



Broxtowe
Borough
COUNCIL

Broxtowe Borough Council

Monitoring Report

1 April 2018 – 31 March 2019

Steffan Saunders
Head of Planning and Economic Development
Broxtowe Borough Council,
Council Offices,
Foster Avenue,
Beeston,
Nottingham
NG9 1AB

Telephone 0115 917 7777 (Enquiries to Planning Policy ex. 3452)
Email: policy@broxtowe.gov.uk

Contents

Introduction and compliance with legal requirements	3
Policy monitoring indicators	7
1. Flood Risk.....	7
2. Site allocations and Housing Deliveries	7
3. Development in the Green Belt.....	8
4. Regeneration	8
5. Retention of good quality existing employment sites	8
6. Town Centre Uses	11
7. Proposals for retail in edge-of-centre and out-of-centre locations	13
8. Centre of Neighbourhood Importance (Chilwell Road/High Road)	14
9. Housing Size, Mix and Choice	15
10. Gypsies, Travellers and Travelling Showpeople	16
11. Place-making, design and amenity	16
12. Shopfronts, signage and security measures	16
13. Pollution, Hazardous Substances and Ground Conditions	17
14. Air Quality	17
15. Unstable Land	17
16. Minerals	18
17. Proposals affecting designated and non-designated heritage assets	18
18. The health impacts of development.....	19
19. Culture, Tourism and Sport.....	20
20. Travel Plans.....	21
21. Local Green Space	22
22. Green Infrastructure Assets	22
23. Cemetery Extensions.....	23
24. Landscape	23
25. Biodiversity Assets.....	23
26. Developer contributions	24
Summary of appeal decisions	25

Broxtowe BC Authority Monitoring Report 2018-2019

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

The Broxtowe Local Plan was adopted in September 2004. It has been partially replaced by the 'Part1' Local Plan, the 'Aligned Core Strategies' (ACS) for Broxtowe, Gedling and Nottingham City, which was adopted in September 2014. Remaining aspects of the 2004 Local Plan will be replaced by the 'Part 2' Local Plan. This was published in September 2017 and submitted in August 2018, in accordance with the LDS. Examination hearings took place in December 2018 and adoption is expected in autumn 2019.

Information on policies in the local plan which we 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.

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

No neighbourhood development orders are being prepared in Broxtowe. Several neighbourhood development plans are being prepared, however only one has 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					✓						

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.)

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 ‘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.

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

The next section of this AMR reports on monitoring indicators from the ACS and/or the (emerging) Part 2 Local Plan. This enables European legislative requirements to be complied with and helps to identify any “unforeseen adverse effects” of the Plan, as required by the Regulations.

Policy monitoring indicators

This section details the monitoring indicators for policies in the Part 2 Local Plan, in the order in which they appear in the Plan, as well as policies in the ACS, 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. 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. But also indicates in the plan situations where it can be considered. Here in this section, we are reporting the number of permissions in flood risk areas granted contrary to Environment Agency advice.

- For 2018-2019 There have been no permissions.

In addition, as indicated in the Aligned Core Strategy, the number of developments incorporating Sustainable Drainage Systems. This as of April 2011 on all large developments, 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 2018-2019 There have been 2 permissions

2. Site allocations and Housing Deliveries

Policy 2-7 in the Part 2 Local Plan the site allocations are indicated, this section covers aspects of these policies that need to be monitored. The table below shows the site allocations indicated in the Part 2 Local Plan in each settlement area and the number of new homes built this financial year and housing deliveries as indicated in the Aligned Core Strategy.

Table 2: Site Allocations and Housing Deliveries

Settlement	Number of houses built 2011-2018	Number of houses built (net) 2018-2019	Core Strategy Requirement by 2028	Total supplied 2011-2019
Main Built Up Area (MBA)	677	55	Minimum 3,800	732
Awsworth	33	1	Up to 350	34
Brinsley	14	1	Up to 150	15
Eastwood	314	120	Up to 1,250	434
Kimberley	102	38	Up to 600	140
Other Rural	4	-	No requirement	4
Total	1,144	215	6,150	1,359

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

3. Development in the Green Belt

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

- For 2018-2019 there was one application due to the fact it was a dog training facility for a charity
- No land was removed from the Green Belt in 2018-2019

4. 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 site or certain elements of it (e.g. sq. m of office development).

