



Broxtowe  
Borough  
COUNCIL

# Authority Monitoring Report

1 April 2023 - 31 March 2024

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# Broxtowe BC Authority

## Monitoring Report 2023-2024

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 November 2024. A review of the Part 2 Local Plan will follow. An updated Local Development Scheme (LDS) was published in March 2024 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 2024**. 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	✓				✓				✓		✓
Examiner's Report Published	✓				✓				✓		✓
Referendum	✓				✓				✓		
Adoption	✓				✓				✓		

\* The Chetwynd: Toton and Chilwell Neighbourhood Plan was adopted on 15 May 2024, outside of this monitoring period.

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

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

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

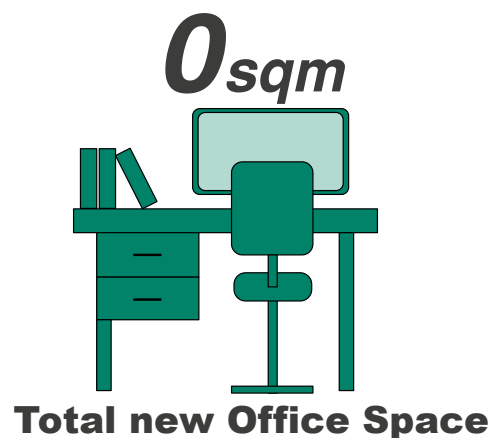
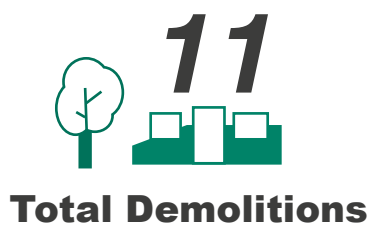
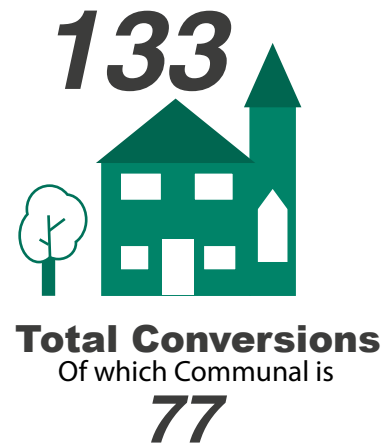
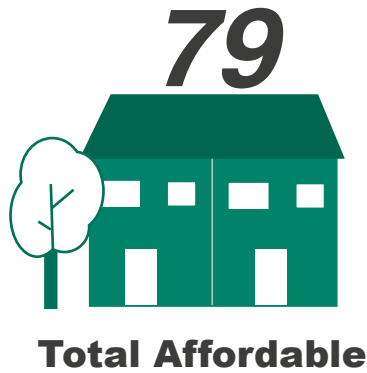
The Council is a member of the Joint Planning Advisory Board (JPAB) for Greater Nottingham. Membership of JPAB includes all the County, City, District and Borough Councils in Greater Nottingham. The role of the Board is “to facilitate the sustainable development and growth of Greater Nottingham by discharging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

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

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

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

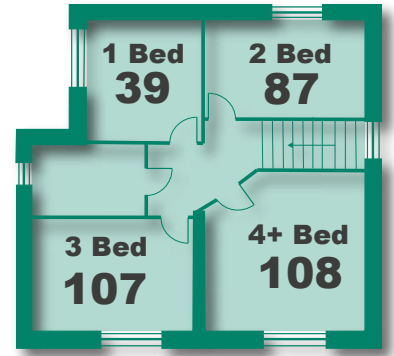
The ACS includes monitoring indicators relating to each policy in the Plan. These are reported on in the next section of this AMR. (In a few cases ACS monitoring indicators which are not considered to be relevant have been omitted.) This enables European legislative requirements to be complied with and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



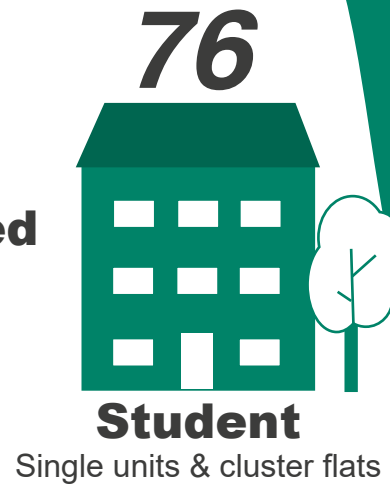
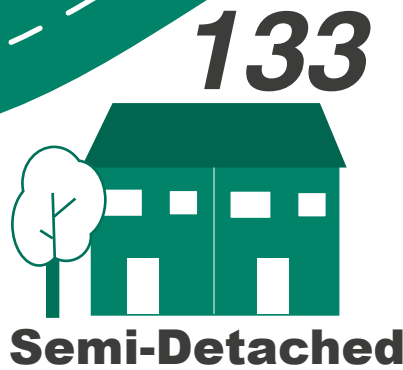
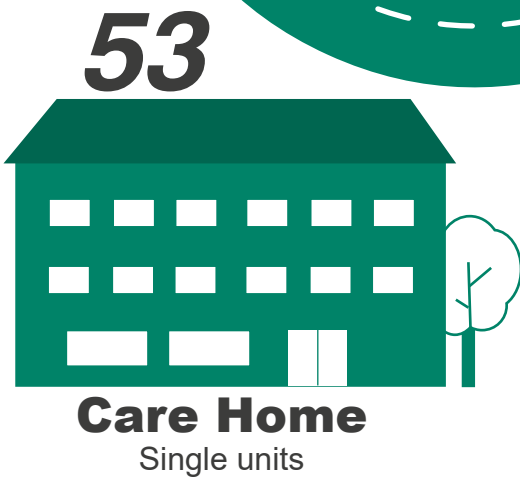
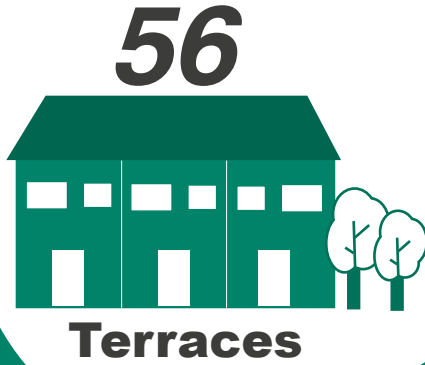


