36: Applications Relating to Tourism 2025-2026

Site Address	Type
Bennerley Viaduct, Newtons Lane, Cossall, Nottinghamshire	Visitor Centre

There was 1 application with an increase in provision of major sporting facilities in the borough for 2025-2026, as shown in the Aligned Core Strategy.



Minerals

29. Minerals

Policy 22 of the Part 2 Local Plan states that Broxtowe will determine applications for non-mineral development which may affect mineral resources. This section reports the number of permissions which are contrary to the recommendations of the County Council or the Coal Authority.

- In 2025-2026 there were no permissions.

30. Unstable Land

Policy 21 of the Part 2 Local Plan states that there is an extensive legacy within the borough of mining activity. This section reports the number of permissions which are contrary to the advice of the Coal Authority, together with the reasons for those decisions.

- In 2025-2026 there were no permissions granted contrary to the advice of the Coal Authority.



Appeals main results

2025-2026

Appeal Decisions

This summary reports on appeal decisions which were made between 1 April 2025 and 31 March 2026. The appeal decisions include applications which were submitted before the 2025-2026 financial year.

Appeals

31. Overview

In 2025-2026, 15 appeals were submitted. 7 (47%) of the appeals submitted were dismissed, 8 (53%) were allowed. The appeals included, but were not limited to, householder applications, certificates of lawfulness and change of use applications.

32. Appeals Allowed

The planning application reference numbers and descriptions of the appeals allowed are given below.

Table 37: Appeal Allowed

Reference	24/00754/FUL
Address	26 Birley Street, Stapleford, Nottinghamshire NG9 7GE
Description	Conversion to 8 person HMO
Relevant Planning Policy	Policy 17 - Broxtowe Part 2 Local Plan Policy 10 - Greater Nottingham Aligned Core Strategy
Appeal Decision	Allowed
Conclusion of decision	The appeal was allowed as the proposal would not cause unacceptable harm to the living conditions of the occupiers of the neighbouring properties. Also, the room sizes are within the minimum space standards, so would not justify the proposal leading to unsatisfactory living conditions for the occupants of the HMO.

Table 38: Appeal Allowed

Reference	25/00185/FUL
Address	77 Maple Drive, Nuthall, Nottinghamshire NG16 1EJ
Description	Construct hip to gable and increase in height of roof, construct dormer to side elevation facing Kimberley Road to provide first floor accommodation, convert garage to habitable living space
Relevant Planning Policy	Policy 10 - Greater Nottingham Aligned Core Strategy Policy 17 - Broxtowe Part 2 Local Plan
Appeal Decision	Allowed
Conclusion of decision	The appeal was allowed as the proposal is not of poor design nor are they out of context with the local area. Although the proposal may represent a slight change in circumstances to the residents at the property on Kimberley Road, the proposal would not affect the living conditions of the residents to any great extent. Amendments have been made with an additional condition that the side first floor window facing north towards the rear garden of the property on Kimberley Road be obscured glass.

Table 39: Appeal Allowed

Reference	23/00095/FUL
Address	Works, Bailey Street, Stapleford, Nottinghamshire
Description	Change of use of land to open storage and siting of storage containers and skips (Class B8) including access point off West End Street and egress point on Bailey Street
Relevant Planning Policy	Policy 17 - Broxtowe Part 2 Local Plan Policy 14 - Greater Nottingham Aligned Core Strategy
Appeal Decision	Allowed
Conclusion of decision	The appeal was allowed taking into account that the site is identified as an employment site in the development plan and concludes that the proposed development would not cause unacceptable harm to highway safety. Conditions added for reasons of clarity to identify new drawings and conditions to limit the hours of access to the site and limit the number of skips and containers stationed on the site and the location on site.

