



Broxtowe
Borough
COUNCIL

Broxtowe Borough Council

Monitoring Report

1 April 2017 – 31 March 2018

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Broxtowe BC Authority Monitoring Report 2017-2018

This Authority Monitoring Report (AMR) comprises three sections:

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

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.

Part (1) of the 2012 Regulation requires the AMR to contain information regarding the implementation of the authority's LDS.

The Broxtowe Local Plan was adopted in September 2004. This Plan is to be replaced by a combination of the 'Part 1' and 'Part 2' Local Plans. The 'Part 1' Local Plan, the 'Aligned Core Strategies' (ACS) for Broxtowe, Gedling and Nottingham City, was adopted in September 2014.

The Part 2 Local Plan was published in September 2017 and submitted in August 2018, in accordance with the LDS.

A revised version of the LDS was considered by a meeting of the Council in July 2018. It specifies that the Part 2 Local Plan would be submitted in summer 2018 and is expected to be adopted in spring 2019. It also says that the first consultation document for the review of the Part 1 Local Plan will be published in September 2019, with submission expected in January 2021 and adoption in December 2021.

Part (2) of the 2012 Regulation requires the AMR to contain information on policies in a local plan which the authority “are not implementing”.

All the policies in the ACS are being implemented. Several policies in the 2004 Broxtowe Local Plan are not being implemented, for two reasons. Firstly, in 2007 the Secretary of State for Communities and Local Government decided that specified policies should not be ‘saved’ and these policies therefore ‘expired’ in September 2007. This applies to policies K1, K2, K3, K6, K7, K8, E4, E5, E6, E7, E9, E10, E11, E15, E17, E18, E20, E21, E22, E28, E30, EM4 and T8. Secondly, when the ACS was adopted in September 2014 several further policies were not ‘saved’. This applies to policies E1, E2, E3, E19, E23, E25, H2, H3, H13, EM2, T2, T3, T7, T9, RC4 and RC9.

Part (3) of the 2012 Regulation requires the AMR to contain 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.

Part (4) of the 2012 Regulation requires the AMR to contain information on neighbourhood development orders and neighbourhood development plans that have been “made”.

No neighbourhood development orders are being prepared in Broxtowe. Several neighbourhood development plans are being prepared, however none have yet been “made” (i.e. finalised). 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	
	Awsorth	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											

Part (5) of the 2012 Regulation requires the AMR to contain information regarding any report prepared under the Community Infrastructure Levy Regulations 2010.

The Council has not prepared such a report. (Options for CIL remain under consideration.)

Part (6) of the 2012 Regulation requires the AMR to contain details of actions taken regarding co-operation with other local planning authorities, county councils, bodies and persons prescribed under the Act.

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 ‘Part 2’ Local Plans; planning for the implications of HS2, including liaison with other East Midlands authorities; commissioning evidence on issues such as employment, retail and gypsies & travellers; and liaison with other organisations such as the D2N2 Local Enterprise Partnership (LEP), Homes England (formerly the Homes and Communities Agency) and the Environment Agency.

At officer level the Council is involved with regular meetings of the Greater Nottingham Planning Officers Group, 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.

Part (1) of the 2004 Regulation requires the AMR 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 third 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. Future AMRs will also refer to the monitoring indicators for policies in the emerging ‘Part 2’ Local Plan.

Summary of appeal decisions

This summary reports on appeal decisions received between 1 April 2017 and 31 March 2018. It also provides information on decisions over the last thirteen years.

In 2017-2018 six appeals were determined. (This is by far the lowest number recorded in a year.) Four (67%) were dismissed and two (33%) allowed.

No appeals were allowed in circumstances where the inspector considered the proposal to be contrary to policies.

The two appeals that were allowed were because the inspector disagreed with the Council's view that the proposals were contrary to policy. One of these (16/00777/FUL, regarding the use of an outbuilding as a brewery) related to the issues of neighbours' amenity and the character of the area; the other (17/00338/FUL, regarding a domestic extension) related to whether or not the proposal would be in keeping with the existing dwelling and the street scene. With topics such as these it is inevitable that differences of opinion between councils and inspectors will sometimes occur. (As one of this year's inspectors commented, "a degree of professional judgement is inevitably required in considering these matters".) These appeal decisions did not involve any questioning of the policy objectives or the interpretation of policy wording.

