



Broxtowe
Borough
COUNCIL

Authority Monitoring Report



1 April 2024 - 31 March 2025

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Broxtowe Borough Council Authority Monitoring Report 2024-2025

This Authority Monitoring Report (AMR) comprises three sections:

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

Introduction and Compliance with Legal Requirements

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

This legislation requires the AMR to include information on:

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

Information regarding the implementation of the Authority's LDS

Broxtowe's Local Plan is in two parts. Part 1, the Aligned Core Strategies (ACS) for Broxtowe, Gedling and Nottingham City, was adopted in September 2014. The Part 2 Local Plan was adopted in October 2019. The Part 1 Plan is currently being reviewed which will result in the production of the Greater Nottingham Strategic Plan. Three 'Regulation 18' consultations have been undertaken, with a 'Regulation 19' consultation on a publication draft taking place in March 2025. A review of the Part 2 Local Plan will follow. An updated Local Development Scheme (LDS) was published in March 2025 and will be amended when required to reflect updated timescales.

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

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

Information on net additional dwellings

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

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

The information below is based on progress **up to the end of March 2025**. 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	
	Awsworth	Brinsley	Trowell	Eastwood	Nuthall	Greasley	Kimberley	Stapleford	Cossall	Bramcote	Chetwynd: Toton and Chilwell
Area Application Submitted to Broxtowe	✓	✓		✓	✓	✓	✓	✓	✓	✓	✓
Area Consultation	✓	✓		✓	✓	✓	✓	✓	✓	✓	✓
Area Designation	✓	✓		✓	✓	✓	✓	✓	✓	✓	✓
Forum Application Submitted to Broxtowe	-	-		-	-	-	-	-	-	✓	✓
Forum Consultation	-	-		-	-	-	-	-	-	✓	✓
Forum Designation	-	-		-	-	-	-	-	-	✓	✓
Pre-Submission Consultation	✓	✓			✓	✓	✓	✓	✓	✓	✓
Draft Plan submitted to Broxtowe	✓				✓				✓		✓
Draft Plan Consultation	✓				✓				✓		✓
Plan at Examination	✓				✓				✓		✓
Examiners Report Published	✓				✓				✓		✓
Referendum	✓				✓				✓		✓
Adoption	✓				✓				✓		✓

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

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

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

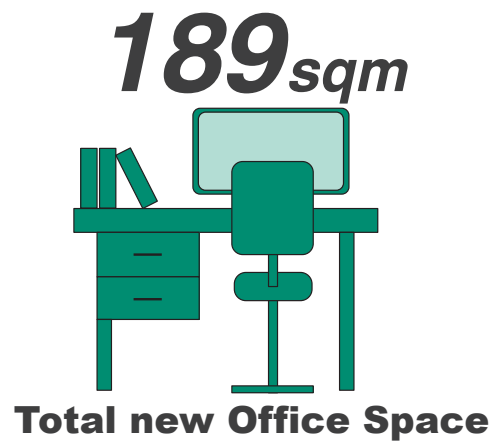
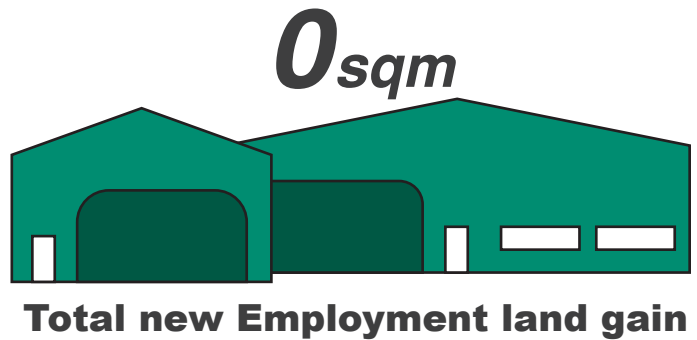
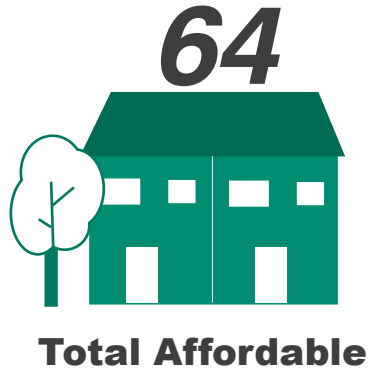
The Council is a member of the Joint Planning Advisory Board (JPAB) for Greater Nottingham. Membership of JPAB includes all the County, City, District and Borough Councils in Greater Nottingham. The role of the Board is “to facilitate the sustainable development and growth of Greater Nottingham by discharging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

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

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

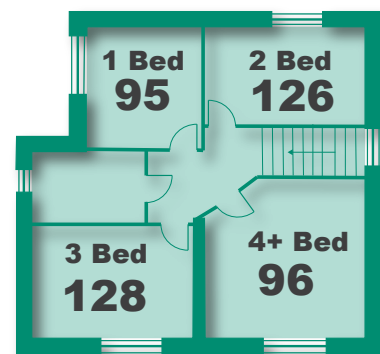
To monitor the significant environmental effects of the implementation of each plan

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



Policy Monitoring Indicators

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



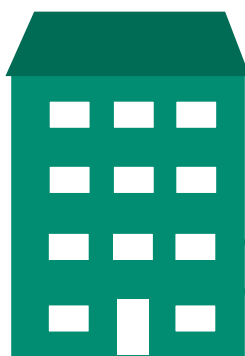
Bedrooms

11



Bungalows

161



**Apartments /
Maisonettes**

95



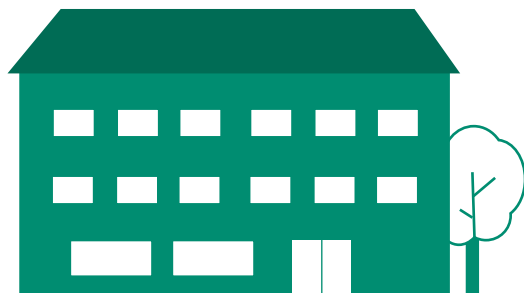
Detached

62



Terraces

1



Care Home

Single units &/or communal

116



Semi-Detached

19



Student

Single units &/or cluster flats

Housing



1. Site Allocations and Housing Deliveries

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

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

Year	Net completions
2024-2025	446

Table 3: Housing Trajectory against ACS Requirement 2011-2025

Financial Year	ACS Requirement	Cumulative ACS Rate	Built	Cumulative Built Rate
2011-2012	100	100	140	140
2012-2013	100	200	67	207
2013-2014	360	560	150	357
2014-2015	360	920	78	435
2015-2016	360	1,280	100	535
2016-2017	360	1,640	285	820
2017-2018	360	2,000	324	1,144
2018-2019	430	2,430	302	1,446
2019-2020	430	2,860	232	1,678
2020-2021	430	3,290	268	1,946
2021-2022	430	3,720	308	2,254
2022-2023	430	4,150	332	2,586
2023-2024	430	4,580	512	3,098
2024-2025	430	5,010	446	3,544

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

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

Table 4: Site Allocations and Housing Deliveries

Settlement	Number of Homes Built 2011-2024	Number of Homes Built (net) 2024-2025	Total Supplied 2011-2025	Core Strategy Requirement by 2028
Main Built Up Area (MBA)	1,936	329	2,265	Minimum 3,800
Awsworth	33	29	62	Up to 350
Brinsley	88	34	122	Up to 150
Eastwood	814	24	838	Up to 1,250
Kimberley	215	26	241	Up to 600
Other Rural	12	4	16	No requirement
Total	3,098	446	3,544	6,150