Table 40: Appeal Allowed

Reference	25/00214/FUL
Address	18 Garton Close, Chilwell, Nottinghamshire NG9 4GH
Description	Double storey side extension
Relevant Planning Policy	Policy 10 - Greater Nottingham Aligned Core Strategy Policy 17 - Broxtowe Part 2 Local Plan
Appeal Decision	Allowed
Conclusion of decision	The appeal was allowed as the proposed two storey extension would not project beyond either the front or rear elevations of the appeal property. Also, the first-floor windows would intersect with the roof which in turn its ridgeline and eaves are set sustainably below the main roof which would make the extension a subservient addition with the form of the original dwelling clearly discernible. The proposed extension would represent a relatively modest addition to the block and would not appear dominant when seen either the cul-de-sac or the wider street scene

Table 41: Appeal Allowed

Reference	24/00280/FUL
Address	Broadgate House, Broadgate, Beeston, Nottinghamshire NG9 2HF
Description	Creation of 9 student accommodation studios and reconfiguration of car park
Relevant Planning Policy	Policy 10 - Greater Nottingham Aligned Core Strategy Policy 17 - Broxtowe Part 2 Local Plan
Appeal Decision	Allowed
Conclusion of decision	The appeal is allowed as the proposal accords with the development plan when taken as a whole. Even though the proposed studios would be below street level; the windows and glazed doors will be facing the street and include one-way privacy film for the external glazing to each studio. This will not compromise internal daylight levels and would still provide acceptable living conditions. Even though the internal floor space of the studios is smaller than normal they are consistent with other purpose-built student accommodation scheme granted in the area. Also the floor spaces for each studio are consistent with the other rooms within the building and the rooms have sufficient internal space to provide adequate living space for student accommodation.

Table 42: Appeal Allowed

Reference	25/00354/FUL
Address	Land to the rear of 137 - 141 Queens Road, Beeston, Nottinghamshire NG9 2FE
Description	Construct two one-bedroom flats and associated development
Relevant Planning Policy	Policy 10 - Greater Nottingham Aligned Core Strategy Policy 17 - Broxtowe Part 2 Local Plan
Appeal Decision	Allowed
Conclusion of decision	The appeal was allowed even with the position of the development within the site there would have been overlooking but due to position and the addition of obscure glazing there would be limited overlooking. Also, due to the development incorporating a pitched roof there would also be no result in an unacceptable lack of light. With the site being used as car parking and the displacement of the vehicles onto the street in the surrounding area. However as there are no rights or licenses for the nearby residents to use the land as parking and that the owner could restrict use at any time this was not a factor to be used against the development going ahead.

Table 43: Appeal Allowed

Reference	24/00690/REM
Address	72 - 78 Nottingham Road, Stapleford, Nottinghamshire NG9 8AQ
Description	Application for the approval of all reserved matters (landscaping, scale, access, appearance and layout) to construct 30 dwellings (reference 20/00847/OUT) and associated infrastructure including access onto Nottingham Road.
Relevant Planning Policy	Policy 10 - Greater Nottingham Aligned Core Strategy Policy 17 - Broxtowe Part 2 Local Plan
Appeal Decision	Allowed
Conclusion of decision	The appeal was allowed due to the repositioning of the plots giving improved spacing to the public areas and an increase of parking spaces for the residents. Also the windows and approved internal layout have helped with the aspect of outlook and internal lighting levels. The appearance, scale and layout of the development would preserve the character and appearance of the area. Also access with the increased width of the access road allowing more manoeuvrability for larger vehicles.

Table 44: Appeal Allowed

Reference	24/00221/FUL
Address	Cloud House, 170 Nottingham Road, Stapleford, Nottinghamshire NG9 8AR
Description	Retention of barn including elevation alterations, gabion wall, chicken coop, regrading of land
Relevant Planning Policy	Policy 8 - Broxtowe Part 2 Local Plan
Appeal Decision	Allowed
Conclusion of decision	The appeal was allowed as the development would not be inappropriate in the Green Belt or would there be material harm in any other respect.

33. Appeals Dismissed

7 appeals were dismissed in this financial year. The majority of these were dismissed as the Inspector agreed with the Council's recommendation and determined that the development would be contrary to adopted Local Plan policy.

