



Broxtowe
Borough
COUNCIL

Broxtowe Borough Council

Monitoring Report

1 April 2019 – 31 March 2020

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Broxtowe BC Authority Monitoring Report 2019-2020

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 and a review of the Part 2 Local Plan will follow. The LDS will be amended to indicate the intended timescales for these reviews.

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

No neighbourhood development orders are being prepared in Broxtowe. Several neighbourhood development plans are being prepared. 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					✓						

*Due to changes in circumstances and new opportunities, work on revised Neighbourhood Plans for Eastwood and Stapleford has now commenced

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 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 next section of this AMR reports on monitoring indicators from the ACS and/or the 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 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.

- For 2019-2020 there have been no permissions.

In addition, as indicated in the Aligned Core Strategy, the number of developments incorporating Sustainable Drainage Systems.

- For 2019-2020 there have been no permissions.

2. 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 need to be monitored. 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 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 2011-2019	Number of houses built (net) 2019-2020	Core Strategy Requirement by 2028	Total supplied 2011-2020
Main Built Up Area (MBA)	732	117	Minimum 3,800	849
Awsworth	34	-	Up to 350	34
Brinsley	15	-1	Up to 150	14
Eastwood	434	54	Up to 1,250	488
Kimberley	140	22	Up to 600	162
Other Rural	4	-	No requirement	4
Total	1,359	192	6,150	1,551

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 2019-2020 there were no permissions.
- 223.25ha was removed from the Green Belt due to the Part 2 Local Plan.

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 2019-2020.

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

		Floor space lost to other uses			
Sites		B1	B2	B8	Total
N/A	m ²	-	-	-	-
Total		-	-	-	-
		Area lost to other uses			
Sites		B1	B2	B8	Total
N/A	Ha	-	-	-	-
Total		-	-	-	-

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	3,452.5	-902	2,550.5
B1(a)	-	-50	-50
B1(b)	-	-	-
B1(c)	5,186.35	-100	5,086.35
B2	18,892.42	-758	18,134.42
B8	63,576.84	-1,386	62,190.84
Type	Gross Amount (Ha)		Net Total
	Gain	Loss	
B1	3.42	-0.09	3.33
B1(a)	-	-0.005	-0.005
B1(b)	-	-	-
B1(c)	0.52	-0.01	0.51
B2	1.89	-0.08	1.81
B8	6.36	-0.14	6.22

* 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 supply of unimplemented application gains, for industrial and warehouse land at the end of 2019-2020 and net change in supply, completed applications at the end of 2019-2020, as indicated in the Aligned Core Strategy.

Table 5: Industrial and Warehouse Land

	Available supply		
	B2	B8	Total
Hectares	0.31	0.03	0.34
	Net change in supply (ha)		
	B2	B8	Total
Hectares	1.81	6.22	8.03

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 (m ²)
16/00184/FUL	m ²	96
17/00643/FUL		577
17/00644/FUL		1,469
17/00841/FUL		32
17/00853/FUL		53.2
17/00869/FUL		115
18/00176/FUL		810
19/00276/REG3		183.9
19/00282/REG3		116.4
Total		3,452.5

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)	79.9
Unemployed (% = is a proportion of economically active)	3.6

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	82.3
NVQ3 or above	66.9
NVQ4 or above	41.8

*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 Outline application for mixed-use development comprising: up to 82,000sqm of employment floor space, comprising office units (E); research and development (E); industrial process (E); general industrial (B2); storage and distribution (B8); residential institutions (C2); non-residential institutions (E/F1); up to 2,500sqm retail & food/drink (E and sui generis); up to 675 residential units (C3); and associated works including demolition of existing structures; earthworks; remediation; access; car parking; pedestrian and cycle routes; open space; utilities; sustainable drainage systems.

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-Prime Frontage

Class Type	Town Centre m ²	District Centre m ²	Total m ²
A1	-	-	-
A2	-	-	-
A3	-	16	16
A4	-	-	-
A5	-	19	19
B1	96	-	96
Total	96	35	131

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	-	259	259
A2	-	-	-
A3	-	-	-
A4	-	-	-
A5	-	197	197
B1	116.4	183.9	300.3
Total	116.4	639.9	756.3

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	1	-	1
A2	1	-	1
A3	-	-	-
A4	-	-	-
A5	-	-	-
B1	1	-	1
B1a	1	-	1
C3	-	-	-
Total	4	-	4

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	m ²
A1	1,326.17
A2	133
A3	237.97
A4	262.99
A5	-
Total	1,960.13

