

Nottingham Authority Monitoring Report

December 2022



Quick guide to the local development framework:
Nottingham Authority Monitoring Report:

This report will:

- Monitor and assess the Council's progress with the Local Planning documents against the timetable set out in the Local Development Scheme;
- Assess the effectiveness of policies and objectives and the extent to which they are being achieved.

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1. Executive Summary of Key Findings

1.1. Implementation and impact of Local Plan Part 2 and Aligned Core Strategy policies

- 1.1.1. Please note that the Covid-19 restrictions may have had an impact on some of the 2021/22 figures for example transport patronage.
- 1.1.2. The net number of new dwellings built in 2021/22 was 1,722 (including 765 non-student dwellings). There were 1,730 completions, and 8 demolitions. Of these 98.6% (including student dwellings), were built on Previously Developed Land (PDL). The net dwelling increase was 1,722 compared with 1,407 in 2020/21.
- 1.1.3. It is considered increasingly important to improve to promote sustainable communities - for example through the implementation of Policy 8: Housing Size, Mix and Choice of the Aligned Core Strategy (ACS). It is also important, in the context of a climate emergency, to achieve a more sustainable design for new builds as (for example) per policy CC1: Sustainable Design and Construction of the local plan part 2.
- 1.1.4. The employment land situation in Nottingham is being considered within the wider Greater Nottingham strategic context, and the City Council is working with other Local Authorities to ensure a balanced portfolio of employment land is available. It is also responding to changing economic circumstances and opportunities related to initiatives highlighted in the Local Industrial Strategy for example (Draft February 2020).
- 1.1.5. Policies to improve accessibility and reduce congestion are being successfully implemented. In 2021/22 the combined number of passenger journeys by bus and tram in Greater Nottingham was 50.54 million of which the tram contributed 9.12 million passenger journeys. This represents a 24.8% decrease from 67.18 million in 2003/04. Bus and tram patronage rose from 25.90 million in 2020/21 to 50.54 million in 2021/22, an increase of 95.1%, believed to be due to the gradual relaxation of Covid restrictions. In 2019/20 the figure was 78.94 million, and in 2018/19 it was 82.75 million. (Policy TR1 of the Local Plan Part 2)

Preparing Documents

- 1.16 The Authority Monitoring Report (AMR) considers actual Local Development Document (LDD) preparation against the milestones contained in the October 2018 Local Development Scheme. The City Council consulted on a Draft Eastside Supplementary Planning Document between 14 July until 24 September 2021. The consultation period was then extended to facilitate two public meetings. Comments are currently being analysed and the SPD amended accordingly. An Education SPD was adopted on 19th August 2021. An SPD on affordable housing contributions for new PBSAs was adopted on 18th May 2021.

2. INTRODUCTION

2.1. Background

- 2.1.1 The National Planning Practice Guidance (NPPG) states that local planning authorities must publish information at least annually that shows progress with Local Plan preparation, reports any activity relating to the duty to cooperate and shows how the implementation of policies in the Local Plan is progressing. Part 8 of The Town and Country Planning (Local Planning) (England) Regulations 2012 details the Authority Monitoring Report (AMR) requirements.
- 2.1.2 This AMR covers the period from 1 April 2021 to 31 March 2022 and is the 11th such report to be produced by the City Council's Planning Policy Section. Prepared annually, the AMR is part of the Local Plan. It assesses the implementation of the Local Development Scheme (LDS) and the extent to which policies and objectives in Local Planning documents are being successfully implemented.
- 2.1.3 The AMR monitors against the Nottingham Local Plan Part 2 adopted in January 2020 and the Aligned Core Strategy adopted in September 2014.
- 2.1.4 Many key policy areas are being implemented successfully, for others there is no clear evidence at this stage to demonstrate that they are not being implemented. The effectiveness of their implementation will be highlighted in future reports.
- 2.1.5 The AMR recognises that a key objective of the planning system is that Local Plans are 'spatial' rather than purely land-use plans, and will embracing wider social, environmental and economic objectives.
- 2.1.6 The monitoring of the Local Plan is undertaken within a wide policy context related to the Government's sustainable communities agenda. The AMR is in line with relevant national guidance eg National Planning Policy Framework, and is intended to be both dynamic and systematic.

2.2 Links to other strategies

- 2.2.1 It is important that the Local Plan links to other strategies, particularly Nottingham City's Council Plan 2019-23, which shares the same objective of sustainable development. Therefore the AMR maximises the communality in the baseline and monitoring requirements. Planning policy also aligns with the Carbon Neutral Charter and Action Plan (2020).
- 2.2.2 The Council considers it important to adopt an integrated approach to monitoring which takes full account of the monitoring requirements of the Sustainability Appraisals which accompany other Local Planning documents.
- 2.2.3 Nottingham City is both a mineral and waste authority. As the [Nottinghamshire and Nottingham Waste Core Strategy](#) (2013) was

produced in partnership with Nottinghamshire County Council, the city has a joint responsibility for waste planning, and for this reason the Nottingham City LDS includes milestones for the production of the joint Waste Local Plan. A Reg 18 consultation on the draft plan was undertaken between the 7 February and the 4 April 2022 and a Reg 19 consultation is currently planned for early 2023. Both waste and mineral monitoring are carried out by the City. Nottinghamshire County Council and Nottingham City now produce a separate Waste Local Plan Authority Monitoring Report which is available at <http://www.nottinghamshire.gov.uk/planning-and-environment/minerals-and-waste-planning-policy/monitoring>.

- 2.2.4 The AMR is part of a series of monitoring documents produced by Nottingham City Council including the 'Delivery Report' on the Local Transport Plan and the Infrastructure Funding Statement (<https://www.nottinghamcity.gov.uk/ifs>).