On the below table is a full list of the appeals which were dismissed including details of the relevant Planning Policy:

Table 45: Appeals that were Dismissed

Reference	Address	Description	Relevant Planning Policy	Appeal Decision
24/00784/FUL	108 Long Lane, Attenborough, Nottinghamshire NG9 6BW	Change of use from 6 bed HMO (Use Class C4) to 7 bed HMO (Sui Generis)	Policy 10 - Greater Nottingham Aligned Core Strategy Policy 17 - Broxtowe Part 2 Local Plan	Dismissed
24/00745/FUL	76 Wellspring Dale, Stapleford, Nottinghamshire NG9 7EU	Demolish existing garage and construct new garage/ garden room along boundary	Policy 10 - Greater Nottingham Aligned Core Strategy Policy 17 - Broxtowe Part 2 Local Plan	Dismissed

Reference	Address	Description	Relevant Planning Policy	Appeal Decision
24/00536/VOC	Mill Farm, 62 Mill Road, Stapleford, Nottinghamshire NG9 7EU	Variation of condition 3 (changes to opening hours) of planning permission reference 23/00429/VOC	Policy 10 - Greater Nottingham Aligned Core Strategy Policy 17 - Broxtowe Part 2 Local Plan	Dismissed
25/00421/ADV	Advertising right on railway bridge, Derby Road, Stapleford, Nottinghamshire	Erection of a freestanding D-Poster LED advertisement	Policy 18 - Broxtowe Part 2 Local Plan	Dismissed
23/00447/FUL	Riverside Close, Riverside Road, Beeston, Nottinghamshire	Construct 29 apartments with associated parking and landscaping	Policy 17 - Broxtowe Part 2 Local Plan Policy 10 - Greater Nottingham Aligned Core Strategy	Dismissed
25/00502/FUL	15 Kimberley Road, Nuthall, Nottinghamshire NG16 1DA	Construct two storey side and rear extensions	Policy 10 Greater Nottingham Aligned Core Strategy Policy 11 – Greater Nottingham Aligned Core Strategy Policy 10 – Broxtowe Part 2 Local Plan Policy 11 – Broxtowe Part 2 Local Plan Policy 5 – Nuthall Neighbourhood Plan	Dismissed
24/00845/FUL	98 Dennis Avenue, Beeston, Nottinghamshire NG9 2RE	Change of use to 6 bed HMO	Policy 8 - Greater Nottingham Aligned Core Strategy Policy 10 - Greater Nottingham Aligned Core Strategy Policy 17 - Broxtowe Part 2 Local Plan	Dismissed

34. Applications for Costs

All applications for costs are determined separately of the respective appeal.

Out of the 8 appeals which were allowed, there were 3 applications for costs. This is a slight decrease when looked at against the 4 applications for costs which were submitted last year. Out of the 3 applications for costs 2 were dismissed. Additional information on the applications for costs which were dismissed and allowed are provided below:

Table 46: Appeal applications for costs

Application	Description	Reasons
24/00784/FUL	Change of use from 6 bed HMO (Use Class C4) to 7 bed HMO (Sui Generis)	Refused
24/00536/VOC	Variation of condition 3 (changes to opening hours) of planning permission reference 23/00429/VOC	Refused
24/00845/FUL	Change of use to 6 bed HMO	Partly allowed

35. Summary Tables

The below table shows the rate of the dismissal of appeals over a twenty-year period (to the nearest whole number).

Table 47: Rate of Dismissal of Appeals

Year	Appeals Allowed	Appeals Allowed in Part	Appeals Dismissed	Total	Proportion Dismissed
2006/07	9	0	16	25	64%
2007/08	4	0	19	23	83%
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%
2012/13	3	0	12	15	80%
2013/14	6	0	14	20	70%
2014/15	2	0	11	13	85%
2015/16	9	0	8	17	47%
2016/17	4	2	11	17	65%
2017/18	2	0	4	6	67%
2018/19	4	0	8	12	67%
2019/20	8	0	12	20	60%
2020/21	5	0	13	18	72%
2021/22	6	0	10	16	63%
2022/23	15	1	12	28	43%
2023/24	9	0	14	23	61%
2024/25	12	0	5	17	29%
2025/26	8	0	7	15	48%
Total 2005-21	128	5	234	367	64%

Table 48: Appeal Decisions (received between 1 April 2025 to 31 March 2026)

Application	Outcome	Officer Recommendation
24/00784/FUL	Dismissed	Grant
24/00745/FUL	Dismissed	Refuse
24/00754/FUL	Allowed	Refuse
24/00536/VOC	Dismissed	Refuse
25/00421/ADV	Dismissed	Refuse
25/00185/FUL	Allowed	Refuse
23/00095/FUL	Allowed	Grant
25/00214/FUL	Allowed	Refuse
23/00447/FUL	Dismissed	Grant
24/00280/FUL	Allowed	Grant
25/00502/FUL	Dismissed	Refuse
24/00845/FUL	Dismissed	Grant
25/00354/FUL	Allowed	Grant
24/00690/REM	Allowed	Refuse
24/00221/FUL	Allowed	Refuse

Appendix

This appendix shows the dwelling gains and losses in 2025-2026 for each site. For communal they have been calculated with the bed to dwelling ratio.