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 section 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	1,326.17	10
A2	133	1
A3	187.17	2
A4	262.99	4
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 Completed and Granted within the Centre of Neighbourhood Importance

Class type	Number of Completions	Number of permissions
A1	-	-
A2	-	-
A3	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 Council's 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	-	-	-	-	1	-	1
	3	-	-	2	-	14	-	16
	4	-	-	6	-	26	-	32
	5	-	1	-	-	10	-	11
	6+	-	-	1	-	1	-	2
Semi-Detached	1	-	-	-	-	-	-	-
	2	-	1	4	-	8	-	13
	3	-	-	6	2	24	-	32
	4	-	-	-	-	6	-	6
	5	-	-	-	-	-	-	-
	6+	-	-	-	-	-	-	-
Terraced	1	-	-	-	-	11	-	11
	2	-	-	18	-	-	-	18
	3	-	-	4	-	3	-	7
	4	-	-	-	-	-	-	-
	5	-	-	-	-	-	-	-
	6+	-	-	-	-	-	-	-
Bungalow	1	-	-	-	-	-	-	-
	2	-	-	-	-	-	-	-
	3	-	-	-	1	1	-	2
	4	-	-	-	1	-	-	1
	5	-	-	-	-	-	-	-
	6+	-	-	-	-	-	-	-
Flat	1	-	-	10	-	38	-	48
	2	-	1	1	18	18	-	38
	3	-	-	-	-	-	-	-
	4	-	-	-	-	19	-	19
	5	-	-	-	-	-	-	-
	6+	-	-	-	-	5	-	5
Total		-	3	52	22	185	-	262

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	8
Affordable Rent	8
Unknown	-

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

- There were none in 2019-2020.

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.

- For 2019-2020 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.

- For 2019-2020 there was no information available.

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.

- For 2019-2020 there was one application in accordance with Policy 18.

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.

- For 2019-2020 there was no information available.

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 in 2019-2020.

Table 20: Charging Points

Area	Number of charging points
Main Built up Area	18
Eastwood	8
Kimberley	4
Total	30

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 2018. See this information below:

- 2018 figure of 6.0kt 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 will report the number of permissions which are contrary to the advice of the Coal Authority, together with the reasons for those decisions.

- In 2019-2020 there was no information available.

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.

- for 2019-2020 there were no permissions.

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	3
	Bennerley Viaduct	
	Willoughby Almshouses and adjoining Boundary Wall	
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, and
- 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 were none in 2019-2020.

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 were none in 2019-2020.

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 Sites (10 Dwellings or More)

Site Address	GP Surgery	Hospital	Primary School	Secondary School	Area of Employment
	Travel time (mins)				
Land off Newmanleys Road, Eastwood	17	>60	13	>60	8
Hilltop House, Nottingham Road, Eastwood	7	55	4	11	5
Former Belwood Food Site, 42 - 44 Brookhill Leys Road & 8 Newmanleys Road Eastwood	13	>60	11	>60	6

Site Address	GP Surgery	Hospital	Primary School	Secondary School	Area of Employment
	Travel time (mins)				
Former Beamlight Automotive Seating Ltd, Tricon House, Newmanleys Road, Eastwood	>60	>60	11	>60	6
Site off Kimberley Brewery, Hardy Street, Kimberley	8	49	8	12	14
Hempshill Hall, Low Wood Road, Nuthall	17	45	12	20	10
3 and 7-11 Villa Street, Beeston	1	19	4	15	7
The Raven Group, Ellis Grove, Beeston	6	17	5	9	1
Land South East of Neville Sadler Court, Beeston	13	15	11	22	9
Beeston Business Park, Technology Drive, Beeston	12	27	4	19	3
Royal Oak Inn, 22 Villa Street, Beeston	1	20	3	16	8

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/](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 were no additional pitches in 2019-2020.

Table 26: Sport Pitches

Site	Type	Area
-	-	-

This table below states the number and type of applications relating to tourism. There were none for 2019-2020.

Table 27: Applications Relating to Tourism

Site	Type
-	-

The increase in provision of major sporting facilities in the borough were none for 2019-2020, 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 shows the number of applications for which a Travel Plan is required, together with the outcome of those applications. Information was not available in 2019-2020.

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 the latest available at the time.

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 the latest available at the time.

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.

- For 2019-2020 there were none.

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 2019-2020.

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 one contribution paid in 2019-2020.

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 were none in 2019-2020.

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.

- For 2019-2020 there were none.

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.

- For 2019-2020 there were none.