Core Strategy Alignment

- 2.2.5 Broxtowe Borough, Gedling Borough and Nottingham City jointly produced an Aligned Core Strategy (ACS) in 2014. This is closely aligned with the Core Strategies of Rushcliffe and Erewash. Ashfield prepared a separate document for its Core Strategy.
- 2.2.6 The Greater Nottingham authorities are continuing to progress an aligned approach working closely with Nottinghamshire and Derbyshire County Councils. A Greater Nottingham Joint Planning Advisory Board (JPAB) was established in 2008. It is made up of Borough, City and County Councillors who have a lead responsibility for planning and transport matters from the partner authorities. JPABs role is to advise and make recommendations to the constituent local authorities. Work is underway on the review of the Core Strategies, towards producing a Greater Nottingham Strategic Plan. A Monitoring report has been uploaded to the GNPLAN website: <https://www.gnplan.org.uk/media/3374609/monitoring-of-the-aligned-core-strategies-may-2022.pdf>

3 IMPLEMENTATION & IMPACT OF THE LOCAL PLAN

DOCUMENT POLICIES

3.1 Background

3.1.1 This section uses Contextual Indicators and Nottingham Local Plan Indicators. The implementation of LDDs is monitored qualitatively as well as quantitatively and led by the objectives of the Local Plan

3.2 DEVELOPMENT MANAGEMENT POLICIES – SUSTAINABLE GROWTH

3.2.1 Climate Change

**Policy 1 of the Aligned Core Strategy
Policies CC1, CC2 & C3 of the Local Plan Part 2**

3.2.2 In 2020 the City had 3.1 tonnes per capita Carbon Dioxide emissions within the scope of influence of Local Authorities (tCO₂ per person) – one of the lowest carbon emissions of all of England’s largest cities. (Policies CC1, CC2 of the Local Plan Part 2). In 2019 it was 3.3 and in 2011 it was 5.1. The Carbon Neutral Charter and Action Plan passed through full council on the 13th of January 2020.

3.2.3 In 2021/22 the Environment Agency (EA) raised objections to 11 planning application on flood risk grounds and none on water quality grounds. 5 were undecided, 1 was withdraw. The other 5 were granted conditionally as the objection was resolved/conditioned/withdrawn, and therefore none were granted contrary to EA advice. (Policy CC3 of the Local Plan Part 2).

3.2.4 The Spatial Strategy

Policy 2 of the Aligned Core Strategy

3.2.5 This Policy is overarching, and therefore more detailed in other policies, so the monitoring of it is covered in detail in other sections

3.2.6 Employment Provision and Economic Development

**Policy 4 of the Aligned Core Strategy
Policies EE1, EE2, EE3, EE4 & IN1 of the Local Plan Part 2**

3.2.7 The latest data for the number of jobs shows 1.3% decrease in the City from 197,100 in 2019 to 194,600 in 2020. This has risen from 177,000 in 2011 (figure adjusted by NCC for known errors). In Greater Nottingham the number decreased by 1.6% to at 310,400. Jobs in the East Midlands

decreased by 1.9% from 2,089,000 to 2,049,000. (Policies EE1& EE4 of the Local Plan Part 2).

3.2.8 During 2021/22 there was a loss of 4,620sqm of offices to residential and 2,610sqm of industrial and warehousing to residential.

3.2.9 Government statistics in 2016 showed that in 2012 Office stock was 814,000sqm in the City (641,000sqm stock in City Centre) of which 161,700sqm (19.8%) was vacant (74,300sqm vacant office in City Centre). The 2016 statistics also showed that in 2012 Industrial stock in the City was 1,734,000sqm of which 46,800sqm (2.7%) was vacant. These Government statistics have been updated since 2016.

3.2.10 Recent Business Rate statistics have made it possible to look back at gains and losses for 2011/22. During 2011/22 there was a 65,408sqm gross gain, but a 49,068-99,000 sqm net loss of office floorspace in the City. During 2011/22 there was a 10,030 sqm (approx. 2.5ha) gross gain, but a 79,090-231,000sqm (approx. -19.77 to -57.75ha) net loss in industrial floorspace. However, the Valuation Office Agency (VOA) data includes the loss of the 112,531sqm Horizon Factory that closed in 2018/19 so that is why the VOA loss is so high. (Policy EE1 of the Local Plan Part 2). Net loss of industrial land was in part due to regeneration policies, such as the redevelopment of the Waterside area for housing.

3.2.11 Data for the period from 1st April 2021 to 31st March 2022 shows that no large scale offices, manufacturing or warehousing were developed in 2021/22.

NOTTINGHAM CITY CHANGES												
	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
OFFICE floorspace sqm based on Business Rates	809,000	813,000	813,000	815,000	795,000	780,000	766,000	761,000	746,000	725,000	726,000	710,000
	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2011/22
Gross gain based on monitoring	333	8871	2937	0	6700	0	1325	0	4,605	40,637	0	65408
Decline/loss to residential based on monitoring	0	-14841	-9142	-17912	-5256	-14213	-15900	-4100	-2,928	-3564	-4620	-92476
Decline/loss to residential based on monitoring & 2,000sqm pa to other uses	-2000	-16841	-11142	-19912	-7256	-16213	-17900	-6100	-4928	-5564	-6620	-114476
Decline/loss based on Business Rates and monitoring	3,667	-8,871	-937	-20,000	-21,700	-14,000	-6,325	-15,000	-25,605	-39,637	-16,000	-164408
Net change based on monitoring	-1,667	-7,970	-8,205	-19,912	-556	-16,213	-16,575	-6,100	-323	35,073	-6,620	-49068
Net change based on Business Rates	4,000	0	2,000	-20,000	-15,000	-14,000	-5,000	-15,000	-21,000	1,000	-16,000	-99000
	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
INDUSTRY floorspace sqm based on Business Rates	2,036,000	2,024,000	2,016,000	2,002,000	1,987,000	1,967,000	1,963,000	1,956,000	1,848,000	1,828,000	1823000	1,805,000
	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2011/22
Gross gain based on monitoring	3950	0	533	4995	0	0	552	0	0	0	0	10030
Decline/loss to residential based on monitoring	-9802	-3445	-1757	-725	-673	-1,042	-500	-2600	-21630	-336	-2610	-45120
Decline/loss to residential based on monitoring & 4000sqm pa to other uses	-13802	-7445	-5757	-4725	-4673	-5042	-4500	-6600	-25630	-4336	-6610	-89120
Decline/loss based on Business Rates and monitoring	-15,950	-8,000	-14,533	-19,995	-20,000	-4,000	-7,552	-108,000	-20,000	-5,000	-18,000	-241030
Net change based on monitoring	-9,852	-7,445	-5,224	270	-4,673	-5,042	-3,948	-6,600	-25,630	-4,336	-6,610	-79090
Net change based on Business Rates	-12,000	-8,000	-14,000	-15,000	-20,000	-4,000	-7,000	-108,000	-20,000	-5,000	-18,000	-231000