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

2. Housing Size, Mix and Choice

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

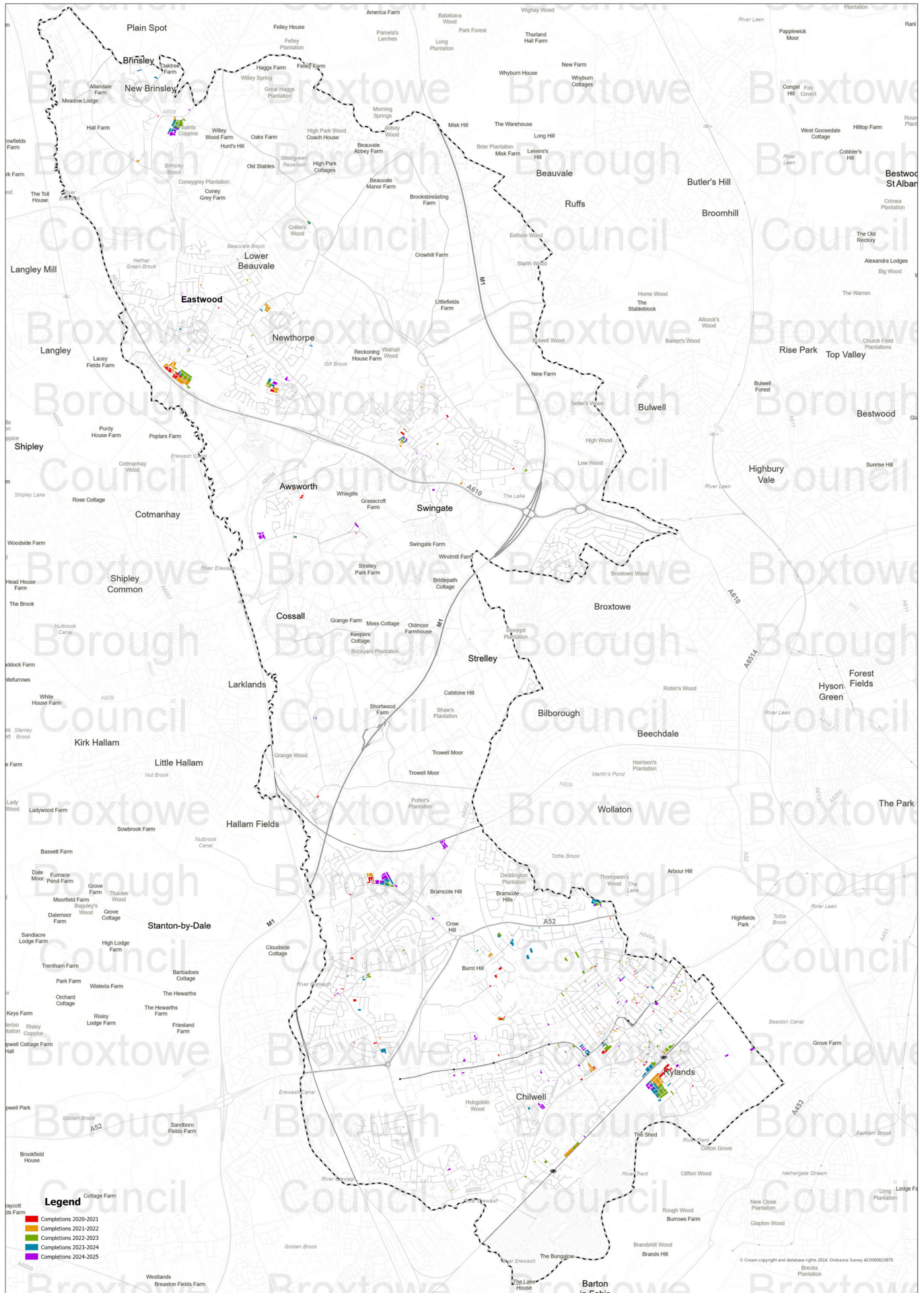
The table below shows the number of gross completions by **dwelling type and size** not including student cluster bed spaces.

Table 5: Dwelling Types Gain 2024-2025

Type	No. of Beds	Awsworth	Brinsley	Eastwood	Kimberley	Main Built Up Area	Other Rural	Total (GROSS)
Detached	1	-	-	-	-	-	-	-
	2	-	-	-	-	2	-	2
	3	4	5	-	4	22	1	36
	4	4	7	5	2	27	1	46
	5	2	-	3	-	5	-	10
	6+	-	-	-	-	1	-	1

Type	No. of Beds	Awsorth	Brinsley	Eastwood	Kimberley	Main Built Up Area	Other Rural	Total (GROSS)
Semi-Detached	1	-	-	-	-	-	-	-
	2	1	-	-	-	24	-	25
	3	5	4	1	-	59	-	69
	4	-	-	-	-	15	-	15
	5	-	-	-	-	2	-	2
	6+	-	-	-	-	5	-	5
Terraced	1	-	-	-	-	-	-	-
	2	9	4	-	7	19	-	39
	3	4	8	-	-	8	-	20
	4	-	-	-	-	1	-	1
	5	-	-	-	-	1	-	1
	6+	-	-	-	-	1	-	1
Bungalow	1	-	-	-	-	-	-	-
	2	-	-	2	-	6	-	8
	3	-	-	1	-	-	1	2
	4	-	-	-	-	-	1	1
	5	-	-	-	-	-	-	-
	6+	-	-	-	-	-	-	-
Flat	1	-	6	11	9	69	-	95
	2	-	-	2	3	47	-	52
	3	-	-	-	-	1	-	1
	4	-	-	-	-	6	-	6
	5	-	-	-	-	-	-	-
	6+	-	-	1	1	5	-	7
Total		29	34	26	26	326	4	445

Completions map 2020 to 2025



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

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

Year	Care Home	Purpose Built Student Accommodation	Secure Residential
	Bedspaces	Bedspaces	Beds
2018-2019	-	217	-
2019-2020	-5	106	-
2020-2021	4	32	-
2021-2022	10	-	-
2022-2023	51	-47	-
2023-2024	76	200	-
2024-2025	-25	93	-
Total	111	601	-

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

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

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

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

Table 8: Affordable Completions per year

Year	Affordable Dwellings
2011-2012	32
2012-2013	13
2013-2014	56
2014-2015	55
2015-2016	23
2016-2017	20
2017-2018	8
2018-2019	43
2019-2020	16
2020-2021	38
2021-2022	40
2022-2023	68
2023-2024	79
2024-2025	64
Total	555

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

Table 9: Affordable Housing Complete 2024-2025

Type of Affordable Housing	Dwellings
Intermediate Housing	10
Affordable Rent	42
No Affordable sub-type given	12

3. Brownfield and Greenfield Land Completions

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

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

Year	All Dwelling types Brownfield	New Build Only Brownfield	Greenfield
2019-2020	163	105	71
2020-2021	219	175	65
2021-2022	297	263	42
2022-2023	298	247	62
2023-2024	216	160	125
2024-2025	293	219	152
Total	1,486	1,169	517

4. Windfalls

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

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

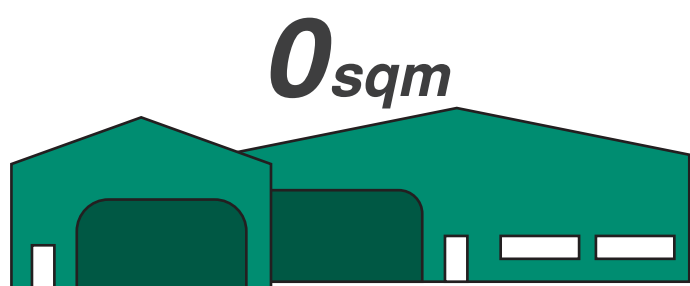
Year	Windfall completions
2019-2020	194
2020-2021	225
2021-2022	308
2022-2023	294
2023-2024	413
2024-2025	305
Total	1,739

Due to the age of some older sites the windfall calculation has been changed and this has affected the windfall figures since 2018.