In the Aligned Core Strategy regeneration policy for Broxtowe it refers to the Boots/Severn Trent site in Broxtowe: no elements of this development were completed in 2018-2019.

5. 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 will cover employment land as well as employment and qualifications, for monitoring from the Part 2 Local Plan and the Aligned Core Strategy.

Here in the tables below, we are indicating the amount of completions (floor space and area) and type of B Class employment completions lost to other uses on Employment and Protected Employment sites.

Table 3: Employment land lost to other uses

		Floorspace lost to other uses			
Sites		B1	B2	B8	Total
15/00864/FUL	m ²	-1,482	-	-	-1,482
Total		-1,482	-	-	-1,482
		Area lost to other uses			
Sites		B1	B2	B8	Total
15/00864/FUL	Ha	-0.148	-	-	-0.148
Total		-0.148	-	-	-0.148

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

Table 4: Employment land, net gain and loss

Type	Gross Amount (sq.m)		Net Total
	Gain	Loss	
B1	-	-899.9	-899.9
B2	-	-12,872	-12,872
B8	791	-3,370.7	-2,579.7
Type	Gross Amount (Ha)		Net Total
	Gain	Loss	
B1	-	-0.09	-0.09
B2	-	-1.29	-1.29
B8	0.08	-0.34	-0.26

The table below shows available supply of unimplemented application gains, for industrial and warehouse land at the end of 2018-19 and net change in supply, completed applications at the end of 2018-19, as indicated in the Aligned Core Strategy.

Table 5: Industrial and Warehouse land

	Available supply		
	B2	B8	Total
Hectares	0.20	0.03	0.23
	Net change in supply		
	B2	B8	Total
Hectares	-1.29	-0.26	-1.55

This table below shows the total amount of additional B1 office floor space completions, as indicated in the Aligned Core Strategy.

Table 6: Additional B1 office floor space

Sites		B1
15/00864/FUL	m ²	1,370
Total		1,370

The table below shows the overall number of jobs in the plan area, as indicated in the Aligned Core Strategy. This information has been gathered from www.nomisweb.co.uk

Table 7: Employment

In Broxtowe	%
Employed (% = aged 16 – 64)	72.1
Unemployed (% = is a proportion of economically active)	4.5

On this table below, it shows the percentage of the working age population with NVQ level 2 or above, as indicated in the Aligned Core Strategy.

Table 8: Education

In Broxtowe (16-64)	%
NVQ2 or above	79.5
NVQ3 or above	61.6
NVQ4 or above	41.5

*Please note this is for the calendar year not financial

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

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.

6. Town Centre Uses

Policy 10 of the Part 2 Local Plan indicates its intention to encourage higher density development in more compact centres. Here in this section we will report the proportion of use classes A1, A2 etc. completions in the 'main town centre' ground floor units within the Town and District Centre boundaries.

Table 9: Floor space in town centres non-primary frontage

Class Type	Town Centre m ²	District Centre m ²	Total m ²
A1	-	-	-
A2	-	-	-
A3	310	-	310
A4	-	60.64	60.64
A5	-	200	200
B1	-	-	-
Total	310	260.64	570.64

The table below, shows the proportion of use classes A1, A2 etc. completions in the 'main town centre' units within the primary frontage of the Town and District Centres.

Table 10: Floor space within primary frontage

Class Type	Town Centre m ²	District Centre m ²	Total m ²
A1	-	263.5	263.5
A2	232.8	199.5	432.3
A3	117	-	117
A4	-	-	-
A5	-	-	-
Total	349.8	463	812.8

Here the table below, indicates the number and type of permissions granted at upper floor level for 'main town centre use' or housing within the Town and District Centre boundaries.

Table 11: Permissions granted at upper floor level

Class Type	Town Centre Permissions	District Centre Permissions	Total Permissions
A1	-	-	-
A2	2	4	6
A3	-	-	-
A4	-	-	-
A5	-	-	-
C3	11	24	35
Total	13	28	41

This table below indicates the amount of retail floor space completed outside of the defined town centres and district centres, as indicated in the Aligned Core Strategy.