# Policy Monitoring Indicators

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



**Bedrooms**



# Housing



## 1. Site Allocations and Housing Deliveries

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

*Table 2: Net additional dwellings completed (including Conversions and Communal)*

Year	NET completions
2023-2024	512

*Table 3: Housing Trajectory against ACS Requirement 2011-2024*

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

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 2011-2023	Number of Homes Built (net) 2023-2024	Total Supplied 2011-2024	Core Strategy Requirement by 2028
Main Built Up Area (MBA)	1,511	425	<b>1,936</b>	<b>Minimum 3,800</b>
Awsworth	34	-1	<b>33</b>	<b>Up to 350</b>
Brinsley	48	40	<b>88</b>	<b>Up to 150</b>
Eastwood	779	35	<b>814</b>	<b>Up to 1,250</b>
Kimberley	205	10	<b>215</b>	<b>Up to 600</b>
Other Rural	9	3	<b>12</b>	<b>No requirement</b>
<b>Total</b>	<b>2,586</b>	<b>512</b>	<b>3,098</b>	<b>6,150</b>

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 completions by **dwelling type and size** not including student cluster bed spaces.

*Table 5: Dwelling Types Gain 2023-2024*

Type	No. of Beds	Awsorth	Brinsley	Eastwood	Kimberley	Main Built Up Area	Other Rural	Total (gross)
Detached	1	-	-	-	-	-	-	-
	2	-	-	-	-	-	-	-
	3	-	4	3	-	11	-	18
	4	2	5	9	-	32	-	48
	5	-	2	3	-	3	-	8
	6+	-	-	-	-	12	1	13
Semi-Detached	1	-	-	-	-	-	-	-
	2	-	8	-	-	37	-	45
	3	-	9	-	1	54	-	64
	4	-	-	-	3	18	-	21
	5	-	-	-	-	1	-	1
	6+	-	-	-	-	2	-	2
Terraced	1	-	-	-	-	-	-	-
	2	-	7	3	4	9	-	23
	3	-	3	6	2	9	-	20
	4	-	-	-	-	9	-	9
	5	-	-	-	-	4	-	4
	6+	-	-	-	-	-	-	-
Bungalow	1	-	-	-	-	-	-	-
	2	-	-	2	-	4	-	6
	3	-	1	-	-	1	-	2
	4	-	-	-	-	1	-	1
	5	-	-	-	-	-	-	-
	6+	-	-	-	-	-	-	-
Flat	1	-	4	9	-	96	-	109
	2	-	-	2	-	29	-	31
	3	-	-	-	-	3	-	3
	4	-	-	1	-	-	-	1
	5	-	-	-	-	-	-	-
	6+	-	-	-	-	-	-	-
Total		2	43	38	10	335	1	429

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	-
<b>Total</b>	<b>136</b>	<b>508</b>	<b>-</b>

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.

*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
<b>Total</b>	<b>53</b>	<b>35</b>	<b>74</b>

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.

*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
<b>Total</b>	<b>491</b>

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

*Table 9: Affordable Housing Completions 2023-2024*

Type of Affordable Housing	Dwellings
Intermediate Housing	40
Affordable Rent	37
No Affordable sub-type given	2

### 3. Brownfield and Greenfield Land Completions

The table below indicate 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	Conversions Brownfield	New Build 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
<b>Total</b>	<b>1193</b>	<b>950</b>	<b>365</b>

### 4. Windfalls

The table below indicates the number of completions per financial year, that were windfalls.

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

Year	Windfall completions including Communal
2019-2020	204
2020-2021	244
2021-2022	318
2022-2023	276
2023-2024	349
<b>Total</b>	<b>1,391</b>

### 5. Gypsies, Travellers and Travelling Showpeople

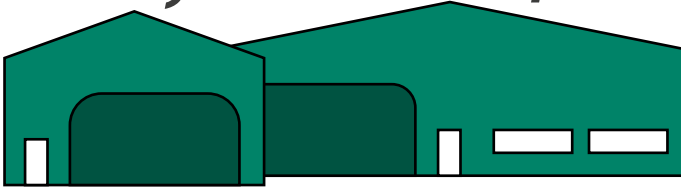
Policy 16 of the Part 2 Local Plan takes a pro-active approach to meet identified need. This section indicates the number of pitches which are allocated, granted permission and implemented permissions.

- The net additional Pitches and Plots for Gypsies and Travellers in 2023-2024 were none



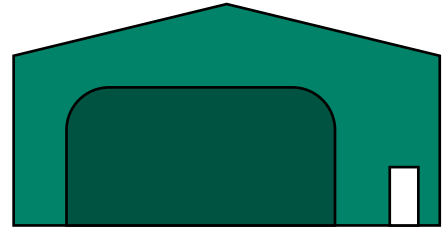


**3,820.6sqm**



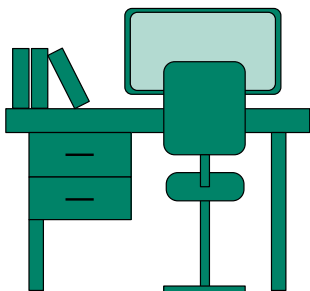
**Total new Employment land gain**

**0.89ha**



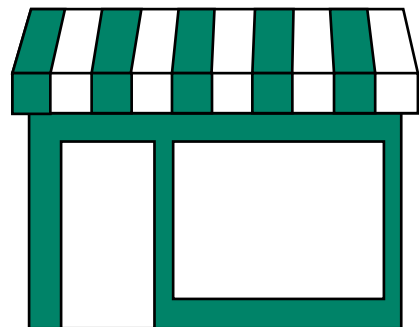
**Total new Warehouse / Industrial gain**