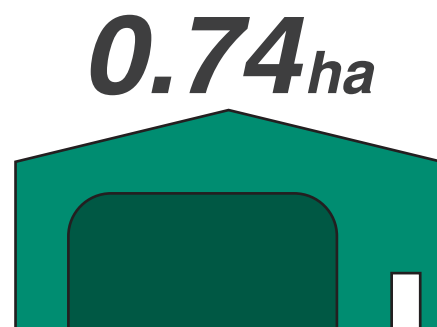
5. Gypsies, Travellers and Travelling Showpeople

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

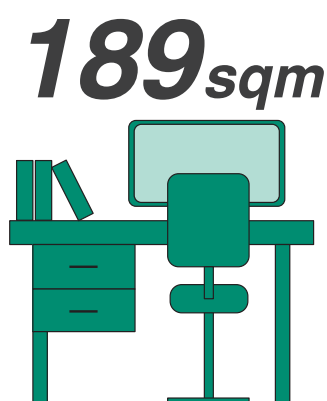
- The net additional Pitches and Plots in 2024-2025 were none.



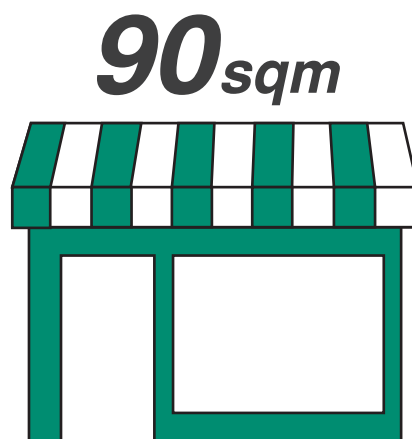
Total new Employment land gain



Total new Warehouse / Industrial gain



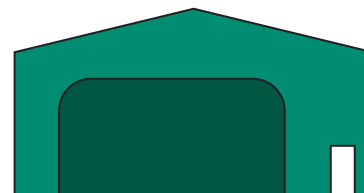
Total new Office Space



Total new floor space in Town and District Centres



Economy and Employment



6. Retention of Good Quality Existing Employment Sites

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

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

Table 12: Employment Land Lost to Other Uses 2024-2025

Site Address		Floor Space Lost to Other Uses (m ²)			Total
		E(g) (B1)	B2	B8	
Prospect House, 3 Padge Road, Boulevard Industrial Estate, Beeston	m ²	864.4	-	-	864.4
Unit 2 Baggaree Park, Engine Lane, Newthorpe		-	-	45	45
Total		864.4	-	45	909.4

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

Table 13: Employment Land, Net Gain and Loss 2024-2025

Type	GROSS Amount (m ²)		Net Total
	Gain	Loss	
E(g) (B1)	-	-	-
E(g)(i) (B1(a))	-	139	139
E(g)(ii) (B1(b))	-	-	-
E(g)(iii) (B1(c))	-	-	-
B2	-	491.1	491.1
B8	-	-	-

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

The table below shows available unimplemented permissions and completions of application gains, for general industrial and warehouse floor space at the end of 2024-2025 and net change in supply, completed applications at the end of 2024-2025.

Table 14: Industrial and Warehouse Land 2024-2025

	Available Supply (ha)		
	B2	B8	Total
Hectares	0.38	0.36	0.74
	Net Change in Supply (ha)		
	B2	B8	Total
Hectares	-	-	-

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

Table 15: Additional E(g)/B1/B1a Office Floor Space 2024-2025

Site Address		E(g)/E(g)(i) (B1/B1a) (m ²)
Dairy Cottage, Strelley Hall, Main Street, Strelley	m ²	189
Total		189

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

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

Table 16: Overview of sites

Site Allocation	Planning policy	Number of dwellings allocated	Site status	Number of dwellings with planning permission
Field Farm	Aligned Core Strategy – Policy 2	450	Phase 1 application 15/00841/REM is fully complete with a total of 118 dwellings. Phase 2 application 20/00116/FUL granted for 132/200 dwellings. Building works have commenced with 105 homes completed on this application. For the entire site there is 223 completed dwellings	450
Chetwynd Barracks	Part 2 Local Plan – Policy 3.1	500 (within the plan period) Capacity for 1500 homes.	Planning application expected in 2025.	0
Toton Strategic Location for Growth	Part 2 Local Plan – Policy 3.2	500 – 800 (within the plan period) Capacity for 3000 homes.	Implemented planning permission for 282 dwellings on part of the site (17/00499/REM) there are also three pending applications 25/00306/OUT for 880 dwellings, 25/00255/FUL for 155 dwellings and 25/00371/OUT for 420 dwellings	282
Bramcote (East of Coventry Lane)	Part 2 Local Plan – Policy 3.3	500	Planning reference - 22/00967/FUL was granted for 470 dwellings. The site has not been implemented yet but conditions are being actively discharged with the intention of works starting in 2025.	470

Site Allocation	Planning policy	Number of dwellings allocated	Site status	Number of dwellings with planning permission
Stapleford (West of Coventry Lane)	Part 2 Local Plan – Policy 3.4	240	Planning reference - 20/00352/OUT. Conditional permission has been granted for 190 dwellings. Planning reference - 22/00619/REM. Conditional permission has been granted for 169 dwellings. Works have started on this site now, but none were complete at the end of March 2025 Planning reference - 22/00602/FUL. Conditional permission granted for the demolition of existing buildings and erection of 60 dwellings. 29 dwellings were completed.	240
Severn Trent (Lilac Grove)	Part 2 Local Plan – Policy 3.5	100	No planning application received	0
Beeston Maltings	Part 2 Local Plan – Policy 3.6	56	Planning permission granted. Site is now complete.	62
Beeston Cement Depot	Part 2 Local Plan – Policy 3.7	40	Planning permission was granted. Site is now complete.	42
Land fronting Wollaton Road Beeston	Part 2 Local Plan – Policy 3.8	12	No planning application received	0

Site Allocation	Planning policy	Number of dwellings allocated	Site status	Number of dwellings with planning permission
Land West of Awworth (inside the bypass)	Part 2 Local Plan – Policy 4.1	250	Planning reference -20/00056/OUT. Conditional permission has been granted for 250 dwellings. Further application was granted 22/00346/REM for 250. 29 dwellings were completed.	250
Land East of Church Lane, Brinsley	Part 2 Local Plan – Policy 5.1	110	Planning reference - 20/00641/FUL. Conditional permission granted for 115 dwellings. 102 dwellings are completed.	115
Walker Street, Eastwood	Part 2 Local Plan – Policy 6.1	200	Planning reference - 20/00844/OUT. Outline planning permission granted for 110 dwellings. An application was then granted 22/00894/REM for 104 dwelling and work has commenced.	104
Land South of Kimberley including Kimberley Depot	Part 2 Local Plan – Policy 7.1	118	No planning application received	0
Land South of Eastwood Road, Kimberley	Part 2 Local Plan – Policy 7.2	25	No planning application received	0
Total		2,601 – 3,401		2,015