Table 12: Floor space outside town centres and district centres

Amount of retail floor space completed	m²
A1	468
A2	-
A3	160
A4	38.7
A5	-
Total	666.7

7. 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 sections reports the number of permissions and the amount of floor space completed in the centres and in the edge-of-centre and out-of-centre locations.

Table 13: Floor space permitted in edge-of-centre locations

Amount of completed units within edge-of-centre:	Completions m ²	Number of permissions
A1	-	-
A2	-	-
A3	-	-
A4	-	-
A5	-	-

Table 14: Floor space permitted in out-of-centre locations

Amount of completed units within out-of-centre:	Completions m ²	Number of permissions
A1	468	9
A2	-	-
A3	-	-
A4	38.7	3
A5	-	-

8. 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 within the Centre of Neighbourhood Importance.

Table 15: Permissions granted within the Centre of Neighbourhood Importance

Class type	Number of Completions	Number of permissions
A1	1	2
A2	-	-
A3	2	1
A4	-	-
A5	-	-
C3	-	-

This table below, reports on the proportion of ground floor residential units within the Centre of Neighbourhood Importance.

Table 16: Number of residential units within the Centre of Neighbourhood Importance

Class type	Number of Completions	Number of permissions
C3	-	-

Below this table reports on the number and type of permissions granted and completed at upper floor level for 'main town centre' uses and residential within the Centre of Neighbourhood Importance.

Table 17: Permissions granted at upper floor level

Class Type	Number of Completions	Number of permissions
A1	-	-
A2	-	-
A3	-	-
A4	-	-
A5	-	-
C3	-	-

9. Housing Size, Mix and Choice

Policy 15 of the Part 2 Local Plan recognises the councils Corporate Plan and Housing Strategy and the need for Affordable Housing. This section will cover 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 completions by dwelling type and size.

Table 18: Dwelling types

Type	No. of Beds	Awsworth	Brinsley	Eastwood	Kimberley	Main Built Up Area	Other Rural	Total
Detached	1	-	-	-	-	-	-	-
	2	-	-	-	-	-	-	-
	3	-	-	11	4	2	-	17
	4	-	1	10	10	6	-	27
	5	-	-	1	1	11	-	13
	6+	-	-	-	-	1	-	1
Semi-Detached	1	-	-	2	-	2	-	4
	2	-	-	5	-	2	-	7
	3	-	-	44	2	9	-	55
	4	-	-	-	-	-	-	-
	5	-	-	-	-	-	-	-
	6+	-	-	-	-	1	-	1
Terraced	1	-	-	-	-	-	-	-
	2	-	-	15	4	-	-	19
	3	-	-	5	12	1	-	18
	4	-	-	1	1	1	-	3
	5	-	-	-	-	-	-	-
	6+	-	-	-	-	-	-	-
Bungalow	1	-	-	-	-	-	-	-
	2	-	-	17	2	-	-	19
	3	-	-	2	-	1	-	3
	4	-	-	-	-	-	-	-
	5	-	-	-	-	-	-	-
	6+	-	-	-	-	-	-	-
Flat	1	-	-	4	3	27	-	34
	2	-	-	4	2	11	-	17
	3	-	-	-	-	2	-	2
	4	-	-	-	-	-	-	-
	5	-	-	-	-	-	-	-
	6+	-	-	-	-	16	-	16
Total		-	1	121	41	93	-	256

This table below, shows the number of affordable housing completions, by Social Rent, Intermediate Housing and Affordable Rent.

Table 19: Affordable housing complete

Type of Affordable Housing	Dwellings
Social Rent	-
Intermediate Housing	-
Affordable Rent	-
Unknown	43

The number of completions that comply with requirement M4(2) of the Building Regulations regarding 'accessible and adaptable dwellings'.

- This was not monitored as the Part 2 Local Plan had not been adopted

10. Gypsies, Travellers and Travelling Showpeople

Policy 16 of the Part 2 Local Plan will take a pro-active provision to meet identified need. This section indicates the number of pitches which are allocated, granted permission and implemented.