**0sqm**



**Total new Office Space**

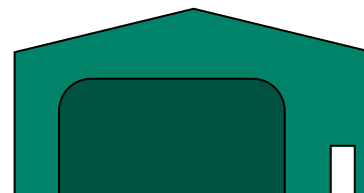
**0sqm**



**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 indicating the amount 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 2023-2024

Site Address E(g) (B1)		Floor Space Lost to Other Uses (m <sup>2</sup> )			Total
		B2	B8		
37 Evelyn Street Beeston Nottinghamshire NG9 2EU	m <sup>2</sup>	-80	-	-	<b>-80</b>
<b>Total</b>		<b>-80</b>			<b>-80</b>

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 2023-2024

Type	Gross Amount (m <sup>2</sup> )		NET Total
	Gain	Loss	
E(g) (B1)	-	-	-
E(g)(i) (B1(a))	-	-2241.5	<b>-2241.5</b>
E(g)(ii) (B1(b))	-	-	-
E(g)(iii) (B1(c))	-	-420	<b>-420</b>
B2	3095	-2535.3	<b>559.7</b>
B8	725.6	-107.1	<b>618.5</b>

\* 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 2023-2024 and net change in supply, completed applications at the end of 2023-2024.

*Table 14: Industrial and Warehouse Land 2023-2024*

	Available Supply (ha)		
	B2	B8	Total
<b>Hectares</b>	0.44	0.45	<b>0.89</b>
	NET Change in Supply (ha)		
	B2	B8	Total
<b>Hectares</b>	0.31	0.07	<b>0.38</b>

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 2023-2024*

Site Address	E(g)/E(g)(i) (B1/B1a) (m <sup>2</sup> )
-	-
<b>Total</b>	-

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](http://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
<b>Field Farm</b>	Aligned Core Strategy – Policy 2	450	Planning reference - 20/00116/FUL. Planning granted for 132/200 dwellings.  Building works have commenced with 166 homes completed.	450
<b>Chetwynd Barracks</b>	Part 2 Local Plan – Policy 3.1	500 (within the plan period) Capacity for 1500 homes.	Planning application expected in 2025.	0
<b>Toton Strategic Location for Growth</b>	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)	282
<b>Bramcote (East of Coventry Lane)</b>	Part 2 Local Plan – Policy 3.3	500	Planning reference - 22/00967/FUL.  An application has been received for the construction of 470 dwellings. This was pending consideration but the Council had resolved to grant planning permission subject to the signing of a S106 agreement. This has now been granted permission but outside of this monitoring period.	0

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	<p>Planning reference - 20/00352/OUT.</p> <p>Conditional permission has been granted for 190 dwellings.</p> <p>Planning reference - 22/00619/REM.</p> <p>Conditional permission has been granted for 169 dwellings.</p> <p>Planning reference - 22/00602/ FUL. Conditional permission granted for the demolition of existing buildings and erection of 60 dwellings.</p>	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 Awsworth (inside the bypass)	Part 2 Local Plan – Policy 4.1	250	Planning reference -20/00056/OUT. Conditional permission has been granted for 250 dwellings.	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.	115
Walker Street, Eastwood	Part 2 Local Plan – Policy 6.1	200	Planning reference - 20/00844/OUT. Outline planning permission granted for 110 dwellings.	110
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
<b>Total</b>		<b>2,601 – 3,401</b>		<b>1551</b>

## 7. 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 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: Completions of floor space in Town and District Centres within Non-Prime Frontage 2023-2024*

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

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: Completions of floor space in Town and District Centres within Primary Frontage 2023-2024*

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

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 2023-2024*

Class Type	Town Centre Permissions	District Centre Permissions	Total Permissions
<b>C3</b>	2	7	<b>9</b>
<b>E(a) (A1)</b>	1	-	<b>1</b>
<b>E(c) (A2)</b>	1	-	<b>1</b>
<b>E(b) (A3)</b>	1	-	<b>1</b>
<b>E(g) (B1)</b>	-	-	-
<b>E(g)(i) (B1a)</b>	-	-	-
<b>F.2</b>	-	-	-
<b>Sui Generis (A4)</b>	-	-	-
<b>Sui Generis (A5)</b>	-	-	-
<b>Total</b>	<b>5</b>	<b>7</b>	<b>12</b>

The table below indicates 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: Completions of Floor Space Outside Town and District Centres 2023-2024*

Amount of Retail Floor Space Completed	m <sup>2</sup>
<b>E(a) (A1)</b>	700
<b>E(c) (A2)</b>	-
<b>E(b) (A3)</b>	302
<b>F.2</b>	-
<b>Sui Generis (A4)</b>	-
<b>Sui Generis (A5)</b>	-
<b>Total</b>	<b>1,002</b>



## 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 2023-2024*

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

*Table 22: Floor Space Permitted in Out-of-Centre Locations 2023-2024*

Amount of Completed Units within Out-of-Centre:	Completions m <sup>2</sup>	Number of Permissions
E(a) (A1)	700	1
E(c) (A2)	-	1
E(b) (A3)	190	2
F.2	-	2
Sui Generis (A4)	-	1
Sui Generis (A5)	-	1
<b>Total</b>	<b>890</b>	<b>8</b>

## 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 2023-2024*

Class Type	Number of Completions	Number of Permissions
<b>C3</b>	3	2
<b>E(a) (A1)</b>	1	-
<b>E(c) (A2)</b>	-	-
<b>E(b) (A3)</b>	1	-
<b>F.2</b>	-	-
<b>Sui Generis (A4)</b>	-	-
<b>Sui Generis (A5)</b>	-	-
<b>Total</b>	<b>5</b>	<b>2</b>

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 2023-2024*

Class Type	Number of Completions	Number of Permissions
<b>C3</b>	1	1

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 2023-2024*

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

## *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 2023-2024 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. No elements of this development were completed in 2023-2024, except that the main road through the Boots site is now accessible.



**£271,273**



**Open Space Contributions Received**

**2**



**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 no change

## 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 indicates 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 2023-2024 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 146 the area of which is 967.12 ha.