7. Town Centre Uses

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

Table 17: Floor Space in Town and District Centres within Non-Prime Frontage 2024-2025

Class Type	Town Centre m ²	District Centre m ²	Total m ²
E(a) (A1)	-	-	-
E(c) (A2)	-	-	-
E(b) (A3)	-	-	-
E(g) (B1)	-	-	-
F.2	-	-	-
Sui Generis (A4)	-	-	-
Sui Generis (A5)	90	-	90
Total	90	-	90

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

Table 18: Floor Space in Town and District Centres within Primary Frontage 2024-2025

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

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

Table 19: Permissions Granted at Upper Floor Level 2024-2025

Class Type	Town Centre Permissions	District Centre Permissions	Total Permissions
C3	3	2	5
E(a) (A1)	-	-	-
E(c) (A2)	-	-	-
E(b) (A3)	-	-	-
E(g) (B1)	-	-	-
E(g)(i) (B1a)	3	-	3
F.2	-	-	-
Sui Generis (A4)	-	-	-
Sui Generis (A5)	-	-	-
Total	6	2	8

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

Table 20: Floor Space Outside Town and District Centres 2024-2025

Amount of Retail Floor Space Completed	m ²
E(a) (A1)	-
E(c) (A2)	-
E(b) (A3)	30.6
F.2	-
Sui Generis (A4)	31
Sui Generis (A5)	-
Total	61.6

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

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

Table 21: Floor Space Permitted in Edge-of-Centre Locations 2024-2025

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

Table 22: Floor Space Permitted in Out-of-Centre Locations 2024-2025

Amount of Completed Units within Out-of-Centre:	Completions m ²	Number of Permissions
E(a) (A1)	-	1
E(c) (A2)	-	2
E(b) (A3)	30.6	-
F.2	-	2
Sui Generis (A4)	31	1
Sui Generis (A5)	-	1
Total	61.6	7

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

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

Table 23: Permissions Granted and completions within the Centre of Neighbourhood Importance 2024-2025

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

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

Table 24: Number of Residential Units within the Centre of Neighbourhood Importance ground floor only 2024-2025

Class Type	Number of Completions	Number of Permissions
C3	-	-

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

Table 25: Permissions Granted at Upper Floor Level 2024-2025

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

10. Shopfronts, Signage and Security Measures

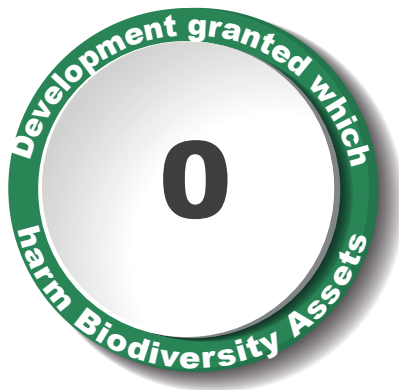
Policy 18 of the Part 2 Local Plan states that shopfronts, signage and security measures should respect the local characteristic of the neighbourhood. This section reports on the number of permissions for shutters.

- In 2024-2025 there was 1 which was approved.

11. Regeneration

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

In the Regeneration policy of the Aligned Core Strategy, it refers to the Boots / Severn Trent site in Broxtowe. Houses have started to be built on the Boots site in 2024-2025 with 14 watertight and several started.



£159,784.97



Open Space Contributions Received

5



**Permissions granted
contrary to Green Belt policy**

Environment and Open Space



12. Net change in designated Open Space

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

- Net change - there has been a change of 3.73ha.

13. Local Green Space

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

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

- In 2024-2025 there were no applications.

14. Green Infrastructure Assets

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

The number of Local Wildlife Sites is 140 the area of which is 981.14ha.

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

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

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

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

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

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

Table 26: Section 106 Open Space Contributions 2024-2025

Application Number	Site Address
20/00341/FUL	Land at Sandiccliffe Accident Repair Centre, Nottingham Road, Stapleford, NG9 8AQ
20/00641/FUL	Land to the rear of Brinsley Recreational Ground, Church Lane, Brinsley
21/00575/FUL	Land Between Ellis Grove and Wilmot Lane, Ellis Grove, Beeston
19/00699/FUL	Frearson Farm Court Chewton Street Eastwood Nottinghamshire

15. Air Quality

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

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

16. Development in the Green Belt

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

- In 2024-2025 there were 5 permissions granted contrary to Green Belt policy.
- No land was removed from the Green Belt in 2024-2025.

17. Landscape

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

- In 2024-2025 there were none.

18. Flood Risk

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

- In 2024-2025 there have been no permissions.

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

- In 2024-2025 there were 7 applications with SuDS.

19. Cemetery Extensions

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

20. Biodiversity Assets

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

- In 2024-2025 there were none.

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

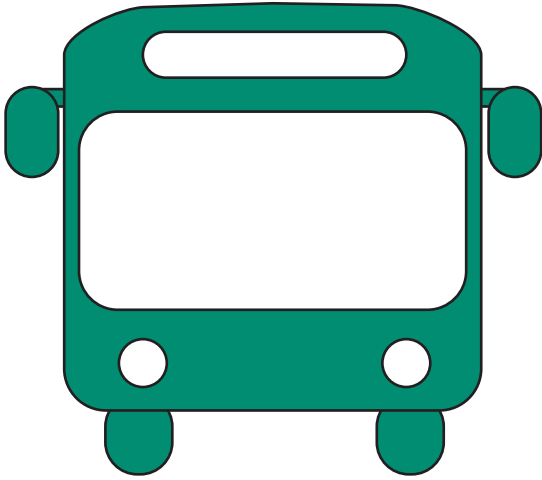
The number of SSSIs in a favourable condition this year in the borough was 5 sites.

21. Pollution, Hazardous Substances and Ground Conditions

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

- In 2024-2025 there were no permissions contrary to advice.

4



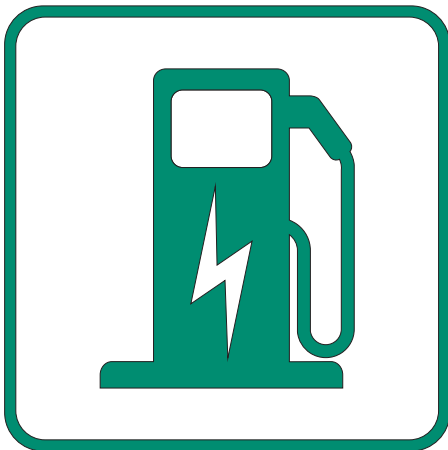
Applications with Travel Plans

£2,515,727



Developer Contributions total

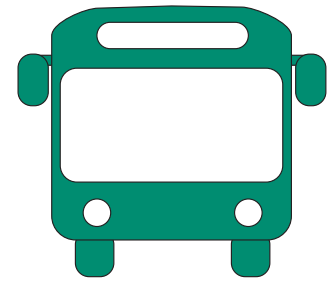
36



**Non Domestic
Car charging points approved**



Infrastructure and Community



22. Developer Contributions

Policy 32 of the Part 2 Local Plan states that financial contributions may be sought from any development of 10 or more dwellings or more than 1,000 sq. m. or more of GROSS floor space. This section reports the number and amount of Section 106 contributions received in 2024-2025 financial year.