- 3.2.12 Between April 2010 and March 2011 54.2% of people aged 16-64 were in employment in the City. This figure increased to 71.7% in between January and December 2021. There has been a slight increase in employment compared to the year from January to December 2020 but the more recent figures should be viewed with caution as the pandemic has had unusual impacts on the Annual Population Survey which is the source of these figures. These figures will include furloughed workers and the rate will be boosted by many university students being away from the City during the pandemic.
- 3.2.13 GVA per head of population in the City is the highest of all the ITL3 areas (Cities and sub-regional groups of Local Authorities) in the East Midlands, fourth highest of the Core Cities and ranks 28th out of 133 ITL3 areas in England. The latest data for 2020 shows a 1% decrease between 2019 and 2020 in Nottingham from £31,600 to £31,300, while the England average decreased 4% from £30,800 to £29,800.
- 3.2.14 The latest data shows that in 2020 Nottingham had 1,375 new business registrations.
- 3.2.15 The employment land situation in Nottingham needs to be considered within the wider strategic context, and the City Council is working with other Local Authorities to ensure a balanced portfolio of employment land is available.
- 3.2.16 70.5% of the working age population have qualifications of NVQ level 2 or above in 2021, compared with 78.2% nationally. 66.2% of the population had qualifications of Level 2 or above in 2011. (Policy EE4)
- 3.2.17 The average house price in April 2022 in the City was £179,580 (+10.3% over 12 months), the East Midlands was £237,900 (+12.4%) and England & Wales was £294,520 (+12.1%). The average house price in April 2020 in the City was £149,620. The average house price in June 2011 in the City was £96,320. These figures are from the UK House Price Index, Land Registry. The City average house price has always been lower than that for the East Midlands and the England because the City has a relatively large proportion of terraced dwellings in the lower price bracket (31%), and a small proportion of more costly detached dwellings (15%), compared with national figures of 26% and 23% respectively (Source: 2011 Census).
- 3.2.18 The City ranked 11th most disadvantaged out of 317 areas, and 29% of population of the City lived in the 10% most disadvantaged Super Output Areas (SOAs are smaller areas than Wards) in the country (Index of Multiple Deprivation 2019 (IMD)). This compares to a ranking of 8th most deprived and 32% of the population in 2015.
- 3.2.19 In August 2022 11,180 people aged 16-64 were claiming unemployment benefits (4.8%) slightly lower than 11,750 in August 2015 (5.0%). In the most disadvantaged SOAs, (10% most deprived in the 2019 IMD) unemployment was 7.9%. Although the unemployment rate has fallen in

recent months, it still remains higher than the pre-pandemic rate. The high unemployment rate casts further doubt over the employment rates in 3.2.12.

Role of the City, Town, District and Local Centres

Policies 5 & 6 of the Aligned Core Strategy Policies SH1, SH2, SH3, SH4, SH5 SH6, SH7 & SH8 of the Local Plan Part 2

3.2.20 Nottingham City Centre is one of the top largest in the UK outside London according to 2019 CACI data, and the largest in the East Midlands. Leicester remained the 2nd and Derby remained the 3rd largest centre in the East Midlands.

Retail sector- total floorspace (thousand m2)	2011	2016	2021	2022	2011-22 change	2011-2022 % change
Nottingham	748	753	727	713	-35	-4.7

3.2.21 During 2021/22 work was underway to regenerate the Broad Marsh. Over the last 10 years there has been a significant amount of out of centre retail development. No new large-scale retail offers were developed 2021/22 (Policies SH1, SH2, SH3 & SH4 of the Local Plan Part 2).

3.2.22 The 2022 survey results will be available shortly. In 2021 1,167 retail and leisure units were surveyed as part of a City Council survey, of these 1,019 were occupied, the remaining 148 were vacant. This gives a headline Retail Vacancy Rate of 12.68% (a decrease on the 15.3% vacancy rate in May 2019). A further 36 of the vacant units surveyed were not available for occupancy, usually because they are either undergoing or awaiting redevelopment. Removing these units from the total figure gives an Adjusted Vacancy Rate of 9.9% (decreasing from 10.6% in 2019). Due to Covid-19 an up to date survey in 2020 was not undertaken. In March 2011 there were 181 vacant retail units (16.2%) in the City Centre out of 1,117 units. (Policies SH1, SH2 & SH3 of the Local Plan Part 2).

3.2.23 In 2021/22 there was a no gross gain, but a 2,652sqm loss and a no net gain of office floorspace in the City Centre. Between 2011/22 there was a 18,452sqm gain, 58,849sqm loss, and a 40,397sqm net loss of office floorspace in the City Centre. (Policies SH1, SH2 & SH3 of the Local Plan Part 2). Much of this relates to Permitted Development of lower quality office floorspace.

3.2.24 In 2021/22 523 dwellings (including 37 non-students dwellings) were completed in the City Centre. Between 2011-2022 5,657 dwellings (including 1,336 non-student dwellings) were completed in the City Centre. In addition, a number of large student and non-student developments are either under-construction or have planning permission. (Policies SH1, SH2 & SH3 of the Local Plan Part 2).