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 2019-2020 financial year.

Table 32: Section 106 Contributions

Contribution type	Amount paid
Open Space	£36,300
Transport (ITPS)	£158,188
Affordable Housing	£383,221
Education	£117,375
Other	£54,000

Summary of Appeal Decisions

This summary reports on appeal decisions which were made between 1 April 2019 and 31 March 2020. The appeal decisions include applications which were submitted before the 2019-2020 financial year.

In 2019-2020 twenty appeals were determined. This is noticeably higher than those recorded in the monitoring year for 2017-2018 for instance. 12 (60%) were dismissed and 8 (40%) allowed. The appeals ranged from householder applications, change of use applications (e.g. 18/00441/FUL) as well as advertisement consents (17/00802/ADV, 18/00730/ADV, 19/00273/ADV). There were 2 Prior Notification applications included in the appeals for this monitoring year (19/00448/PNH, 19/00448/PNH) and both of these were dismissed.

The majority of the appeals which were allowed were due to the inspector disagreeing with the Council's view that the proposals were contrary to policy. By way of example, two of these (18/00695/FUL, regarding a detached masonry double garage and 19/00314/FUL, regarding the erection of a new apartment block) were refused by the Council due to the issues of amenity and the character of the area. With topics such as these it is inevitable that differences of opinion between councils and inspectors will sometimes occur and these appeal decisions did not involve any questioning of the policy objectives or the interpretation of policy wording.

In December 2019, the Part 2 Local Plan was adopted, and it is noteworthy that a number of the approved appeals relating to this report were submitted and determined by the Council prior to the adoption of the Part 2 Local Plan (e.g. 18/00441/FUL, 18/00470/OUT, 19/00314/FUL). It is possible we may find that the adoption of the Part 2 Local Plan (specifically with policy 17) will help to clarify the Council's objectives and result in more success in future appeals moving forward and in the longer term.

There were two appeals in 2019-2020 against refusals of permission for small-scale residential developments and three were dismissed (17/00867/FUL, 18/00516/FUL and 19/00272/FUL).

The appeals determined between 2019-2020 primarily related to policy 10 of the Aligned Core Strategy and policy 17 of the Part 2 Local Plan. 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, it should be noted that since the adoption of the Part 2 Local Plan, policies from the Local Plan 2004, such as H9 and S7 are now out of date. With this in mind, it is possible that we may be in receipt of less appeals on this basis.

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%
2019/20	8	0	12	20	60%
Total 2005-18	78	5	186	269	69%

Table 34: Appeal Decisions (Received Between 1 April 2019 to 31 March 2020)

Application	Outcome	Contrary to Officer Decision	Policy wording issues
17/00802/ADV	Allowed	Yes	No
17/00837/FUL	Dismissed	No	No
17/00867/FUL	Dismissed	No	No
18/00417/FUL	Dismissed	No	No
18/00441/FUL	Allowed	Yes	No
18/00470/OUT	Allowed	Yes	No
18/00516/FUL	Dismissed	No	No
18/00662/FUL	Dismissed	No	No
18/00695/FUL	Allowed	Yes	No
18/00730/ADV	Allowed	Yes	No
18/00744/FUL	Dismissed	No	No
18/00808/ROC	Allowed	Yes	No
19/00012/FUL	Dismissed	No	No

Application	Outcome	Contrary to Officer Decision	Policy wording issues
19/00088/FUL	Dismissed	No	No
19/00272/FUL	Dismissed	No	No
19/00273/ADV	Dismissed	No	No
19/00314/FUL	Allowed	Yes	No
19/00330/FUL	Allowed	Yes	No
19/00448/PNH	Dismissed	No	No
19/00448/PNH	Dismissed	No	No

Table 35: Summary of Appeal Decisions and Planners' Comments

Application	Policy	Policy Wording issue	Comment
18/00441/FUL	6	No	Planning Officer thought that the application was contrary to policy 6 (ACS) whereas the Insp did not.
18/00695/FUL	10, 17, and 5	No	Planning Officer thought that the application was contrary to policies 10 (ACS), 17 (P2LP), and 5 (Nuthall NP) whereas the Insp did not.
18/00730/ADV	18	No	Planning Officer thought that the application was contrary to policy 18 (P2LP) whereas the Insp did not.
19/00314/FUL	10 and 17	No	Planning Officer thought that the application was contrary to policies 10 (ACS) and 17 (P2LP).
19/00330/FUL	10 and 17	No	Planning Officer thought that the application was contrary to policies 10 (ACS) and 17 (P2LP).

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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