Table 27: Section 106 Contributions 2024-2025

Contribution Type	Amount Paid
Open Space	£159,784.97
Transport (ITPS)	£606,568.71
Affordable Housing	£407,462.09
Education	£1,230,915.06
Health	£110,997.11

The table below shows the travel times from residential development to key community facilities and services. Travel times show the fastest travel time by public transport, which includes walking time from home to a bus stop, waiting time at the bus stop, in-vehicle travelling time (including interchange between services) and walking time from alighting at the bus stop to the final destination.

Table 28: Travel Time to Key Services on Large Sites (10 dwellings or more) 2024-2025

Site Address	GP Surgery	Hospital	Primary School	Secondary School	Area of Employment
	Travel Time (mins)				
Land at end of Braemar Avenue, Eastwood, Nottinghamshire	>60	>60	>60	>60	>60
Former site of Lynncroft Primary School, Lynncroft, Eastwood, Nottinghamshire	>60	>60	>60	>60	8
Land east of Coventry Lane (west Of Moor Lane), Bramcote, Nottinghamshire	>60	>60	>60	>60	>60
2 - 4 Regent Street Kimberley Nottinghamshire NG16 2LW (Change of use Application Superseded)	2	29	5	6	8

Site Address	GP Surgery	Hospital	Primary School	Secondary School	Area of Employment
	Travel Time (mins)				
136 Church Street, Eastwood, Nottinghamshire NG16 3HT	>60	>60	9	>60	8
St Johns School of Mission Office Building, Peache Way, Bramcote, Nottinghamshire NG9 3DS	9	19	8	4	4
Car Park, Victoria Street, Stapleford, Nottinghamshire NG9 7AP	3	21	6	13	4
Beeston Car Centre, Broadgate, Beeston, Nottinghamshire NG9 2HD	8	10	5	10	7
2 - 4 Regent Street, Kimberley, Nottinghamshire NG16 2LW	2	29	5	6	8
Land off Bramcote Drive, Beeston, Nottinghamshire NG9 3DA	>60	>60	>60	>60	4

23. Travel Plans

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

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

Table 29: Travel Plans Required 2024-2025

Site Address	Travel Plan Submitted?	Outcome
Land at end of Braemar Avenue, Eastwood, Nottinghamshire	Yes	Appeal Allowed
Land east of Coventry Lane (west of Moor Lane) Bramcote Nottinghamshire	Yes	Conditional Permission
136 Church Street Eastwood Nottinghamshire NG16 3HT S106	Yes	Conditional Permission
2 - 4 Regent Street Kimberley Nottinghamshire NG16 2LW	Yes	Conditional Permission

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

24. EV Charging

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

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

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

The following new non domestic applications that contain electric vehicle charging points that were **approved** in 2024-2025.

Table 30: Sites with Charging Points 2024-2025

Site Address	Number of Charging Points
The Village Hotel and Leisure Club, Brailsford Way, Chilwell Meadows Business Park, Attenborough, Nottinghamshire NG9 6DL	12
Moto Hospitality Ltd, Trowell Services Area South M1, Trowell Services Southbound Off Slip, Trowell, Nottinghamshire NG9 3PL	24

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

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

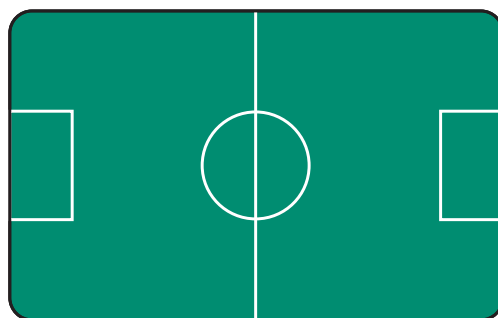


7



Historic assets at Risk

1



**Planning permissions for
new sport pitches**

1



Applications relating to Tourism



**Placemaking, Heritage and
Culture main results**

2024-2025

Place-Making, Heritage and Culture



25. Place-Making, Design and Amenity

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

Table 31: Applications with Developer Assessments 2024-2025

Application	Address	BfL Score
22/00967/FUL	Land East of Coventry Lane (west Of Moor Lane) Bramcote Nottinghamshire	12

26. Proposals Affecting Designated and Non-Designated Heritage Assets

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

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

Table 32: Historic Assets at Risk 2024-2025

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

Below is the list of Conservation Area Appraisals published:

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

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

- Brinsley,
- Chilwell, and
- Strelley.

27. The Health Impacts of Development

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

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

Table 33: Health Impact Assessments 2024-2025

Site Address	Outcome
Land at end of Braemar Avenue, Eastwood, Nottinghamshire	Appeal Allowed
Land east of Coventry Lane (west Of Moor Lane) Bramcote Nottinghamshire	Conditional Permission

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

Table 34: A5 Uses within 400m of a School 2024-2025

A5 Site Address	Outcome
-	-

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

28. Culture, Tourism and Sport

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

Table 35: Sport Pitches 2024-2025

Site Address	Type	Area
Hickings Lane Recreation Ground, Hickings Lane, Stapleford, Nottinghamshire	3G Artificial Grass Pitch	7420 sqm

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

Table 36: Applications Relating to Tourism 2024-2025

Site Address	Type
Brinsley Colliery Headstocks Brinsley Picnic Site Mansfield Road Brinsley Nottinghamshire	Rebuilding the headstocks

There was no increase in provision of major sporting facilities in the borough for 2024-2025, as shown in the Aligned Core Strategy.



Minerals

29. *Minerals*

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

- In 2024-2025 there were no permissions.

30. *Unstable Land*

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

- In 2024-2025 there were no permissions granted contrary to the advice of the Coal Authority.



Appeals main results

2024-2025

Appeal Decisions

This summary reports on appeal decisions which were made between 1 April 2024 and 31 March 2025. The appeal decisions include applications which were submitted before the 2024-2025 financial year.

Appeals

31. Overview

In 2024-2025, 20 appeals were submitted. 5 (25%) of the appeals submitted were dismissed, 12 (60%) were allowed and 3 (15%) were withdrawn. The appeals included, but were not limited to, householder applications, certificates of lawfulness and change of use applications.

32. Appeals Allowed

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

Table 37: Appeal Allowed

Reference	23/00425/PMAP32
Address	2 - 4 Regent Street Kimberley Nottinghamshire NG16 2LW
Description	Prior Notification for Change of Use from commercial, business and service to dwellinghouses (14 one-bedroom apartments)
Relevant Planning Policy	None
Appeal Decision	Allowed
Conclusion of decision	The scheme is permitted development under Schedule 2, Part 3, Class MA of the Order. As notice was not received by the appellant within the 56 days required under paragraph W (11) planning permission is deemed to have been granted on the expiry of that 56 days, on 31 July 2023. For the reasons identified, the Inspector concluded that the appeal should succeed.