3.2.25 The number of jobs in the City Centre was 70,000 in 2020. This compares to 71,000 in 2019.

3.3 DEVELOPMENT MANAGEMENT POLICIES – PLACES FOR PEOPLE

3.3.1 Housing Size, Mix & Choice, and, Gypsies, Travellers & Travelling Showpeople

**Policies 8 & 9 of the Aligned Core Strategy
Policies HO1, HO2, HO3, HO4, HO5, HO6 & HO7 of the Local Plan Part 2**

3.3.2 Between 2001 and 2021 the population of Nottingham has had an increase of 56,600 or 21.2% to 323,600. (Source: ONS, 2021 Census).

3.3.3 Nottingham is the smallest geographically (7,461 hectares) of the Core Cities and has a density of 43.4 residents per hectare in 2021.

3.3.4 The City is relatively ethnically diverse with 42.7% (34.6% in 2011) of the population coming from Black and Minority ethnic groups (i.e. all categories except White British) - this compares with 20.4% in the East Midlands and 26.4% nationally (Source: ONS, 2021 Census).

3.3.5 The City has a large proportion of single adult households (47.3%) (49.2% in 2011), e.g. single people or single parent families, compared with 41.2% nationally (Source: 2021 Census).

3.3.6 Using the latest Council Tax Records, there are approximately 146,000 residential properties in the City, and a 2021 population of 323,600 this gives an average of 2.22 people per property. According to the 2021 Census there were 124,745 households in the City (126,131 in 2011), and an average of 2.59 people per household, an increase from 2.3 in 2011. Nationally the figure is lower at 2.41 people per household but this is relatively unchanged since 2011.

3.3.7 The 2011 Census (the latest available) showed that Nottingham had a higher percentage of overcrowded households (12.6%) (9% in 2001) than nationally, 8.7%. The occupancy rating for bedrooms, rather than rooms which gives 6.0% of 'overcrowded' households locally compared to 4.6% nationally. The difference is likely to be mostly down to student housing where the living room is a bedroom or student bedsit type accommodation.

- 3.3.8 Nottingham has an average of 4.9 rooms per household compared to 5.4 nationally.
- 3.3.9 The City has a large proportion of council rented properties (20.8%), and a low proportion of owner occupied (45.6%), compared with national figures of 9.4% and 64.2% respectively (Source: 2011 Census – the latest available). Both locally and nationally, the proportion of owner occupied and Council rented properties has fallen since the 2001 Census with the private rented sector now being the second largest provider (21.6% in Nottingham and 15.4% nationally).
- 3.3.10 The net number of new dwellings built in 2021/22 was 1,722 (including 765 non-student dwellings). There were 1,730 completions, and 8 demolitions (Policies HO1 & HO2 of the Local Plan Part 2)
- 3.3.11 The Aligned Core Strategy was adopted in September 2014. The increase in dwellings achieved between April 2011 and March 2022 was 12,411 net (i.e. an average of 1,128 per annum), including 6,114 non-student dwellings and no new permanent pitches for gypsies and travellers (The Western Boulevard Travelling Showpeople site was granted a further five year permission in 2017). The 12,411 dwellings figure is above the 10,110 dwellings of the Core Strategy Policy and above the 10,078 in the Core Strategy trajectory. (Policies HO1 & HO2 of the Local Plan Part 2). Based on the Governments Standard Methodology (as at 31 March 2021) the requirement to 2022 would be 10,610.
- 3.3.12 In 2021/22, 75 new affordable dwellings (based on planning definition) were completed in the City. This is a change in the percentage of total completions - to 9.8% of gross completions excluding purpose-built student dwellings). The percentage was 12.3% in 2020/21. 1,508 (20% of gross exc student) during 2011/22 were affordable (Policy HO3 of the Local Plan Part 2).
- 3.3.13 No additional permanent pitches were provided (Gypsy & Traveller) in 2021/22. There were no transit pitches and 60 permanent pitches (including 20 travelling show people) in total as at 31st March 2022. (Policy HO7 of the Local Plan Part 2)
- 3.3.14 As far as housing suitable for families is concerned (defined as having 3 or more bedrooms), the proportion of family housing built in the City was 26.5% of all dwellings completed (Outside the City Centre and excluding purpose-built student dwellings). The proportion was 38.4% in 2020/21. The figure is 39.2% during 2011/22. As the general trend has been upwards since 2003, this can be considered to be as anticipated.
- 3.3.15 In 2021/22 98.6% of new-build and converted dwellings (including purpose-built student dwellings) were built on Previously Developed Land (PDL). Between 2011 and 2022, 95.7% of dwellings were built on PDL (using the definition current at the time).

3.3.16 At the 1st April 2022, planning permission and prior approvals existed for sites to accommodate 10,622 dwellings, with an additional 332 dwellings on sites awaiting S106. Of these, 3,028 were on sites which were already under construction.

3.3.17 The City Council has prepared a five-year land supply assessment in accordance with Government guidance. The full assessment, including a schedule of all sites which the Council considers to be deliverable within the five year period, is available. It uses results from the Nottingham Strategic Housing Land Availability Assessment. The City Council has prepared a five-year land supply assessment in accordance with Government guidance. The full assessment, including a schedule of all sites which the Council considers to be deliverable within the five year period, is available. It uses results from the Nottingham Strategic Housing Land Availability Assessment. A summary of the findings of the assessment is set on the following page. It concludes that as at 1st April 2022, the City has about 6.67 years supply of deliverable sites

Summary of deliverable sites at 31/3/22:

5 year supply

Under Construction	2,931
Current Full Permission	4,708
Current Outline Permission	1,760
Prior Approval	14
Perm. awaiting Sect. 106	307
Permission in Principle	0
Local Plan Allocation	838
10 or more dwellings without planning permission	435
less than 10 dwellings without planning permission	103
Total	11,096
- Lapse Rate / non-implementation rate of 1.22% of sites not under construction*	-100
Total	10,996