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 2023-2024*

Application Number	Site Address
19/00668/FUL	Beeston Maltings, Dovecote Lane, Beeston, Nottinghamshire NG9 1JG
20/00116/FUL	Field Farm, Ilkeston Road, Stapleford, Nottinghamshire NG9 8JJ
17/00706/OUT	Former T B C Engineering Services, Bailey Grove Road, Eastwood, Nottinghamshire NG16 3PB
21/00575/FUL	Land Between Ellis Grove and Wilmot Lane, Ellis Grove, Beeston, Nottinghamshire
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 the Council now has only one AQMA in the Borough. Two were revoked in 2010 and one was revoked in 2017 following the reduction of levels of pollutants to within national guidelines.

The only AQMA in Broxtowe is situated in Trowell next to the M1 Motorway. The AQMA boundary encompasses twenty properties on parts of Iona Drive and Tiree Close on the Trowell Park Estate.

## ***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 indicating 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 indicated in the Aligned Core Strategy.

- In 2023-2024 there were 2 permissions granted contrary to Green Belt policy.
- No land was removed from the Green Belt in 2023-2024.

## ***17. 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.

- In 2023-2024 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 2023-2024 there have been no permissions.

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

- In 2023-2024 there were 3 developments 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 2023-2024 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 an increase of 0.8ha.

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

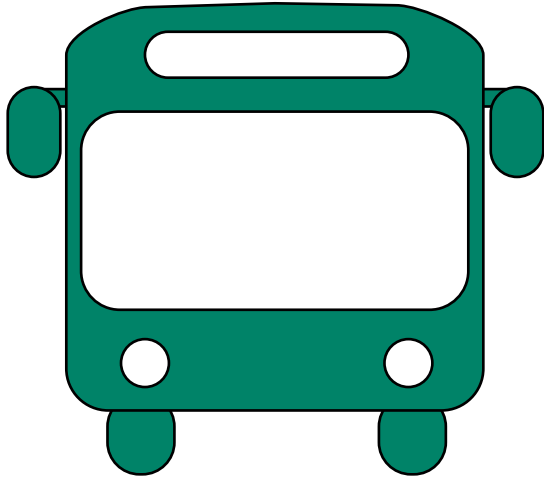
## ***21. Pollution, Hazardous Substances and Ground Conditions***

Policy 19 of the Part 2 Local Plan indicates that the effects of pollution on health, the natural environment and all other adverse effects should be taken into account. 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 2023-2024 there were no permissions contrary to advice.



2



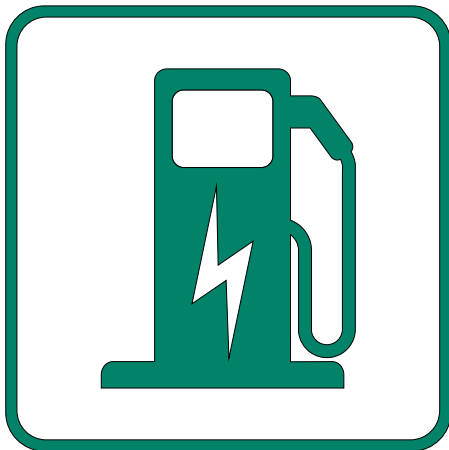
**Applications with Travel Plans**

£659,803



**Developer Contributions total**

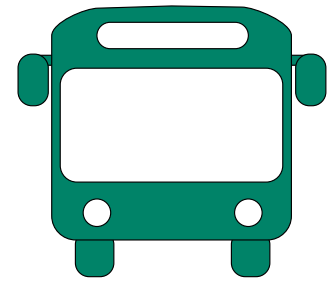
6



**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 1,000 sq. m. or more of gross floor space. This section reports the amount of Section 106 contributions received in 2023-2024 financial year.

*Table 27: Section 106 Contributions 2023-2024*

Contribution Type	Amount Paid
Open Space	£271,273.21
Transport (ITPS)	£52,671.71
Affordable Housing	£182,778.45
Education	£95,447
Health	£57,632.91

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) 2023-2024*

Site Address	GP Surgery	Hospital	Primary School	Secondary School	Area of Employment
	Travel Time (mins)				
Field Farm, Ilkeston Road, Stapleford, Nottinghamshire NG9 8JJ (Phase 3)	16	37	19	27	11
Station Road (Central) Car Park Station Road Beeston Nottinghamshire	4	7	5	11	3

Site Address	GP Surgery	Hospital	Primary School	Secondary School	Area of Employment
	Travel Time (mins)				
Inham Nook Hotel, Land To North Of Chilwell Community Centre, Garages To North Of Hotel And Part Of Gardens To The Rear Of 15, 17A, 17B, 17C And 17D Great Hoggett Drive Inham Road Chilwell Nottinghamshire NG9 4HX	9	23	3	14	6
Beeston Lodge Nursing Home 15 - 17 Meadow Road Beeston Nottinghamshire NG9 1JP	10	8	5	15	2
Land South Of 50 Pinfold Road Newthorpe Nottinghamshire	6	53	10	16	8
Land Off Kelham Way, Eastwood Nottinghamshire	4	29	8	7	4
Lynncroft Primary School, Garden Road, Eastwood, Nottinghamshire	6	53	2	13	7

### 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. There were two applications with a Travel Plan in 2023-2024.

*Table 29: Travel Plans Required 2023-2024*

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

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

## 24. EV Charging

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

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

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

There have been several charging points installed at the Toton Park and ride, see the link below for more information.

<https://www.transportnottingham.com/electric-vehicle-charge-points-installed-at-toton-park-and-ride/>

The following new non domestic applications that contain electric vehicle charging points that were **approved** in 2023-2024.