- In 2018-2019 there were no applications

11. Place-making, design and amenity

Policy 17 of the Part 2 Local Plan 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 the proportion of permissions (for 10 or more dwellings) which achieve at least nine 'greens' against in-house assessment of the quality of design with regard to BfL 12.

- This was not monitored as the Part 2 Local Plan had not been adopted

12. 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. In this section it will report on the number of permissions for shutters which are, or are not in accordance with the policy.

- This was not monitored as the Part 2 Local Plan had not been adopted

13. Pollution, Hazardous Substances and Ground Conditions

Policy 19 of the Part 2 Local Plan indicates that effects of pollution on health, the natural environment and adverse effects from pollution should be taken into account. In this section it will report 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.

- This was not monitored as the Part 2 Local Plan had not been adopted

14. 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. In this section these emissions are to be monitored as indicated in the Aligned Core Strategy, as well as charging points stated in the Part 2 Local Plan, as the use of more electric cars will also reduce these emissions.

The table below shows the number of electric vehicle charging points delivered. There are none for 2018-2019 as the Part 2 Local Plan had not been adopted.

Table 20: Charging points

Area	Number of charging points
-	-

To reduce per capita CO₂ emissions and increase renewable power generation, as indicated in the Aligned Core Strategy. This information is currently only available up to 2017. See this information below:

- 2017 figure of 4.4kt CO₂ per person for Broxtowe (excludes large industrial site, railways, motorways and land-use)

This information is available on the following website:

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

15. 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 it will report the number of permissions which are contrary to the advice of the Coal Authority, together with the reasons for those decisions.

- This was not monitored as the Part 2 Local Plan had not been adopted

16. 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 will report the number of permissions which are contrary to the recommendations of the County Council or the Coal Authority.

- This was not monitored as the Part 2 Local Plan had not been adopted

17. 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 21: Historic assets at risk

Type	Address	Number
Listed Building	The Summer House, at The Yews, Kimberley Road	2
	Bennerley Viaduct	
Conservation Area	Eastwood	3
	Kimberley	
	Nuthall	
Scheduled Monument	Greasley Castle	1

Here 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

And there are another 3 which are awaiting completion:

- Brinsley,
- Chilwell
- Strelley.

18. 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 indicated in the policy. This section is covering aspects that need to be monitored from the Aligned Core strategy and the Part 2 Local Plan.

The table below indicates the number of applications for which a Health Impact Assessment Checklist is required, together with the outcome of those applications. There are none for 2018-2019 as the Part 2 Local Plan had not been adopted.

Table 22: Health Impact Assessment

Site	Outcome
-	-

This table below, shows the number of applications relating to A5 uses within 400m of schools, together with the outcome of those applications. There are none for 2018-2019 as the Part 2 Local Plan had not been adopted.

Table 23: A5 uses within 400m of a School

A5 Site	Outcome
-	-

On this table below, it is showing the need to improve accessibility from residential development to key community facilities and services, as indicated in the Aligned Core Strategy.

Table 24: Time travel to key services on large site (10 dwellings or more)

Site Address	GP Surgery	Hospital	Primary School	Secondary School	Area of Employment
	Travel time (mins)				
Land off Acorn Avenue, Giltbrook	11	69	16	23	15
Beamlight Automotive Seating Ltd, Tricom House, Newmanleys Road, Eastwood	16	>60	12	>60	7
Former TBC Engineering Services, Bailey Grove Road, Eastwood	12	54	15	14	9
Kimberley Brewery, Hardy Street, Kimberley (Maltings)	7	48	5	11	13
205a Bye Pass Road, Chilwell	8	28	10	27	7
Myford Ltd. Wilmot Lane, Beeston	7	18	4	9	3
Ready Mixed Concrete Ltd, Concrete Batching Plant, Long Lane, Attenborough	10	43	14	26	6