* based on the Greater Nottingham Joint Methodology Report for SHLAA

5 year requirement

ACS Dwelling Provision and 5 year Requirement	
	Net Dwellings
Local Plan Dwelling Provision 2011-13	950
Local Plan Dwelling Provision 2013-18	4,400
Local Plan Dwelling Provision 2018-19	1,190
Total Apportioned Dwelling Provision 2019-20	1,167

Total Dwelling Provision 2020-21	1,265
Total Dwelling Provision 2021-22	1,638
Total Provision 2011-22	10,610
Dwellings completed to March 2022	12,411
Surplus at 2022 against policy requirements (12,411—10,610)	1,801
Surplus per annum 2022-28	+300.2
Total Dwelling Provision 2022-27	8,865

Annual Requirement plus 5% buffer (1773+87)	1860
Total supply (10,996+ 1,559 windfall inc. sites less than 5 dwellings – 150 demolitions)	12,405
Total year's supply (12,405 / 1,860)	6.67

3.3.18 The City Council has also produced a housing trajectory to 2028 which is consistent with the five-year land supply assessment information from the updated SHLAA. This gives an indication of the possible level of housing provision up to 2028.

3.3.19 The number of children aged under 16 has been rising since 2003 and rose by 85 between 2019 and 2020. The drive for additional family housing is to reduce the out-migration of families with children. The net number of children aged under 15 moving out of the City was 870 in 2020 (to the remainder of England and Wales only).

3.3.20 The Historic Environment

Policy 11 of the Aligned Core Strategy Policies HE1 & HE2 the Local Plan Part 2

3.3.21 In March 2022 there were 32 Conservation Areas in the City. In March 2022 in the City 754 building entries were Listed grade II, 39 Grade II* and 11 Grade I. In March 2022 there were 115 Locally Listed Buildings. In March 2021 there were 118 Locally Listed Buildings.

3.3.22 In March 2022 there were 20 places at risk: 14 Conservation Areas and 8 listed buildings. This does not include grade II listed buildings. (Policy HE1 of the Local Plan Part 2). A 15 year Heritage Strategy was produced in 2015. National Lottery Heritage Fund supported scheme are being delivered in conservation area grants in the Carrington Street area and for the Castle. A further heritage-led regeneration scheme is being delivered with grant support from Historic England as part of the Nottingham Heritage Action Zone in Old Market Square and the Lace Market conservation areas. There is also a Local List which The City Council is

currently reviewing. The Local List, which will ensure that a number of the city's most treasured heritage assets currently not given national protection through Historic England listing, are protected and remain a key part of the city's heritage for the benefit of future generations. The Local List principle and criteria was adopted by the Executive Board in September 2018. The first Entries were adopted in 2019. The Park Conservation Area SPD has been consulted on and anticipated adoption early 2023.

3.3.23 Local Services and Healthy Lifestyles

**Policy 12 of the Aligned Core Strategy
Policies LS1, LS2, LS3, LS 4 & LS5 of the Local Plan Part 2**

3.3.24 For 2008-10, life expectancy at birth for males was 75.9 years and females was 81.0 years. For 2017-19, males was 77.2 years and females was 81.2 years. (Policy LS3 of the Local Plan Part 2)

3.3.25 Over 90% of City households have access to services and facilities by public transport, walking and cycling within 30 minutes travel time with no more than a 400m walk to a bus/tram stop. (Policy LS5 of the Local Plan Part 2)

3.3.26 Culture, Tourism and Sport

Policy 13 of the Aligned Core Strategy

3.3.27 There were no new major tourist and sport venues opened in 2021/22.

3.3.28 Managing Travel Demand & Transport Infrastructure Priorities

**Policies 14 & 15 of the Aligned Core Strategy
Policies TR1, TR2 & TR3 of the Local Plan Part 2**

3.3.29 The City scores relatively well in relation to access to services. Only 8 of the 182 SOAs in the City is the 10% most disadvantaged in the country in terms of the extent of deprivation in terms of 'barriers to housing and services' (IMD).

3.3.30 The proportion of households in the City with no car or van fell slightly from 44.9% in 2001 to 43.7% in 2011 (Source: Census).

3.3.31 The Local Plan and Core Strategy sets the context for ensuring that development is in sustainable locations. An indicator of the success of this overarching policy, and other policies which have regard to it, is that 100% of the new homes are within 30 minutes public transport time of a hospital, GP, primary and secondary school, employment and a major retail centre. These figures are on track. (Policy TR1 of the Local Plan Part 2)

3.3.32 Because Nottingham City boundaries are tight the vast majority of the City is urban and well served by public transport and services. The City Council is improving education standards/facilities in the City. This is leading to a reorganisation of secondary schools, with accessibility planning as a key consideration.

3.3.33 The AM peak period inbound traffic flow to the Inner Traffic Area was 37,100 vehicles in 2019 – this shows a decrease of 0.1% from 37,150 in 2011 and an increase of 2.2% from 36,300 in 2018. Due to Covid-19 there were no updates for 2020 and 2021.

3.3.34 In 2021/22 the combined number of passenger journeys by bus and tram in Greater Nottingham was 50.54 million of which the tram contributed 9.12 million passenger journeys. This represents a 24.8% decrease from 67.18 million in 2003/04. In 2021/22 bus and tram patronage was 50.54 million, a rise of 95.1% from 25.90 million in 2020/21, due to the gradual relaxation of Covid restrictions. In 2019/20 the figure was 78.94 million, and in 2018/19 it was 82.75 million. In 2010/11 bus and tram journeys in Greater Nottingham were 75.90m. (Policy TR1 of the Local Plan Part 2)