The proposed introduction of a new, more detailed policy on 'place-making, design and amenity' (policy 17) in the emerging Part 2 Local Plan may help to clarify the Council's objectives and therefore result in more success in future appeals regarding domestic extensions, etc. However, a decision has been made that this policy, and its justification text, should not contain details of expected set-backs and drops in roof levels in domestic extensions, in order to give the Council 'flexibility' to grant permission for proposals that it is happy with. A corollary of this is that inspectors will have similar 'flexibility' to grant permission for proposals that the Council is not happy with. (As the inspector in the case of 17/00338/FUL noted, in the absence of specific policy expectations "it is left to a subjective judgement by the decision maker".)

Only two appeals in 2017-2018 arose from decisions that were contrary to officer recommendations. One of these was allowed and one dismissed.

There was only one application for costs in 2017-2018, and this was dismissed.

There were two appeals in 2017-2018 against refusals of permission for small-scale residential developments and both were dismissed (17/00029/FUL and 17/00594/FUL). In both cases the inspector referred to the issue of five-year housing land supply but gave it little weight. This appears to confirm the tendency (mentioned in the 2016-2017 AMR) for inspectors to treat marginal increases in housing supply as being relatively unimportant compared to other considerations (such as design and neighbours' amenity) whereas substantial increases in supply are likely to outweigh other considerations.

In previous AMRs, 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). However in 2017-2018 there was only one appeal relating to H9 (17/00338/FUL) and none relating to S7, so the situation remains

very largely unchanged, with the overall rates of dismissal of appeals being 66% for H9 and 50% for S7.

References were also made in previous AMRs to policy E8 (development in the Green Belt). However there were no appeals relating to this issue in 2017-2018 and the overall rate of dismissal of appeals remains at 88%.

The proportion of appeals dismissed relating to Aligned Core Strategy policy 10 (design and enhancing local identity) remains at a relatively low 60%. The situation will therefore continue to need to be carefully monitored. The previous comments about the emerging Part 2 Local Plan are relevant, as new policy 17 is intended to complement the Core Strategy policy.

No policy was the subject of more than two appeals that were allowed in 2017-2018, although this is partly because of the very small number of appeals this year.

There remain eight policies which have been the subject of appeals in double figures over the past thirteen years: BLP policies E1, E3, E8, H7, H9, T11 and S7; and ACS policy 10. BLP policies E8, H9 and S7 have been referred to above, as has ACS policy 10. BLP policies E1 and E3 were not 'saved' when the ACS was adopted in 2014 and have been superseded by ACS policy 10. The rates of dismissal of appeals relating to policies H7 and T11 in the thirteen-year period have risen marginally to 74% and 75% respectively, which are not causes for concern.

Details of each appeal for 2017-2018 are given in table 2 below. Table 3 summarises the outcome of each of these appeals in relation to policies that were referred to in the refusal reasons. Table 4 shows a similar summary for the combined results from monitoring reports between 2005-2006 and 2017-2018. Table 5 shows the rate of dismissal of appeals over the thirteen-year period.

Table 2: Appeal decisions (received over period 01.04.17 to 31.03.18)

Application	BLP Policy	ACS Policy	Decision	Allowed because of perceived conformity with policy	Allowed despite perceived conflict with policy
16/00777/FUL	H8	10	Allowed	√	×
16/00812/ADV	-	-	Dismissed	-	-
17/00029/FUL	H7, T11	10	Dismissed	-	-
17/00064/FUL	H11	10	Dismissed	-	-
17/00338/FUL	H9	10	Allowed	√	×
17/00594/FUL	H7	10	Dismissed	-	-

Table 3: Summary of appeal decisions in relation to policies referred to in refusal reasons

BLP Policy	ACS Policy	Appeals allowed	Appeals dismissed
H7		-	2
H8		1	-
H9		1	-
H11		-	1
T11		-	1
	10	2	3

Table 4: Summary of appeals decisions in relation to policies referred to in refusal reasons: combined results from 2006 to 2018 Monitoring Reports

BLP Policy	ACS Policy	Appeals allowed	Appeals dismissed
K6*		3	-
E1**		24	64
E3**		2	9
E4*		-	1
E5*		-	1
E6*		-	1
E7*		2	-
E8		5	35
E9*		1	2
E12		3	1
E13		2	1
E24		1	2
E25**		-	1
E28*		-	1
E35		-	3
H4		1	4
H5		1	-
H7		14	39
H8		3	5
H9		15	29
H11		1	4
H12		1	-
EM1		1	1
EM2**		2	2
EM3		1	-
T6		1	-
T11		3	9
S1		2	-
S4		-	2
S5		1	-
S6		1	2
S7		6	6
S9		-	2
S10		3	1
RC5		1	1
RC8		1	-
RC12		1	1
RC13		-	1
RC16		1	-
RC17		-	1
	1	2	-
	2	1	-
	3	-	3

BLP Policy	ACS Policy	Appeals allowed	Appeals dismissed
	4	-	1
	8	1	-
	10	12	18
	11	-	1
	14	1	-
	16	1	-

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

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

Table 5: Rate of dismissal of appeals

Year	Appeals allowed	Appeals allowed in part	Appeals dismissed	Total	Proportion dismissed
2005/06	5	1	13	19	68%
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%
Total 2005-18	66	5	166	237	70%

Policy monitoring indicators

This section details the monitoring indicators for policies in the ACS, in the order in which they appear in the Plan, together with information relating to these indicators. In some cases relevant information is not available for the current year: the Council is revising its monitoring arrangements and further relevant information will be included in future AMRs.