Table 38: Appeal Allowed

Reference	23/00293/FUL
Address	3 Willoughby Street Beeston Nottinghamshire NG9 2LT
Description	Change of use from Use Class C3 to an HMO within Use Class C4
Relevant Planning Policy	The Council adopted the Core Strategy (CS) on 17 September 2014. Policy 8: Housing Size, Mix and Choice Policy 10: Design and Enhancing Local Identity The Council adopted the Part 2 Local Plan on 16 October 2019. Policy 15: Housing Size, Mix and Choice Policy 17: Place-making, Design and Amenity National Planning Policy Framework (NPPF) 2021 Section 2: Achieving sustainable development Section 5 Delivering a sufficient supply of homes Section 11: Making effective use of land Section 12: Achieving well designed places Supplementary Planning Document (SPD) Houses in Multiple Occupation adopted 19 July 2022
Appeal Decision	Allowed
Conclusion of decision	The change of use would result in less than 15% of the dwellings within 100 metres of the site as known HMOs. This is comfortably below the 20% HMO threshold. The Article 4 HMO map, submitted by the Council, shows only 2 adjacent HMOs on Portland Street and none fronting Willoughby Street. Therefore, the change of use would not result in clustering or sandwiching.

Table 39: Appeal Allowed

Reference	20/00826/FUL
Address	Land at end of Braemar Avenue Eastwood Nottinghamshire
Description	Construct 240 dwellings including estate roads, public open space and drainage
Relevant Planning Policy	The Council adopted Core Strategy (CS) on 17 September 2014. Policy A Presumption in favour of sustainable development Policy 1 Climate change Policy 2 The spatial strategy Policy 8 Housing mix and choice Policy 10 Design and enhancing local identity Policy 14 Managing travel demand Policy 18 Infrastructure Policy 19 Developer Contributions The Council adopted the Part 2 Local Plan on 16 October 2019. Policy 15 Housing size, mix and choice Policy 17 Place-making, design and amenity Policy 19 - Pollution, Hazardous Substances and Ground Conditions Policy 20 - Air Quality Policy 21 - Unstable Land Policy 24 The Health and Wellbeing Impacts of Development Policy 26 Travel Plans Policy 31 Biodiversity Assets Policy 32 Developer Contributions National Planning Policy Framework (NPPF) 2021: Section 2 Achieving Sustainable Development Section 4 Decision-making Section 5 Delivering a sufficient supply of homes Section 8 Promoting healthy and safe communities Section 9 Promoting sustainable transport Section 11 Making effective use of land Section 12 Achieving well-designed places Section 15 Conserving and enhancing the natural environment

Reference	20/00826/FUL
Appeal Decision	Allowed
Conclusion of decision	The proposal is required to assist in meeting the Borough's housing requirement, particularly at Eastwood. In this context the proposal is in accordance with the DP's housing policies, particularly CS Policy 2. The Inspector also found that the development would not result in unacceptable levels of pollution or following the implementation of the proposed mitigation measures, be likely to result in unacceptable exposures to sources of pollution or risks to safety. Any risks of harmful pollution from landfill gases would therefore not be a significant risk to the health and safety of the occupants of the development, nor would there be effect, because of the development, on the health of occupiers of properties elsewhere in the area. The proposal is therefore in accordance with BLP Policy 19.

Table 40: Appeal Allowed

Reference	23/00577/OUT
Address	48 Rivergreen Crescent Bramcote Nottinghamshire NG9 3ET
Description	Outline permission with some matters reserved for detached bungalow
Relevant Planning Policy	The Council adopted the Core Strategy (CS) on 17 September 2014. Policy 8 - Housing Size, Mix and Choice Policy 10 - Design and Enhancing Local Identity Policy 17 – Biodiversity Part 2 Local Plan 2019 Policy 15 - Housing Size, Mix and Choice Policy 17 - Place-Making, Design and Amenity Policy 31 – Biodiversity Assets National Planning Policy Framework (NPPF) 2021 Part 2 - Achieving Sustainable Development Part 4 - Decision-making Part 5 - Delivering a sufficient supply of homes Part 11 - Making effective use of land Part 12 - Achieving well-designed places

Reference	23/00577/OUT
Appeal Decision	Allowed
Conclusion of decision	The appeal was allowed subject to the following conditions. The development proposed would not be harmful to the character and appearance of the area, with the overall characteristic of the detached dwellings would still be one of spaciousness. It complies with Policy 10 of the Broxtowe Aligned Core Strategy (ACS) and Policy 17 of the Broxtowe Part 2 Local Plan (LP). These policies, amongst other matters, require the protection of the character and appearance of a locality through high quality design that integrates with its surroundings. So therefore, the Inspector stated that the appeal should be allowed

Table 41: Appeal Allowed

Reference	22/00894/REM
Address	Former Site of Lynncroft Primary School Lynncroft Eastwood Nottinghamshire
Description	Construct 104 dwellings (reserved matters access, appearance, landscaping, layout and scale - Planning reference 20/00844/OUT)
Relevant Planning Policy	The Council adopted the Core Strategy (CS) on 17 September 2014. Policy A: Presumption in Favour of Sustainable Development Policy 1: Climate Change Policy 2: The Spatial Strategy Policy 8: Housing Size, Mix and Choice Policy 10: Design and Enhancing Local Identity Policy 11: The Historic Environment Policy 14: Managing Travel Demand Policy 16: Green Infrastructure, Parks and Open Spaces Policy 17: Biodiversity Policy 18: Infrastructure Policy 19: Developer Contributions The Council adopted the Part 2 Local Plan on 16 October 2019. Policy 1: Flood Risk Policy 2: Site Allocations Policy 4: Awsworth Site Allocations Policy 4.1: Land west of Awsworth (inside the bypass) Policy 15: Housing Size, Mix and Choice Policy 17: Place-making, Design and Amenity Policy 19: Pollution, Hazardous Substances and Ground Conditions Policy 20: Air Quality Policy 21: Unstable Land Policy 22: Minerals Policy 23: Proposals Affecting Designated and Non-Designated Heritage Assets Policy 24: The Health and Wellbeing Impacts of Development Policy 26: Travel Plans

Reference	22/00894/REM
Relevant Planning Policy	Policy 30: Landscape Policy 31: Biodiversity Assets Policy 32: Developer Contributions National Planning Policy Framework (NPPF) 2021: Section 2 – Achieving Sustainable Development Section 4 – Decision-making Section 5 – Delivering a sufficient supply of homes Section 8 – Promoting healthy and safe communities Section 11 – Making effective use of land Section 12 – Achieving well-designed places Section 14 - Meeting the challenge of climate change, flooding and coastal change Section 15 – Conserving and enhancing the natural environment Section 16 - Conserving and enhancing the historic environment
Appeal Decision	Allowed
Conclusion of decision	The appeal was allowed subject to the following conditions. The proposed scheme, with the revisions provided to the Planning Committee on 6 September 2023 incorporated, accords with Policy 8 of the Greater Nottingham Local Plan Part 1. It provides a mix of housing and tenure types to assist in achieving sustainable development. The scheme is also in accordance with Policy 15 of the Local Plan through the required contribution of 10% of affordable housing being proposed as well as providing an appropriate mix of market and affordable housing on site that is aligned to the current need in the local area. Furthermore, the proposed development complies with Policy 17 of the Local Plan as it would provide a good standard of amenity and would not substantively adversely impact the amenity of neighbouring properties and occupiers. The proposal also complies with the Framework in relation to protecting the amenity of existing and future occupiers. Due to these reasons, and having had regard to all other matters raised, it was concluded that the appeal is allowed.