Table 30: Sites with Charging Points 2023-2024

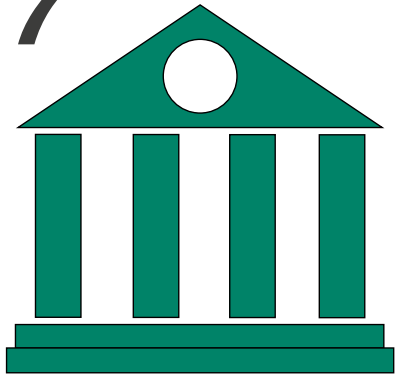
Site Address	Number of Charging Points
Woodhouse Service Station Woodhouse Way Nuthall Nottinghamshire NG16 1RQ	6

To reduce per capita CO<sub>2</sub> emissions and increase renewable power generation, as indicated in the Aligned Core Strategy there is information available on the following website:

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

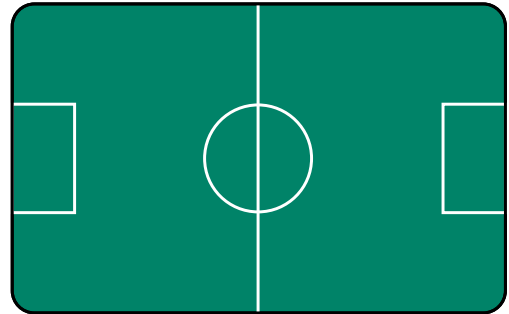


7



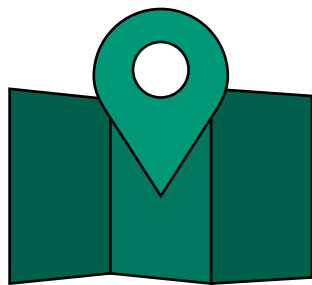
**Historic assets at Risk**

1



**Planning permissions for new sport pitches**

1



**Applications relating to Tourism**



# Place-Making, Heritage and Culture



## 25. Place-Making, Design and Amenity

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

- In 2023-2024 there were 5 permissions with developer assessments.

Table 31: List of applications with developer assessments

Application	Address	BfL 12 Score
22/00355/REG3	Inham Nook Hotel, Land To North Of Chilwell Community Centre, Garages To North Of Hotel And Part Of Gardens To The Rear Of 15, 17A, 17B, 17C And 17D Great Hoggett Drive Inham Road Chilwell Nottinghamshire NG9 4HX	11
20/00845/OUT	Lynncroft Primary School, Garden Road, Eastwood, Nottinghamshire	12
22/00188/FUL	Beeston Lodge Nursing Home 15 - 17 Meadow Road Beeston Nottinghamshire NG9 1JP	9
22/00767/FUL	Land South Of 50 Pinfold Road Newthorpe Nottinghamshire	12
22/00100/FUL	Land Off Kelham Way, Eastwood 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 2023-2024*

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 indicated 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 indicates 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 2023-2024

Site Address	Outcome
Station Road (Central) Car Park Station Road Beeston Nottinghamshire	Conditional Permission
Lynncroft Primary School, Garden Road, Eastwood, 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. There were no applications complete in 2023-2024.

Table 34: Applications for A5 Uses within 400m of a School 2023-2024

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.

- There was 1 additional pitch approved in 2023-2024.

*Table 35: Sport Pitches 2023-2024*

Site Address	Type	Area
Awsorth Junior and Infant School, The Lane, Awsorth	Multi-Use Games Area (MUGA)	512 sqm

The table below states the number and type of applications relating to tourism. There was one for 2023-2024.

*Table 36: Applications Relating to Tourism 2023-2024*

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

There was no increase in provision of major sporting facilities in the borough for 2023-2024, as indicated 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 2023-2024 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 2023-2024 there were no permissions granted contrary to the advice of the Coal Authority.



# Appeals

*This summary reports on appeal decisions which were made between 1 April 2023 and 31 March 2024. The appeal decisions include applications which were submitted before the 2023-2024 financial year.*

# Appeals

## 31. Overview

In 2023-2024, 23 appeals were determined. 14 (61%) of the appeals submitted were dismissed and 9 (39%) were allowed. The appeals included, but were not limited to, householder applications, certificates of lawfulness and change of use applications.

This is a slight drop to those recorded in the monitoring year for 2022-2023, where 28 appeals were recorded with a higher percentage of appeals being allowed (53.6%) compared to this monitoring year (39%).

## 32. Appeals Allowed

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

Table 37: Appeal Allowed

<b>Reference</b>	22/00856/FUL
<b>Address</b>	8 Kenton Avenue, Nuthall
<b>Description</b>	Change from first floor extension to single and two storey rear extension.
<b>Relevant Planning Policy</b>	Policy 17: Place-making, Design and Amenity – Part 2 Local Plan
<b>Appeal Decision</b>	Allowed
<b>Summary</b>	The main issue in relation to this appeal was its impact on the living condition of the neighbouring occupiers. The Inspector notes that the application is for a 'a small scale proposal whose siting and scale is entirely appropriate for the site' and concludes that the proposal would not result in significant harm to the living conditions of the neighbouring occupiers in terms of light, outlook, privacy, noise, smells, disturbance or intensification of the site, therefore according with Policy 17 of the Part 2 Local Plan and with the Framework.

Table 38: Appeal Allowed

<b>Reference</b>	<b>22/00125/FUL</b>
<b>Address</b>	Station Road (Central) Car Park, Station Road, Beeston
<b>Description</b>	Construct purpose built student accommodation (sui generis) and ground floor commercial unit (Class E(g)(i)) with associated access, car parking, landscaping and infrastructure
<b>Relevant Planning Policy</b>	Houses in Multiple Occupation – Supplementary Planning Document (SPD) Policy 10: Design and Enhancing Local Identity – Aligned Core Strategy Policy 17: Place-making, Design and Amenity – Part 2 Local Plan
<b>Appeal Decision</b>	Allowed
<b>Summary</b>	The main issues in this appeal was the effect of the proposal on parking pressure in the surrounding area; whether the proposal would provide acceptable living conditions for future occupiers with regard to living space; and the effect of the proposal on the town centre. The Inspector acknowledges concerns regarding the proposal and also notes that ‘suggestions have been made about alternative uses for the site’ but states that there are not any policies ‘that would restrict student housing at the site or that have a presumption in favour of other forms of accommodation or development types’. The Inspector concludes by determining that ‘the proposal would not cause unacceptable parking pressure in the surrounding area; it would provide acceptable living conditions for future occupiers with regard to living space; and it would not have an unacceptable effect on the town centre, subject to the imposition of conditions and the identified obligations within the s106 Agreement’.