1. Climate Change

Department of Energy & Climate Change's 'Carbon dioxide emissions within the scope of influence of local authorities'.

This information is currently only available up to 2015. See this information below:

- 2015 figure of 5.2t CO₂ per person for Broxtowe

This information is available on the following website:

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

Number of permissions in flood risk areas implemented against Environment Agency advice.

For 2017-2018 there have been no permissions.

Number of developments incorporating Sustainable Drainage Systems (SuDS).

Information on completed developments not currently available. However, 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.

- In 2017-2018 there were 2 applications.

2. The Spatial Strategy

Net additional homes, Council supply of ready to develop housing sites and planning permissions of strategic allocations.

Full details are included in the [SHLAA](#).

3. The Green Belt

Location and area of land removed from Green Belt.

No land was removed from the Green Belt in 2017-2018.

4. Employment Provision and Economic Development

Overall number of jobs in the plan area.

The information is from www.nomisweb.co.uk

Table 6: Employment

In Broxtowe	
Employed (% = aged 16 – 64)	81.4%
Unemployed (% = is a proportion of economically active)	3.8%

Net addition in new office floorspace and change in supply of industrial and warehouse land.

The table below shows the gain and loss of employment land (Use Classes B1, B2 and B8) in 2017-2018.

Table 7: Employment land

Year	Gross Amount (Ha)		Net Total
	Gain	Loss	
2017-2018	0.008	-0.8	-0.792

Available supply of industrial and warehouse land.

Information not currently available.

Planning permissions for strategic sites.

An outline application (reference 14/00515/OUT) for Boots at Beeston has been agreed in principle, subject to the completion of a section 106 agreement. The application is for mixed-use development including up to 82,000 square metres of employment floorspace.

Outline permission (reference 12/00585/OUT) has been granted for 500 dwellings and associated mixed use development at Toton Lane, Stapleford. 282 of these dwellings also have reserved matters approval (reference 17/00499/REM).

Outline permission (reference 11/00758/OUT) has been granted for 450 dwellings at Field Farm, Stapleford. 118 of these dwellings also have reserved matters approval (reference 15/00841/REM) and work has started on site.

5. Role of Town and Local Centres

Planning permissions for retail and new B1 office floor space created in town centres.

See the table below for the completed floorspace in 2017-2018.

Table 8: Floor space in town centres

Amount of completed retail and office in town centres:	m ²
Retail (A1)	0
Office (A2)	0
Office (B1)	0

Amount of retail and B1 office floor space approved outside of defined centres.

See table below for the completed floorspace in 2017-2018

Table 9: Floor Space gains

Amount of completed floor space gains:	m ²
Retail (A1)	371
Office (B1)	83.2
Leisure (D2)	0

6. Regeneration

Completion of site or certain elements of it (e.g. sq m of offices developed).

The ACS regeneration policy refers to the Boots / Severn Trent site in Broxtowe: no elements of this development were completed in 2017-2018.

7. Housing Size, Mix and Choice

Completions by dwelling type, size and tenure.

The following table details completions by dwelling type and size. (These are gross figures which do not include losses.) Information on tenure is not currently available.

Table 10: Dwelling types

Type	No. of Beds	Awsorth	Brinsley	Eastwood	Kimberley	Main Built Up Area	Other Rural	Total
Detached	1							
	2					2		2
	3			6	3	13	1	23
	4			8	5	22	1	36
	5				2	4	1	7
	6+					1		1
Semi-Detached	1					1		1
	2			6	1	1		8
	3			27	4	6		37
	4				1	8		9
	5							
	6+							
Terraced	1							
	2			2				2
	3			4	4			8
	4							
	5							
	6+							
Bungalow	1							
	2			2	1			3
	3			1	1	5		7
	4							
	5							
	6+							
Flat	1					79		79
	2			2		100		102
	3					4		4
	4					2		2
	5							
	6+							
Total				58	22	248	3	331

Affordable housing completions by Social Rent, Intermediate Housing, Affordable Rent.