Table 42: Appeal Allowed

Reference	24/00090/FUL
Address	153 Nottingham Road Stapleford Nottinghamshire NG9 8AY
Description	Retain carport to the front elevation (revised scheme)
Relevant Planning Policy	The Council adopted the Part 2 Local Plan on 16 October 2019. Policy 17: Place-making, Design and Amenity The Council adopted the Core Strategy (CS) on 17 September 2014. Policy 10: Design and Enhancing Local Identity National Planning Policy Framework (2023): Section 2: Achieving Sustainable Development Section 4: Decision-making Section 12: Achieving Well-designed and Beautiful Places
Appeal Decision	Allowed
Conclusion of decision	The scheme has not harmed the character and appearance of the area as it sits on a large plot and is amongst other detached houses which are set back from the road. Consequently, irrespective of conflicting views regarding the need for the development, and having regard to all other matters raised, including a representation from an interested party, the appeal is allowed.

Table 43: Appeal Allowed

Reference	22/00912/CLUE
Address	Ropewalk Farm Anchor Road Langley Mill Heanor Derbyshire NG16 3RU
Description	Certificate of Lawfulness for mixed use of residential dwelling, builder's yard and commercial vehicle parking
Relevant Planning Policy	None
Appeal Decision	Allowed
Conclusion of decision	The Inspector concluded on the balance of probabilities that the time for enforcement action has expired in relation to the appeal. The Inspector was also satisfied that the Council's refusals of the application were not well-founded. The appeal has therefore been allowed and certificate has been granted under section 191 in relation to both the mixed use and the residential use, as described in the application and to the extent supported by the evidence.

Table 44: Appeal Allowed

Reference	23/00898/CLUE
Address	Ropewalk Farm Anchor Road Langley Mill Heanor Derbyshire NG16 3RU
Description	Certificate of Lawfulness for existing as C3 dwelling house
Relevant Planning Policy	None
Appeal Decision	Allowed
Conclusion of decision	The Inspector concluded on the balance of probabilities that the time for enforcement action has expired in relation to the appeal. The Inspector was also satisfied that the Council's refusals of the application were not well-founded. The appeal has therefore been allowed and certificate has been granted under section 191 in relation to both the mixed use and the residential use, as described in the application and to the extent supported by the evidence.

Table 45: Appeal Allowed

Reference	24/00430/FUL
Address	12 Kenilworth Road Beeston Nottinghamshire NG9 2HX
Description	Raise ridge of roof and construct rear dormer to facilitate loft conversion
Relevant Planning Policy	The Council adopted the Core Strategy (CS) on 17 September 2014. Policy 10 - Design and Enhancing Local Identity The Council adopted the Part 2 Local Plan on 16 October 2019. Policy 17 - Place-making, design and amenity National Planning Policy Framework (NPPF) 2023 Section 2: Achieving Sustainable Development Section 4: Decision-making Section 12: Achieving Well-designed Places
Appeal Decision	Allowed
Conclusion of decision	The Inspector has concluded that the development would not have a harmful effect on the character and appearance of the building and surrounding area. That the development complies with Policy 17 of the Broxtowe Borough Council Part 2 Local Plan 2018-2028 (2019) and Policy 10 of the Greater Nottingham Aligned Core Strategies Part 1 Local Plan (2014). That is also seemed to deliver high-quality design in new development which integrated into its surroundings, providing a positive contribution, while having regard to townscape characteristics.

Table 46: Appeal Allowed

Reference	24/00558/FUL
Address	268 Derby Road Bramcote Nottinghamshire NG9 3JN
Description	Construct two storey side and single storey front and rear extensions. Construct outbuilding.
Relevant Planning Policy	Broxtowe Aligned Core Strategy 2014 and Part 2 Local Plan 2019 Part 1 Policy 10 - Design and Enhancing Local Identity Part 2 Policy 17 - Place-making, Design and Amenity National Planning Policy Framework (NPPF) 2023 Section 2 - Achieving sustainable development Section 4 - Decision-making Section 12 - Achieving well-designed and beautiful places
Appeal Decision	Allowed
Conclusion of decision	The Inspector stated when considering the limited scale of the flat part to the roof, its limited visibility, and the variations to adjoining roof designs, they considered that it would not adversely affect the character and appearance of the dwelling or that of the area. Therefore, they concluded that the development accords with Policy 10 of the Broxtowe Aligned Core Strategy (2014) which requires development to have regard to its local context, and with Policy 17 of the Broxtowe Part 2 Local Plan (2019) which requires development to integrate into its surroundings. It conforms to chapter 12 of the Framework which requires the same. They have also imposed a condition relating to the approved plans, for the avoidance of doubt and in the interests of certainty.

Table 47: Appeal Allowed

Reference	23/00903/FUL
Address	Beeston Car Centre Broadgate Beeston Nottinghamshire NG9 2HD
Description	Proposed demolition of existing car garage and construction of residential accommodation comprising 12 studio flats and 2x 6 bedroom C4 cluster flats (HMO) (revised scheme)
Relevant Planning Policy	The Council adopted the Core Strategy (CS) on 17 September 2014. Policy A - Presumption in Favour of Sustainable Development Policy 8 - Housing Size, Mix and Choice Policy 10 - Design and Enhancing Local Identity Policy 17 - Biodiversity The Council adopted the Part 2 Local Plan on 16 October 2019. Policy 9 - Retention of Good Quality Existing Employment Sites Policy 15 - Housing Size, Mix and Choice Policy 17 - Place-making, design and amenity Policy 31 - Biodiversity Assets Policy 32 – Developer Contributions National Planning Policy Framework (NPPF) 2023 Section 2 - Achieving sustainable development Section 4 - Decision-making Section 5 - Delivering a sufficient Supply of Homes Section 6 - Building a strong, competitive economy Section 7 - Ensuring the Vitality of town centres Section 8 – Promoting healthy and safe communities Section 9 – Promoting Sustainable Transport Section 12 - Achieving well-designed places
Appeal Decision	Allowed

Reference	23/00903/FUL
Conclusion of decision	While the existing garage gives the appeal site an active use, the present building does not make more than a neutral contribution to the character or appearance of the surrounding area. Its replacement with a purpose-built block of flats, of a reasonably smart and simple design in an appropriate palette of materials, would not cause unacceptable harm to the character or appearance of the area, and indeed would be likely to represent some enhancement. Therefore, the Inspector found that the proposed development would not conflict with Policy 10 of the 2014 Aligned Core Strategy, or with Policy 17 of the 2019 Broxtowe Local Plan Part 2. Together, and among other things, these policies require new development to make a positive contribution to the public realm and sense of place, and to be integrated into its surroundings. There are no material considerations that indicate the application should be determined other than in accordance with the development plan. For the reasons given above, the Inspector concluded that the appeal should be allowed.