Table 39: Appeal Allowed

<b>Reference</b>	<b>22/00227/CLUP</b>
<b>Address</b>	25 Broadgate, Beeston
<b>Description</b>	Certificate of lawfulness for proposed change of use from dwelling house (Class C3) to house in multiple occupation (Class C4)
<b>Relevant Planning Policy</b>	Article 3 and Schedule 2, Part 3, Class L of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended (the GPDO).
<b>Appeal Decision</b>	Allowed
<b>Summary</b>	The main issue in relation to this appeal is whether, on 11 March 2022, it would have been lawful to have changed the use of the subject property from a dwellinghouse in Class C3 of the Schedule to the Use Classes Order to a small house in multiple occupation falling within Class C4 of that same Order. The Inspector states that on the evidence now available, the Council’s refusal to grant a certificate of lawful use or development in respect of a change of use from a dwelling house (Class C3) to a house in multiple occupation (Class C4) at 25 Broadgate, Beeston, was not well-founded and that the appeal should succeed.

Table 40: Appeal Allowed

<b>Reference</b>	<b>22/00030/FUL</b>
<b>Address</b>	Lock Up Garages, Land between 10-12 Chetwynd Road, Toton
<b>Description</b>	Construct two detached dwellings
<b>Relevant Planning Policy</b>	Policy 10: Design and Enhancing Local Identity – Aligned Core Strategy Policy 17: Place-making, Design and Amenity – Part 2 Local Plan
<b>Appeal Decision</b>	Allowed
<b>Summary</b>	The main issue relating to this appeal was the proposal’s effect on living conditions of neighbouring occupiers, with respect to the proposal’s siting, size and scale. The Inspector notes that ‘the siting of the proposed dwellings would be sufficiently distant from the neighbouring dwellings to avoid any significant overbearing, overshadowing, or overlooking impacts’. The Inspector also acknowledges representations in relation to the proposal but regards that ‘they would not constitute reasons to dismiss the appeal’ and that the proposal would not conflict with Policy 10 of the Aligned Core Strategy or Policy 17 of the Part 2 Local Plan.

Table 41: Appeal Allowed

<b>Reference</b>	<b>22/00499/FUL</b>
<b>Address</b>	1 Queens Road East, Beeston
<b>Description</b>	Construct three storey extension to the existing Purpose Built Student Accommodation to create an additional six bedrooms.
<b>Relevant Planning Policy</b>	Policy 10: Design and Enhancing Local Identity – Aligned Core Strategy Policy 17: Place-making, Design and Amenity – Part 2 Local Plan
<b>Appeal Decision</b>	Allowed
<b>Summary</b>	The main issue in relation to this appeal was the effect of the development on neighbouring properties, by its overly dominant impact. The Inspector stated that ‘the relationship between the existing property and the proposed extension is not markedly different from a traditional relationship between buildings’. The Inspector also noted ‘the Council’s view that the development would be overwhelming and an overly dominating presence, but in the absence of any further explanation, these criticisms are unsubstantiated’. It was concluded that no substance could be found ‘in any of the Council’s stated concerns’ and, as such, there was no conflict with Policy 10 of the Aligned Core Strategy and Policy 17 of the Part 2 Local Plan.

Table 42: Appeal Allowed

<b>Reference</b>	<b>22/00100/FUL</b>
<b>Address</b>	Land Off Kelham Way, Eastwood
<b>Description</b>	Construct serviced apartments comprising of 16 units and associated infrastructure
<b>Relevant Planning Policy</b>	Policy 10: Design and Enhancing Local Identity – Aligned Core Strategy Policy 17: Place-making, Design and Amenity – Part 2 Local Plan
<b>Appeal Decision</b>	Allowed
<b>Summary</b>	The main issue raised by this appeal was the effect of the proposed development on the character and appearance of the area. Whilst the Inspector acknowledges ‘that the proposed building would be in a contrast of appearance to the older buildings in the locality, the form, position, scale and appearance of the proposed building would ensure that it fits comfortably within the site’. The Inspector also states that that the character and appearance of the Conservation Area ‘would be preserved and that there would be no loss of significance to the Sun Inn, as a non-designated heritage asset’. It is concluded that the ‘proposal would not be harmful to the character or appearance of the area’ and accords with Policy 10 of the Aligned Core Strategy and Policy 17 of the Part 2 Local Plan.

Table 43: Appeal Allowed

<b>Reference</b>	<b>23/00049/FUL</b>
<b>Address</b>	3 Pelham Crescent, Beeston
<b>Description</b>	Change of use from Use Class C4 to a sui generis 7 bed HMO
<b>Relevant Planning Policy</b>	<p>Houses in Multiple Occupation – Supplementary Planning Document (SPD)</p> <p>Policy 8: Housing Size, Mix and Choice – Aligned Core Strategy</p> <p>Policy 10: Design and Enhancing Local Identity – Aligned Core Strategy</p> <p>Policy 17: Place-making, Design and Amenity – Part 2 Local Plan</p>
<b>Appeal Decision</b>	Allowed
<b>Summary</b>	<p>The main issues in this appeal were the effect of the proposed development upon the character and appearance of the area, in terms of the mix and balance of housing in the area; and the effect on the living conditions of existing occupiers, by reason of noise and disturbance. The Inspector notes that ‘no external alterations are proposed to the property to facilitate the change of use’ and goes on to state that ‘given the limited scale of the proposal, an additional bedroom would not result in a significant material increase in activity at the property that would adversely change its character and appearance’. The Inspector also notes the ‘concerns regarding visual degradation through the presence of refuse bins to the front of the property and the potential for gardens not being maintained’ but holds that there is no evidence which ‘would give rise to such actions and these concerns would relate to the behaviour of individuals, and so carry limited weight’. It is concluded that the development ‘would not adversely harm the character and appearance of the area, in terms of the mix and balance of housing in the area, therefore, it is determined that there is no conflict with Policies 8 and 10 of the Aligned Core Strategy and Policy 17 of the Part 2 Local Plan’.</p>