Site Address	GP Surgery	Hospital	Primary School	Secondary School	Area of Employment
	Travel time (mins)				
Myford Ltd, Wilmot Lane, Beeston	6	17	5	9	1
Land south east of B&M, Styring Street and Station Road, Beeston	5	18	5	13	4
Neville Sadler Court, Beeston	11	19	9	20	9
Nags Head & Plough Public House and Pinfold Estate, Nottingham Road, Stapleford	5	19	4	12	5

This table below, is to show improvements on health in the borough, by showing the life expectancy of the residents in the borough as indicated in the Aligned Core Strategy, figures are from 2014 to 2016. This data can be found <https://www.ons.gov.uk/>

Table 25: Life expectancy

Gender	Age
Female	83.1
Male	80.5

19. Culture, Tourism and Sport

Policy 25 of the Part 2 Local Plan states that there is a deficiency in accessible and secure sport pitches. In this section it will report on the number, type and area of net additional sports pitches. There are none for 2018-2019 as the Part 2 Local Plan had not been adopted.

Table 26: Sport Pitches

Site	Type	Area
-	-	-

This table below, states the number and type of applications relating to tourism. There are none for 2018-2019 as the Part 2 Local Plan had not been adopted.

Table 27: Applications relating to tourism

Site	Type
-	-

The increase in provision of major sporting facilities in the borough was none for 2018-2019, as indicated in the Aligned Core Strategy.

20. 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 expect to submit a Travel Plan.

This table below, shows the number of applications for which a Travel Plan is required, together with the outcome of those applications. There are none for 2018-2019 as the Part 2 Local Plan had not been adopted.

Table 28: Travel Plans required

Site	Outcome
-	-

Proportion of households with hourly or better daytime bus service to town, district or City Centre, as indicated in the Aligned Core Strategy.

- The percentage within 800 metres or 10 min walk of a bus stop is 87% and within 400 metres or 5 min walk is 57%.

Number of Public transport trips, this is an approximate figure gathered from local public transport companies, as indicated in the Aligned Core Strategy. Figures based on where passengers board a bus, regardless of whether they cross boundaries or travel out of the area.

Table 29: Public Transport trips

In Broxtowe	Passengers (in Million)
Bus Only	65.02
Bus and NET	82.75

Plan area wide traffic growth, as indicated in the Aligned Core Strategy. The information is calculated a year behind so figures below are for 2017

Table 30: Traffic Growth

Year	Percentage increase since 2010
2016-2017	0.4

Number of cycling trips, as indicated in the Aligned Core Strategy. This information is calculated a year behind so the figures below are for 2017.

Table 31: Cycle Growth

Year	Percentage increase since 2010
2016-2017	11.9

Implementation of individual schemes as in Infrastructure Delivery Plan, as indicated in the Aligned Core Strategy. No aspects of the relevant schemes in Broxtowe (the HS2 hub station and the associated NET extension) have yet been implemented.

21. 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.

So here this report will indicate 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.

- This was not monitored as the Part 2 Local Plan had not been adopted

22. Green Infrastructure Assets

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

This section reports on the percentage of the population with access to Green Infrastructure in accordance with the Broxtowe green Space Standard. There is no information for 2018-2019 as the Part 2 Local Plan had not been adopted.

Number of Local Wildlife Sites are 146, the area of which is 967.12 ha.

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

- 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 of open space, as indicated in the Aligned Core Strategy. Five sites, are managed to Green Flag award standard. These are at:

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

Number of S106 contributions related to open space, as indicated in the Aligned Core Strategy, had no contributions paid in 2018-2019.

23. Cemetery Extensions

Policy 29 of the Part 2 Local Plan states that the following land is allocated as cemetery extensions, at Church Walk, Brinsley and Field Lane, Chilwell are protected. This section shows the 'take-up' of the site(s) as a cemetery extension this financial year. There are none for 2018-2019 as the Part 2 Local Plan had not been adopted.

24. Landscape

Policy 30 of the Part 2 Local Plan states that all developments within or affecting the local landscape areas indicated 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.

- This was not monitored as the Part 2 Local Plan had not been adopted

25. 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 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.

- This was not monitored as the Part 2 Local Plan had not been adopted

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

The number of SSSIs in a favourable condition this year in the borough, as indicated in the Aligned Core Strategy, are 5 sites.

26. 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 2018-2019 financial year.