3.3.35 For the City: The 2019 figure was 563 million miles for traffic, a 2.4% decrease from the 2018 figure of 577 million. For Greater Nottingham: The 2019 figure was 1,750 million miles for traffic, a 1.5% decrease from 2018 figure of 1,777 million. The 2017 figure for the City was 570 million miles for traffic, a 0.9% increase from the previous year of 565 million. For Greater Nottingham: 2017 figure was 1,764 million miles for traffic, a 1.1% increase from 1,745 million miles the previous year. Due to Covid-19 there were no updates in 2020 and 2021. (Policy TR1 of the Local Plan Part 2). For Greater Nottingham: 2018 figure was 1,777 million miles for traffic, a 2.2% increase from 2011 figure of 1,739 million. to 82.75m in 2018/19

3.3.36 In 2021 the Cycling index was 121.6 from a 2010 baseline of 100, i.e. a 21.6% increase. The 2020 figure was 125.0. The fall in 2021 was considered to be due to the continuing effects of the Covid-19 pandemic which started in March 2020. (Policy TR1 of the Local Plan Part 2)

3.3.37 It should be noted that the increase in public transport use was from what was already a very high base, as the 2001 census results have shown that Greater Nottingham has the highest bus share for commuting of any Core City or large urban area in England, second only to London. The indicators indicate that the objective and policies relating to improving accessibility and reducing congestion set out in the Local Plan are working successfully ie:

- to promote land use which improves accessibility and provides real transport choices while reducing the need to travel.
- an integrated approach which seeks to reduce use of the private car, particularly for travel to work, increase use of public transport and use of other alternative modes

- encourage mixed use development and development in or close to existing centres

3.4 DEVELOPMENT MANAGEMENT POLICIES – OUR ENVIRONMENT

3.4.1 Green Infrastructure, Parks and Open Space

**Policy 16 of the Aligned Core Strategy
Policies EN1, EN2, EN3, EN4 & EN5 of the Local Plan Part 2**

- 3.4.2 Green Flags are awarded annually and recognise excellence in parks and open spaces, not only for reaching high environmental standards, but also for involving local communities in their upkeep, development and use. The Council achieved Green Flag Awards for 16 parks in 2011, The latest list was announced in summer 2022. Nottingham has some of the best parks in the UK as the city has been awarded the most Green Flag awards for anywhere outside of London. The city has been given 71 flags which is an international quality mark for parks and green spaces. Environmental charity Keep Britain Tidy has also recognised 41 Nottingham parks as being among the very best in the UK. The city has been given 22 Community Awards including for Hedley Villas in New Basford. Nottingham has also gained four University Green Flags and one Canals and Rivers Trust Green Flag. The Arboretum, the Forest Recreation Ground, Highfields Park and Wollaton Park have maintained their Green Heritage Site Accreditation, supported by Historic England, for the management of their historic features. (Policy EN1 of the Local Plan Part 2)
- 3.4.3 Improvements for 2021/22 have included the Forster Street Play Area improvements - Completed summer 2021. (Policy EN1 of the Local Plan Part 2).
- 3.4.4 The number of agreements containing Open Space contributions that were completed in 2021/22 is 31, valued at £4,453,797. Aside from £450,830 already received, these sums will only come to fruition if the permissions are enacted and payment triggers reached.
- 3.4.5 The protection of existing trees and the planting of new trees is also important in the City. The City Council has pledged to plant 50,000 new trees by the end of 2023, and there are also plans to create an Urban forest linking to Sherwood Forest.
- 3.4.6 There are also plans to create a new City Centre green space as part of the Broad Marsh redevelopment. This is the Green Heart and is the centrepiece of a new vision for Broad Marsh with delivery of the first phase expected during 2023.

3.4.7 Biodiversity

Policy 17 of the Aligned Core Strategy Policies EN6 & EN7 of the Local Plan Part 2

- 3.4.8 In 2021/22 there were 14 Local Nature Reserves (LNR) totalling 302.97ha, which represents 0.95 Ha of LNR per 1,000 pop. The LNRs are Wollaton Park (141ha), Brecks Plantation (4.3ha), Glapton Wood (3.6), Sandy Banks (5.9ha), Springfield Corner/Moorbridge Pond (1.96ha), and Hucknall Road Linear Walkway (8.65ha), Colwick Woods (48.2ha), Clifton Grove, Clifton Woods & Holme Pit Pond (38.4ha) Bulwell Hall Park Meadows (24.3ha), Sellers Wood (13.9ha), Beeston Sidings (5.6ha) Martins Pond (3.9ha), Harrison Plantation (4.3ha) and Sunrise Hill (1.5ha). Within the LNRs there were 3 Sites of Special Scientific Interest: Colwick Cutting (2.07 ha); Holme Pit (4.17ha); and Seller's Wood (13.88ha). (Policy EN6 of the Local Plan Part 2) .
- 3.4.9 At 31 March 2022 66.6% of the Local Wildlife Sites (LWS) are under positive conservation management (36 out of 54). The city supports LWS covering a total area of 697ha. At 31/3/21:61% of the LWS were under positive conservation management (33 out of 54). At 31/3/22:All 14 Local Nature Reserves are in positive conservation management. At 31/3/21 all 14 Local Nature Reserves were in positive conservation management. (Policy EN6 of the Local Plan Part 2)

3.4.10 Minerals, Land Contamination, Instability and Pollution, and Hazardous Installations

Policies M1, M2, M3, IN2 & IN3 of the Local Plan Part 2

- 3.4.11 There are no minerals workings at present within the City, and no mineral workings between 2011 and 2022. There were no new or extended mineral workings supported by comprehensive restoration and aftercare of sites. (Policies MI1 & MI2 of the Local Plan Part 2).