Table 44: Appeal Allowed

<b>Reference</b>	<b>22/00301/FUL</b>
<b>Address</b>	31 Humber Road, Beeston
<b>Description</b>	Change of use from hot food takeaway and self-contained flat to larger House in Multiple Occupation (Sui Generis use). Construction of single storey extensions to front and rear and external alterations to ground floor front, side and rear elevations.
<b>Relevant Planning Policy</b>	<p>Policy 8: Housing Size, Mix and Choice – Aligned Core Strategy</p> <p>Policy 10: Design and Enhancing Local Identity – Aligned Core Strategy</p> <p>Policy 15: Housing Size, Mix and Choice – Part 2 Local Plan</p> <p>Policy 17: Place-making, Design and Amenity – Part 2 Local Plan</p>
<b>Appeal Decision</b>	Allowed
<b>Summary</b>	<p>The main issue in this appeal was whether the proposed development was suitable, having regard to the development plan’s approach to the provision of Houses in Multiple Occupation (HMOs). The Inspector notes that although the area contains other HMOs there is ‘no substantive evidence’ ‘to show that the number of student households and HMOs has already altered the residential profile of the neighbourhood, or that the area already suffers from an overconcentration of student households that has upset the balance of the area, the community or resulted in amenity issues’. It is concluded that the proposed change of use ‘would not harm the character of the area or housing mix, including considering the cumulative effect of the intensification of the use’ and therefore the proposal would not conflict with Policies 8 and 10 of the Aligned Core Strategy or Policies 15 and 17 of the Part 2 Local Plan.</p>

Table 45: Appeal Allowed

<b>Reference</b>	<b>23/00110/FUL</b>
<b>Address</b>	70 Beeston Fields Drive, Bramcote
<b>Description</b>	Demolition of existing dwelling and construction of a two storey dwelling with detached garage
<b>Relevant Planning Policy</b>	Policy 10: Design and Enhancing Local Identity – Aligned Core Strategy  Policy 17: Place-making, Design and Amenity – Part 2 Local Plan
<b>Appeal Decision</b>	Allowed
<b>Summary</b>	The main issue relating to this appeal was the effect of the proposed balcony on the living conditions of the occupiers of the nearest neighbouring properties on Troutbeck Crescent to the rear of the appeal site, with particular regard to privacy. The Inspector regards the ‘height of the existing close boarded fence, the difference in ground levels and the siting of the proposed balcony would ensure that the users of the balcony would not overlook the rear garden or ground floor windows of no. 48’. This contributed to the conclusion that the proposal would comply with Policy 10 of the Aligned Core Strategy and Policy 17 of the Part 2 Local Plan.

Although there were appeals allowed, it should be noted that with particular topics, especially those such as design and neighbour amenity, differences of opinion between councils and inspectors will sometimes occur.

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, most notably, Policies 8 and 10 of the Aligned Core Strategy and Policy 17 of the Part 2 Local Plan.

### 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 46: Appeals that were Dismissed*

Reference	Address	Description	Relevant Planning Policy	Appeal Decision
<b>23/00355/FUL</b>	64 Stapleford Lane, Toton	Retention of existing car port	Policy 10: Design and Enhancing Local Identity – Aligned Core Strategy  Policy 17: Place-making, Design and Amenity – Part 2 Local Plan	Dismissed
<b>23/00338/FUL</b>	Mill Farm, 62 Mill Road, Stapleford	Construct two detached bungalows and improve access from Mill Road	Policy 8: Development in the Green Belt – Part 2 Local Plan	Dismissed
<b>22/00650/FUL</b>	The White House and The Three Chimneys, Nottingham Road, Nuthall	Change of use of conservatory extension between The White House and Three Chimneys to create a separate dwelling house known as The Glass House, including the creation of a basement (Retrospective)	Policy 10: Design and Enhancing Local Identity – Aligned Core Strategy  Policy 8: Development in the Green Belt – Part 2 Local Plan  Policy 17: Place-making, Design and Amenity – Part 2 Local Plan	Dismissed



Reference	Address	Description	Relevant Planning Policy	Appeal Decision
23/00038/FUL	56 Meadow Road, Beeston	Construct dormers to front and side to facilitate loft conversion (re submission)	Policy 10: Design and Enhancing Local Identity – Aligned Core Strategy Policy 17: Place-making, Design and Amenity – Part 2 Local Plan	Dismissed
22/00582/FUL	68 Salisbury Street, Beeston	Change of use from (C3 ) dwelling house to 4 bedroomed house in multiple occupation (C4)	Policy 8: Housing Size, Mix and Choice – Aligned Core Strategy	Dismissed
22/00790/FUL	Land South of 70 and 72 Sandy Lane, Beeston	Construct two detached dwellings	Policy 16: Green Infrastructure, Parks and Open Space – Aligned Core Strategy Policy 17: Biodiversity – Aligned Core Strategy Policy 28: Green Infrastructure Assets – Part 2 Local Plan Policy 31: Biodiversity Assets	Dismissed

Reference	Address	Description	Relevant Planning Policy	Appeal Decision
<b>22/00999/FUL</b>	50 Salisbury Street, Beeston	Change of use of dwelling to 5 bed HMO (Class C4) including construction of two storey side extension	<p>Policy 8: Development in the Green Belt – Part 2 Local Plan</p> <p>Policy 10: Design and Enhancing Local Identity – Aligned Core Strategy</p> <p>Policy 17: Place-making, Design and Amenity – Part 2 Local Plan</p> <p>Houses in Multiple Occupation – Supplementary Planning Document (SPD)</p>	Dismissed
<b>22/00563/FUL</b>	121 and land to rear of 123 Brookhill Street, Stapleford	Construct 5 dwellings, following demolition of 121 Brookhill Street, including creation of access between 123 and 125 Brookhill Street	<p>Policy 10: Design and Enhancing Local Identity – Aligned Core Strategy</p> <p>Policy 17: Place-making, Design and Amenity – Part 2 Local Plan</p>	Dismissed
<b>22/00228/FUL</b>	Gardeners Inn, Awsworth Lane, Cossall	Demolish public house and construct five detached dwellings and associated parking	Policy 13: Culture, Tourism and Sport – Aligned Core Strategy	Dismissed