Table 32: Section 106 contributions

Contribution type	Amount paid
Open Space	£-
Transport (ITPS)	£676,000
Affordable Housing	£-
Education	£25,690
Other	£110,992

Summary of appeal decisions

This summary reports on appeal decisions received between 1 April 2018 and 31 March 2019.

In 2018-2019 twelve appeals were determined. Eight (67% - rounded to the nearest whole number) were dismissed and four (33% - rounded to the nearest whole number) allowed. No appeals were allowed in circumstances where the inspector considered the proposal to be contrary to policies.

The four appeals which were allowed were because the inspector disagreed with the Council's view that the proposals were contrary to policy. As standard, conditions were attached to these appeals to ensure their overall acceptability. A summary of the allowed appeals is given below:

- 18/00414/FUL – Construction of a two storey side extension. In relation to the proposal's design, the Inspector noted that 'the enlarged development would not appear a cramped form of development' nor would it 'represent a disproportionate addition to the host property. Regarding impact upon amenity, the Inspector determined that 'the proposed development would not cause unacceptable harm to the living conditions of the occupiers of neighbouring properties'.
- 17/00183/FUL - Construct extension to residential care home to provide 9 bedrooms with ancillary store, staffroom and laundry. The Inspector regarded that 'the main issue is whether appeal provides satisfactory on-site car parking provision' and determined that the proposal 'would provide satisfactory on-site car parking provision' and concluded that the appeal be allowed.
- 17/00486/FUL - Construct workshop following demolition of garages and workshop. The Inspector noted that the main issue is the effect of the scheme on the amenity of nearby occupiers specifically 'with reference to noise, other disturbance and outlook'. Within the appeal decision, it was concluded that the proposal 'would not result in any significant noise disturbance over and above current levels' and that it would 'not be unacceptably overbearing or dominant' in terms of outlook.
- 17/00285/FUL – Construct dwelling. The Inspector considered that the main issue is the potential effect on the 'living conditions of neighbouring properties in respect of their outlook and privacy'. It is ultimately concluded, due to factors such as there being a 'considerable gap between the two dwellings' and the majority of its built form being 'hidden behind the boundary fence', that the proposal would not unacceptably harm the amenity of nearby residents.

Although there were appeals allowed, it should be noted that with particular topics, especially those such as design and neighbour amenity, differences of opinion between councils and inspectors will sometimes occur. Importantly, these appeal decisions did not involve any questioning of the policy objectives or the interpretation of policy wording. Out of the four appeals which were allowed, there were three applications for costs – two of these were allowed and one was refused.

In the case of planning application 18/00414/FUL, which was for the construction of a two storey side extension, it was referenced that the appellant was seeking costs due to the Council's considerations focussing 'too much on whether or not the property might be used as a House in Multiple Occupation (HMO)'. The Inspector noted that 'there was no need to consult with statutory consultees about the use of the property as a HMO'. The Inspector further highlighted that the report was clear regarding the appellant's intention for the property to be occupied as a family home and that the report was also clear in relation to there being 'no restrictions regarding the potential for the property to be used as a small HMO'. It is further noted that the Council's 'Cost Rebuttal refers to parking being a concern but this does not appear in the reason for refusal'. However, ultimately, the reason for refusal was 'somewhat vague and generalised' that was 'not substantiated by cogent or objective evidence concerning the precise harm which would be caused by the proposed extension' in terms of neighbour amenity.

The other application awarded costs (17/00183/FUL), was for the extension of a residential care home to provide 9 bedrooms with ancillary store, staffroom and laundry. The appellant was seeking an award for costs based upon the contention that the 'Planning Committee refused the planning application on highway grounds against officer and consultee advice'. Somewhat contrary to the application for costs noted in the above paragraph, in this case, it is clear that the issue lies in the decision made by Council Members (which was not based upon clear planning grounds or evidence), rather than the Council Officer report, which the Inspector noted was a 'balanced and fair assessment of the planning application and supporting evidence, together with a consistent recommendation'.

In order to address the issues arising from the two cases awarded costs, and to avoid any further applications for costs, it is important for decisions to be clear and well justified - whether it is officers or members who make the decision.