3.5 MAKING IT HAPPEN

Infrastructure and Developer Contributions

Policies 18 & 19 of the Aligned Core Strategy Policy IN4 of the Local Plan Part 2

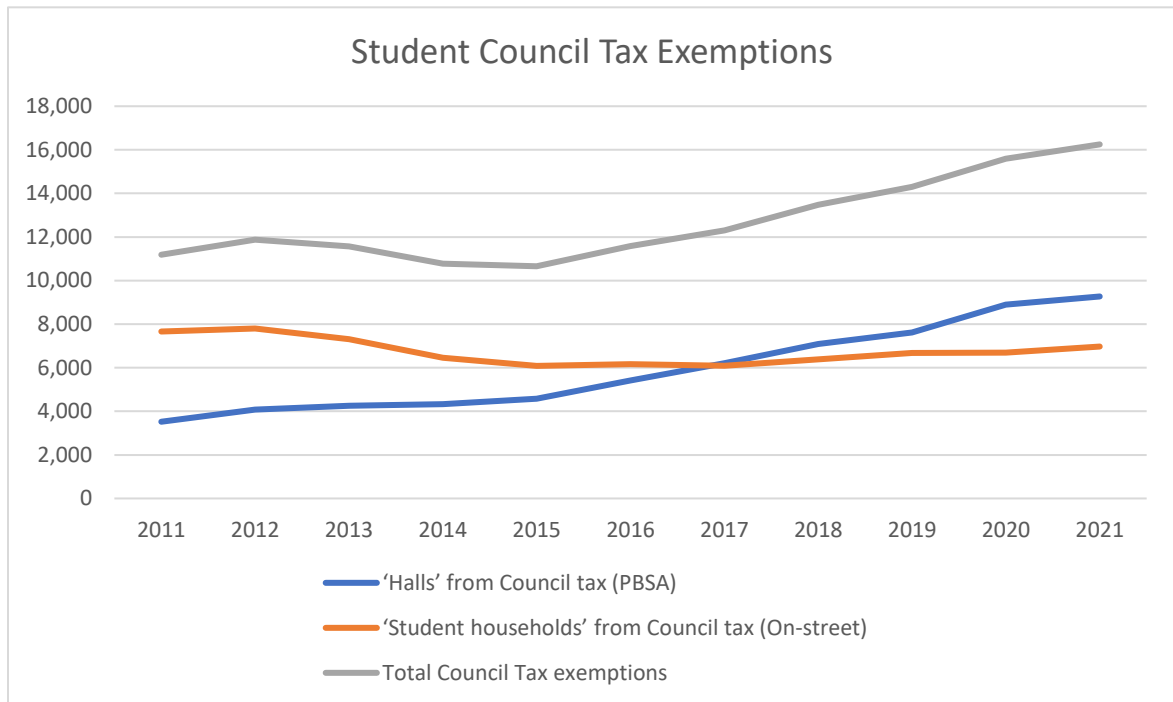
- 3.5.1 A Community Infrastructure Levy charging schedule has not been prepared. (Policy IN4 of the Local Plan Part 2)

3.6 BUILDING BALANCED COMMUNITIES

- 3.6.1** With the adoption of the LAPP, the Building Balanced Communities Supplementary Planning Document was superseded as the guidance was incorporated into the local plan and in particular Policy HO6: Houses in Multiple Occupation (HMOs) and Purpose Built Student Accommodation (see also Appendix 6).” However the Council still has a policy to promote well managed purpose built student accommodation in appropriate locations, with the intention of freeing up other residential properties for occupation by other households. A map showing the concentration of student in particular areas of the city is included in the Appendix 3.
- 3.6.2** To monitor the “location” of students within the City, Student Council Tax Exemption (CTE) data is used. For consistency year on year, this is requested from Council Tax on 1 November each year. This is split down by ‘Halls’ and ‘Student Households’ (terms provided by Council Tax). The table below shows a breakdown of these figures. For student housing developments the Government has issued guidance (Paragraph 34 of the Planning Practice Guidance on Housing supply and delivery (22 July 2019)) as to how they should contribute to completions. In order to calculate the amount of units created in a scheme the Council will use the following calculation: Studios counted as 1 unit, but for clusters flats the calculations is based on the total number of cluster bedspaces divided by the national average student household size (2.5).

Breakdown of CTE households in Nottingham

Year	‘Halls’ from Council tax (PBSA)	‘Student households’ from Council tax (On-street)	Total Council Tax Exemptions
2011	3,521	7,658	11,179
2012	4,071	7,800	11,871
2013	4,254	7,310	11,564
2014	4,321	6,457	10,778
2015	4,572	6,084	10,656
2016	5,413	6,170	11,583
2017	6,209	6,092	12,301
2018	7,086	6,386	13,472
2019	7,623	6,680	14,303
2020	8,897	6,693	15,590
2021	9,270	6,978	16,248



3.6.3 A table showing the number of students attending the City's two universities and available bedspaces is included in Appendix 4. For the past 7 years both Universities have increased their student numbers. In the 2021/22 academic year was the largest number of full time students study in the two universities requiring accommodation in the city. It is worth noting that the figures of Total number of full-time students and those students who need accommodation within the City has been based on different methodology over time. However now a new methodology has been agreed with both Universities so that the total number of students studying within Nottingham (rather than other campuses outside of the city) is given. In addition, the same agreed methodology also shows how many of those students require accommodation in the city, excluding those that live at home or outside of the city – for example in Beeston.

3.6.4 Despite the growth in PBSA bedspaces the growth in students has exceeded this and so there has been a shortfall of bedspaces created. Further growth of PBSA is intended to overcome this shortfall, continue to meet the needs of an increasing student population and provide additional bedspaces to accommodation students switching from traditional student accommodation to PBSA and help rebalance communities in areas where there are high concentrations of student houses. There are saturation rules for conversions of C3 houses to HMOs as part of the new Local Plan Part 2. The Council are not only promoting PBSAs as an alternative to shared housing but are also regulating conversions to protect neighbourhoods from becoming even more saturated with HMOs.

PBSA Vacancy Survey

3.6.4 Since 2014 the Council has carried out a vacancy survey of PBSA which has confirmed that there have been consistently very low rates of vacancies in all types of PBSA within the city. Due to the disruption caused to University education and student accommodation by the pandemic there was concern that a repeat of the same survey for the 2020-21 academic year would result in high head-line figures of vacancies in stark contrast to the previous low vacancies and not represent a true picture of the PBSA market. Instead a survey was undertaken to establish the reasons for the high vacancies (if indeed there were high vacancies) and whether PBSA providers considered the market would return to 'normal' once covid restrictions were removed. For the 2021-22 the survey reverted back and again asked detailed vacancy details.