Reference	Address	Description	Relevant Planning Policy	Appeal Decision
22/00844/FUL	4 Hill Rise, Trowell	Construct two side dormers to facilitate loft conversion	Policy 10: Design and Enhancing Local Identity – Aligned Core Strategy  Policy 17: Place-making, Design and Amenity – Part 2 Local Plan	Dismissed
22/00337/FUL	4 Foundry House, Newtons Lane, Cossall	Change of use from hardstanding forming part of the curtilage of the host dwelling house, to a vehicle brokerage / sales (re submission)	Policy 8: Development in the Green Belt – Part 2 Local Plan  Policy 17: Place-making, Design and Amenity – Part 2 Local Plan	Dismissed
22/00599/FUL	33 Broadgate, Beeston	Change of use from C3 (dwelling) to C4 (small HMO)	Policy 8: Housing Size, Mix and Choice – Aligned Core Strategy  Policy 10: Design and Enhancing Local Identity – Aligned Core Strategy  Policy 17: Place-making, Design and Amenity – Part 2 Local Plan  Houses in Multiple Occupation – Supplementary Planning Document (SPD)	Dismissed

Reference	Address	Description	Relevant Planning Policy	Appeal Decision
<b>22/00583/FUL</b>	36 Mona Street, Beeston	Change of use from (C3 ) dwelling house to house in multiple occupation (C4)	<p>Policy 8: Housing Size, Mix and Choice – Aligned Core Strategy</p> <p>Policy 10: Design and Enhancing Local Identity – Aligned Core Strategy</p> <p>Policy 17: Place-making, Design and Amenity – Part 2 Local Plan</p> <p>Houses in Multiple Occupation – Supplementary Planning Document (SPD)</p>	Dismissed
<b>22/00501/FUL</b>	Land adjacent 15 Lambeth Court, Beeston	Construct two x 2 bedroom dwellings	<p>Policy 10: Design and Enhancing Local Identity – Aligned Core Strategy</p> <p>Policy 17: Place-making, Design and Amenity – Part 2 Local Plan</p>	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:

- **22/00301/FUL. Change of use from hot food takeaway and self-contained flat to larger House in Multiple Occupation (Sui Generis use). Construction of single storey extensions to front and rear and external alterations to ground floor front, side and rear elevations.** (Application for costs refused). The Inspector refused the application for costs in this instance as “the Council had reasonable concerns about the proposed development which justified its decision. The appellant had to address those concerns in any event and therefore the appeal could not have been avoided”.
- **22/00790/FUL. Construct two detached dwellings.** (Application for costs refused). The application for costs was refused and the Inspector noted that “the Council has substantiated its reason for refusal” and further added that “a planning balance was exercised by the Council in making their decision, which had regard to adopted development plan policy and other material considerations”.
- **22/00228/FUL. Demolish public house and construct five detached dwellings and associated parking.** (Application for costs refused). In their report, the inspector determined that “the Council has substantiated its position at appeal, and its refusal of the application did not prevent or delay development that should reasonably have been permitted” and goes on to conclude that “unreasonable behaviour resulting in unnecessary or wasted expense during the appeal process has not been demonstrated. Therefore, an award of costs is not justified and no award is made.”
- **22/00125/FUL. Construct purpose built student accommodation (sui generis) and ground floor commercial unit (Class E(g)(i)) with associated access, car parking, landscaping and infrastructure.** (Application for costs allowed). In their report, the Inspector notes that “although the Council has sought to justify the reason for refusal in its appeal statement, it appears [to me] that the decision was based on vague, generalised assertions about the proposal’s impacts which have not been supported by objective evidence. Accordingly, the Council has failed to substantiate its reason for refusal.”

### 35. Summary Tables

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

*Table 47: Rate of Dismissal of Appeals*

Year	Appeals Allowed	Appeals Allowed in Part	Appeals Dismissed	Total	Proportion Dismissed
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%
<b>Total 2005-21</b>	<b>113</b>	<b>6</b>	<b>235</b>	<b>354</b>	<b>67%</b>

*Table 48: Appeal Decisions (received between 1 April 2023 to 31 March 2024)*

Application	Outcome	Officer Recommendation	Policy Wording Issues
23/00110/FUL	Allowed	Approve	No
22/00301/FUL	Allowed	Approve	No
23/00049/FUL	Allowed	Refuse	No
22/00100/FUL	Allowed	Approve	No
22/00499/FUL	Allowed	Approve	No
22/00856/FUL	Allowed	Approve	No

Application	Outcome	Officer Recommendation	Policy Wording Issues
22/00125/FUL	Allowed	Approve	No
22/00227/CLUP	Allowed	Refuse	No
22/00030/FUL	Allowed	Approve	No
23/00355/FUL	Dismissed	Refuse	No
23/00338/FUL	Dismissed	Refuse	No
22/00650/FUL	Dismissed	Refuse	No
23/00038/FUL	Dismissed	Refuse	No
22/00582/FUL	Dismissed	Refuse	No
22/00790/FUL	Dismissed	Refuse	No
22/00999/FUL	Dismissed	Refuse	No
22/00563/FUL	Dismissed	Refuse	No
22/00228/FUL	Dismissed	Refuse	No
22/00844/FUL	Dismissed	Refuse	No
22/00337/FUL	Dismissed	Refuse	No
22/00599/FUL	Dismissed	Refuse	No
22/00583/FUL	Dismissed	Refuse	No
22/00501/FUL	Dismissed	Refuse	No

For any enquiries relating to information contained within this report please contact the Planning Policy Team at Broxtowe Borough Council.



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