There was one appeal in 2018-2019 against refusal of permission for the retention of six storage containers (17/00852/FUL). This appeal was dismissed as the Inspector maintained and agreed with the Council that the development would constitute as inappropriate development in the Green Belt and would cause harm to openness with no very special circumstances existing. This confirms the generally satisfactory situation regarding the control of development in the Green Belt and further supports paragraph 133 of the NPPF which notes the importance of policy in 'keeping land permanently open'.

As well as topics such as neighbour amenity and design being prevalent factors in the appeals received between 2018-2019, the issue of highway and public safety was also an issue present in an appeal made against refusal to display 2 digital illuminated advertising hoardings (17/00793/ADV) on poster board displays adjacent to Nottingham Road. In the appeal decision, the Inspector noted the importance of 'good road visibility' and that the proposal would 'prejudice conditions of public safety', in line with paragraph 67 of the NPPF.

The proportion of appeals dismissed (one of these for the removal of a condition - 17/00690/ROC; and another relating to the construction of an apartment block containing 8 flats - 17/00154/FUL) relating to Policy 10 of the Aligned Core Strategy is at a relatively moderate 75%.

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

Table 33: 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%
2018/19	4	0	8	12	67%
Total 2005-18	70	5	174	249	70%

Table 34: Appeal decisions (received between 1 April 2018 to 31 March 2019)

Application	Outcome	Contrary to Officer Decision	Policy wording issues
17/00852/FUL	Dismissed	No	No
17/00690/ROC	Dismissed	No	No
17/00154/FUL	Dismissed	No	No
18/00414/FUL	Allowed	Yes	No
18/00257/FUL	Dismissed	No	
17/00486/FUL	Allowed		
17/00183/FUL	Allowed	Yes	
17/00849/FUL	Dismissed	No	
17/00793/ADV	Dismissed	No	
17/00283/OUT	Dismissed		
17/00649/FUL	Dismissed		
17/00285/FUL	Allowed		

Table 35: Summary of appeal decisions and planner's comments

Application	Policy	Policy Wording issue	Comment
18/00414/FUL	H9 (Broxtowe Local Plan); Policy 10 (ACS); and Policy 17 (Draft P2LP)	N - about interpretation rather than the wording itself.	Planning Officer considered that the scheme was in accordance with H9 (Broxtowe Local Plan); Policy 10 (ACS); and Policy 17 (Draft P2LP), and therefore recommended that permission be granted. The Planning Committee resolved that the proposal was contrary to these policies and refused the application. The Inspector at appeal regarded that the application was not contrary to policy and, thus the appeal was allowed.
17/00486/FUL	E34, H8 and T11 (Broxtowe Local Plan); Policy 10 (ACS); and Policy 17 (Draft P2LP)	N - about interpretation rather than the wording itself.	Planning Officer considered that the scheme was in accordance with Local policies and therefore recommended that permission be granted. The Planning Committee resolved that the proposal was contrary to the aims of Policy 10 (ACS) and Policy E34 (Broxtowe Local Plan), and as such, refused permission. The Inspector at appeal held that here were no conflicts with Local Policy and the appeal was allowed.
17/00183/FUL	RC12 and T11 (Broxtowe Local Plan); and Policies 10 and 11 (ACS)	N - about interpretation rather than the wording itself.	Planning Officer considered that the proposal was acceptable and in accordance with policy with no impacts which would warrant refusal, therefore recommending that permission be granted. The Planning Committee refused permission as it was deemed that the proposal would be contrary to Policy T11 (Broxtowe Local Plan) and Policy 10 (ACS). The inspector at appeal determined that the scheme was in line with policy and so the appeal was allowed.
17/00285/FUL	H7 (Broxtowe Local Plan) and Policy 10 (ACS)	N - about interpretation rather than the wording itself.	Inspector regarded that the scheme was in accordance with Policies H7 (Broxtowe Local Plan) and 10 (ACS) whereas the Planning Officer did not.

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.

Planning and Economic Development
Broxtowe Borough Council
Council Offices
Foster Avenue
Beeston
Nottingham NG9 1AB