Table 49: Dwelling gains and losses including Communal

Site Address	Gained Dwellings	Lost Dwellings
44 Maple Avenue, Beeston	1	1
Land off Acorn Avenue, Giltbrook	12	0
St John's College, Peache Way, Bramcote	17	0
Hempshill Hall, Low Wood Road, Nuthall	13	0
Site of Kimberley Brewery, Hardy Street, Kimberley	1	0
Sandiccliffe Accident Repair Centre, Nottingham Road, Stapleford	15	0
37 Nottingham Road, Eastwood	3	1
Land to the rear of Brinsley Recreation Ground, Church Lane, Brinsley	13	0
Land adjacent to 232 Pasture Road, Stapleford	1	0
Land at end of Braemar Avenue, Eastwood	11	0
Land adjacent to 3 Edinboro Row, Kimberley	1	0
Land adjacent to 40 Long Lane, Attenborough	1	0
Boots Campus, Beeston	192	0
Field Farm, Ilkeston Road, Stapleford	25	0
Land adjacent 23 Moorgreen, Newthorpe	1	0
Land off Kelham Way, Eastwood	16	0
Beeston Lodge Nursing Home, 15-17 Meadow Road, Beeston	14	0
23 Cleve Avenue, Toton	1	0
Land west of Awsworth (Inside the A6096), including land at Whitehouse Farm, Shilo Way, Awsworth	93	0
Land adjacent Knowle House, 74 Nottingham Road, Kimberley	1	0
Lock up garages, Middleton Street, Beeston	10	0
Garages off Chilton Drive, Watnall	2	0
Hulks Farm, Coventry Lane, Bramcote	31	0
Land adjacent and north-west of Bramcote Crematorium, Coventry Lane, Bramcote	39	0

Site Address	Gained Dwellings	Lost Dwellings
Garages at Chilton Drive, Watnall	2	0
Land south of 50 Pinfold Road, Newthorpe	13	0
Land off Karen Gardens, Chilwell	1	0
Former site off Lynncroft Primary School, Lynncroft, Eastwood	28	0
5 Hall Gardens, Bramcote	1	0
Land adjacent to 93 Greenhills Road, Eastwood	1	0
9A Devonshire Avenue, Beeston	1	0
6A Chilwell Road, Beeston	1	0
77 Beeston Fields Drive, Bramcote	1	0
Land at Horsendale Farm, Vernon Drive, Nuthall	1	0
Side of Eel Hole Farm, Long Lane, Watnall	1	0
5 Engine Lane, Newthorpe	1	0
Land adjacent 203 Stapleford Road, Trowell	1	0
Hill Top Farm, Blake Road, Stapleford	0	1
Wollaton Village Day Nursery, Chapel Street, Bramcote	5	0
143 Toton Lane, Stapleford	3	1
11A Joyce Avenue, Toton	2	1
144A High Road, Beeston	2	0
121 and land to the rear of 123 Brookhill Street, Stapleford	0	1
54 Trent Road, Beeston	1	0
30 Barber Street, Eastwood	2	1
Willey Wood Farm, Willey Lane, Newthorpe	1	0
4 Spinney Rise, Toton	2	1
25 Longleat Crescent, Chilwell	2	1
92 Eastwood Road, Kimberley	2	1
Former storage building for fire engines, Waterloo Lane, Trowell	1	0
13 Hickings Lane, Stapleford	3	1

Site Address	Gained Dwellings	Lost Dwellings
Rylands Residential Care Home, 9 - 11 Meadow Road, Beeston	3	8
40 Coventry Road, Beeston	2	1
70 Chilwell Road, Beeston	1	0
11 City Road, Beeston	1	1
28 Mansfield Road, Eastwood	2	0
31 Stanley Drive, Bramcote	0	1
Total	602	22

For any enquiries relating to information contained within this report please contact the Planning Policy Team at Broxtowe Borough Council.
Telephone 0115 917 7777 or policy@broxtowe.gov.uk.



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