The total number of affordable housing completions for 2017-2018 is shown below, the split to types of affordable is not currently available.

Table 11: Affordable housing

Number of Affordable Units granted Planning Permission	140
Total Units Complete	8

8. Gypsies, Travellers and Travelling Showpeople

Number of traveller plots/pitches allocated and granted planning permission and then implemented.

No plots or permissions were allocated, granted permission or implemented in 2017-2018.

9. Design and Enhancing Local Identity

Indicators to be set locally by each Council.

New indicators are likely to be included in the emerging 'Part 2' Local Plan.

10. The Historic Environment

Percentage and number of heritage assets at risk on national register.

The following are on the national Heritage at Risk register.

Table 12: Historic environment

Type	Address	Percentage
Listed Building	The Yews, Kimberley Road, Nuthall	1%
	Bennerley Viaduct	
Conservation Area	Eastwood	19%
	Kimberley	
	Nuthall	
Scheduled Monument	Greasley Castle	17%

Number of Conservation Area Appraisals.

There are 9 completed Conservation Area Appraisals:

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

and another 3 which are awaiting completion:

- Brinsley,
- Chilwell and
- Strelley.

11. Local Services and Healthy Lifestyles

Percentage of households with access to public services and facilities by public transport, walking and cycling within 30 minutes travel time with no more than a 400m walk to a stop.

Information not currently available.

12. Culture, Tourism and Sport

Number of major sporting facilities developed.

No such developments took place in Broxtowe in 2017-2018.

13. Managing Travel Demand

Proportion of households with hourly or better daytime bus service to town, district or City Centre. Number of public transport trips.

This information is not currently available.

Plan area wide traffic growth.

See the table below for traffic growth (vehicle kilometres travelled) in Broxtowe. The information is calculated a year behind so figures below are for 2016-2017

Table 13: Traffic Growth

Year	Growth Factor (2010 base)	Percentage Growth (2010 base)
2016-2017	100.1	0.1%

Number of cycling trips.

See the table below for cycle growth in Broxtowe. The information is calculated a year behind so the figures below are for 2016-2017.

Table 14: Cycle Growth

Year	Growth Factor (2010 base)	Percentage Growth (2010 base)
2016-2017	113	13%

Number of travel plans agreed.

This information is not currently available.

14. Transport Infrastructure

Implementation of individual schemes as in Infrastructure Delivery Plan.

No aspects of the relevant schemes in Broxtowe (the HS2 hub station and the associated NET extension) have yet been implemented.

15. Green Infrastructure, Parks and Open Space

Number of Local Wildlife Sites under positive conservation management using Single Data List indicator 160.

In Broxtowe 24.8% of Local Wildlife Sites were under positive conservation management for the period 2016-2017. The data is gathered usually in September each year so for the 2017-2018 the figures will be in next year's report.

Number of Local Nature Reserves with a management plan in place.

There are 15:

- Alexandrina Plantation Bramcote,
- Bramcote Park Woodland,
- Brinsley Headstocks,
- Colliers Wood Moorgreen,
- Hall Om Wong Kimberley,
- King George's Park Bramcote,
- Nottingham Canal,
- Sandy Lane Public Open Space Bramcote,
- Smithurst Meadows Giltbrook,
- Stapleford Hill Woodland,
- Toton Fields,

- Watnall Green,
- Watnall Spinney,
- Hall Park, Eastwood and,
- Pit Lane Recreation Ground, Trowell.

Green Flag status of open space.

Five sites, with a total area of 59.5 ha, are managed to Green Flag award standard. These are at:

- Colliers Wood, Giltbrook;
- Bramcote Hills Park;
- Old Church Tower, Town Street, Bramcote;
- Alexandrina Plantation / Sandy Lane, Bramcote; and
- Brinsley Headstocks.

Number of S106 contributions related to open space.

1 Section 106 contribution was paid towards Open Space in 2017-2018.

Indicators to be set locally regarding increase in percentage of population with access to GI assets.

New indicators are likely to be included in the emerging 'Part 2' Local Plan.

16. Biodiversity

Net change in the area of Local Wildlife Sites.

No change.

Number of SSSIs in a favourable condition.

Information not currently available.

17. Infrastructure

Implementation of individual schemes as in IDP and in part 2 Local Plans.

Development at Field Farm, Stapleford, has started. Work has not yet started on development at Boots & Severn Trent, Beeston and at Toton Lane, Stapleford (in the vicinity of the proposed HS2 station).

For any enquiries relating to information contained within this report please contact the Planning Policy Team at Broxtowe Borough Council, telephone 0115 9177777 extension 3452 or policy@broxtowe.gov.uk.

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