Table 48: Appeal Allowed

Reference	24/00431/FUL
Address	Land At Vernon Court Nuthall Nottinghamshire
Description	Construct one building to form 2 apartments
Relevant Planning Policy	The Council adopted the Core Strategy (CS) on 17 September 2014. Policy 8: Housing Size, Mix and Choice Policy 10: Design and Enhancing Local Identity Part 2 Local Plan 2019: Policy 15: Housing Size, Mix and Choice Policy 17: Place-Making, Design and Amenity Nuthall Neighbourhood Plan 2018: Policy 1: New Housing Policy 5: Design and the Historic Environment National Planning Policy Framework (NPPF) 2023: Part 5 – Delivering a sufficient supply of homes Part 12 – Achieving well designed places
Appeal Decision	Allowed

Conclusion of decision

The Inspector stated that they considered the siting, layout and design of the proposed development would successfully respond to the pattern of built development in the surrounding area, allowing it to successfully integrate into its surroundings. Therefore, they concluded the proposed development would not harm the character and appearance of the surrounding area. As such, it would comply with Policy 10 of the Greater Nottingham: Broxtowe Borough Gedling Borough Nottingham City Aligned Core Strategies Part 1 Local Plan (2014) and Policy 17 of the Broxtowe Borough Council Part 2 Local Plan (2019) which, amongst other things, promote developments that have regard to local context, make a positive contribution to the character and appearance of the area and support high quality design. The development also complies with Policies 1 and 5 of the Nuthall Neighbourhood Plan (2018) insofar as they support development that enhances and contributes positively to the character and appearance of the area. Due to the reasons set out above, and having regard to all other matters raised, the proposal is considered to accord with the development plan, when read as a whole. Material considerations do not indicate a decision should be taken other than in accordance with the development plan. The Inspector concluded that the appeal should be allowed.

33. Appeals Dismissed

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

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

Table 49: Appeals that were Dismissed

Reference	Address	Description	Relevant Planning Policy	Appeal Decision
23/00421/FUL			Core Strategy (CS) on 17 September 2014. Policy 1: Climate Change Policy 8: Housing Size, Mix and Choice Policy 10: Design and Enhancing Local Identity	

Reference	Address	Description	Relevant Planning Policy	Appeal Decision
23/00421/FUL	22 Pelham Crescent Beeston Nottinghamshire NG9 2ER	Change of use from dwelling (class C3) to 4 bed HMO (class C4)	Part 2 Local Plan on 16 October 2019. Policy 1: Flood Risk Policy 15: Housing Size, Mix and Choice Policy 17: Place-making, Design and Amenity Policy 19: Pollution, Hazardous Substances and Ground Conditions National Planning Policy Framework (NPPF) 2021 Section 2: Achieving Sustainable Development Section 4: Decision-making Section 12: Achieving Well-designed Places Supplementary Planning Document (SPD) Houses in Multiple Occupation The Council adopted the Houses of Multiple Occupation – Supplementary Planning Document (SPD) on 19th July 2022.	Dismissed
23/00870/FUL	24 Katherine Drive Toton Nottinghamshire NG9 6JB	Construct first floor above existing ground floor to provide additional accommodation. External changes to elevations	Core Strategy (CS) on 17 September 2014. Policy 10: Design and enhancing local identity Part 2 Local Plan 2019 Policy 17: Place making, design and amenity	Dismissed

Reference	Address	Description	Relevant Planning Policy	Appeal Decision
23/00870/FUL			Policy 31: Biodiversity Asset National Planning Policy Framework (NPPF) 2023 Part 4: Decision making Part 9: Promoting sustainable transport Part 12: Achieving well designed places Part 16: Conserving and enhancing the natural environment	
22/00083/CLUE	58 City Road Beeston Nottinghamshire NG9 2LQ	Certificate of Lawfulness for an existing use as a House in Multiple Occupation within Use Class C4	None	Dismissed
23/00836/FUL	50 Derby Road Bramcote Nottinghamshire NG9 3FY	Change of use from residential to care home	Core Strategy (CS) on 17 September 2014. Policy A: Presumption in favour of sustainable development Policy 2: The Spatial Strategy Policy 8: Housing Size, Mix and Choice Policy 10: Design and Enhancing Local Identity Local Plan (LP2) on 16 October 2019. Policy 15: Housing Size, Mix and Choice Policy 17: Place-Making, Design and Amenity	Dismissed

Reference	Address	Description	Relevant Planning Policy	Appeal Decision
23/00836/FUL			National Planning Policy Framework (NPPF) 2023: Section 2: Achieving sustainable development Section 4: Decision-making Section 5: Delivering a sufficient supply of homes Section 9: Promoting sustainable transport Section 12: Achieving well-designed places	
24/00209/FUL	90 Ullswater Crescent Bramcote Nottinghamshire NG9 3BE	Construct detached garage to front	Core Strategy (CS) on 17 September 2014. Policy 10: Design and Enhancing Local Identity Part 2 Local Plan on 16 October 2019 Policy 17: Place-making, design and amenity National Planning Policy Framework (NPPF) 2023 Section 2: Achieving Sustainable Development Section 4: Decision-making Section 12: Achieving Well-designed places	Dismissed

34. Applications for Costs

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

Out of the 9 appeals which were allowed, there were 4 applications for costs. This is a decrease when looked at against the 7 applications for costs which were submitted last year. Out of the 4 applications for costs 3 were dismissed. Additional information on the applications for costs which were dismissed and allowed are provided below:

Table 50: Appeal applications for costs

Application	Description	Application for Costs	Reasons
20/00826/FUL	Construct 240 dwellings including estate roads, public open space and drainage	Allowed in part	The costs of the appeal proceedings limited to those costs incurred in preparing and presenting evidence concerning the on-site protection works and the harm to the character and appearance of the area.
23/00577/OUT	Outline permission with some matters reserved for detached bungalow	Refused	The Inspector found find that unreasonable behaviour resulting in unnecessary or wasted expense, as described in the PPG, has not been demonstrated. An award of costs is therefore not justified.
22/00894/REM	Construct 104 dwellings (reserved matters access, appearance, landscaping, layout and scale - Planning reference 20/00844/OUT)	Refused	The Inspector concluded that unreasonable behaviour unduly preventing or delaying development that should otherwise be permitted, and resulting in unnecessary or wasted expense, as described in the Planning Practice Guidance, has not been demonstrated. Consequently, the request for a full award of costs is refused.

Application	Description	Application for Costs	Reasons
23/00903/FUL	Proposed demolition of existing car garage and construction of residential accommodation comprising 12 studio flats and 2x 6 bedroom C4 cluster flats (HMO) (revised scheme)	Refused	The Inspector concluded that it was unreasonable behaviour resulting in unnecessary or wasted expense has not been demonstrated, and an award of costs is not warranted.

35. Summary Tables

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

Table 51: 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%
2020/21	5	0	13	18	72%
2021/22	6	0	10	16	63%
2022/23	15	1	12	28	43%
2023/24	9	0	14	23	61%
2024/25	12	0	5	17	29%
Total 2005-21	125	6	240	371	65%

Table 52: Appeal Decisions (received between 1 April 2024 to 31 March 2025)

Application	Outcome	Officer Recommendation
23/00870/FUL	Dismissed	Refuse
22/00083/CLUE	Dismissed	Grant
22/00894/REM	Allowed	Grant
24/00090/FUL	Allowed	Refuse
22/00799/FUL	Withdrawn	N/A
24/00585/PNH	Withdrawn	N/A
23/00836/FUL	Dismissed	Refuse
22/00912/CLUE	Allowed	Refuse
23/00898/CLUE	Allowed	Refuse
24/00209/FUL	Dismissed	Refuse
24/00430/FUL	Allowed	Refuse
24/00558/FUL	Allowed	Refuse
23/00903/FUL	Allowed	Grant
24/00431/FUL	Allowed	Refuse

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



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