Summary from the 2021-22 survey;

- 35 providers responded representing over 96% of the known PBSA bedspaces within Nottingham (approx. 27,493 bedspaces).
- Reported vacancy rate is 1.1% with 0.2% from studios and 0.9% from cluster flats
- 2.5% of the PBSA stock is being "refurbished".
- Almost two thirds (63.6%) consider that the PBSA will return to normal for the forthcoming academic year (2022-23).
- 20% of providers are considering adding additional bedspaces
- 14% of providers are considering adding additional scheme(s)
- Almost 50% (48.6%) of providers are considering general refurbishment
- Over a quarter (28.6%) of providers are considering improving incentives including returners discount, referral bonus.
- Just over a third (37.1%) are considering increasing rents.
- Over 20% (22.9%) are proposing no changes.

The previous year's vacancy survey results are shown below.

Results from the PBSA vacancy surveys

Academic Year	Reported Vacancy Rate %
2014-15	1.6%
2015-16	0.7%
2016-17	1.2%

2017-18	0.5%
2018-19	0.3%
2019-20	0.6%
2020-21	N/A*
2021-22	1.1%

* Due to pandemic, alternative survey carried out – this found that 84% of providers expected the PBSA market to return to 'normal'/past trends post Covid.

3.6.5 There is now a dedicated [Planning for Student Accommodation web page](#) that sets out details of the monitoring that the Council undertakes on student accommodation and is the best source of up to date information on student accommodation including rental levels, occupancy levels, the location of students and other related information.

4. PROGRESS IN PREPARING LOCAL DEVELOPMENT DOCUMENTS

PROGRESS IN PREPARING LOCAL DEVELOPMENT DOCUMENTS TO THE END OF OCTOBER 2022

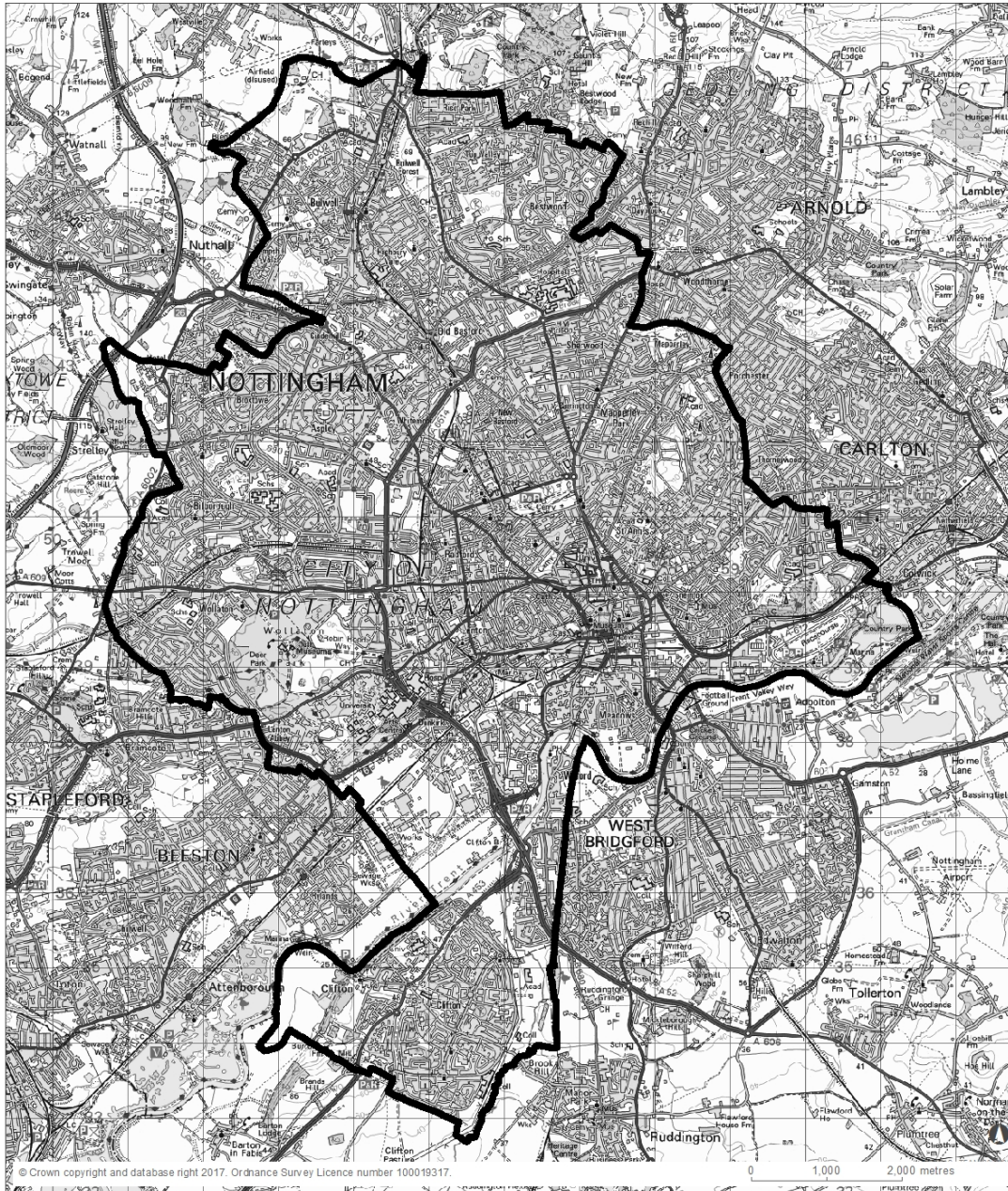
All the milestones are set out in the table below. The AMR will consider actual LDD preparation progress only against the milestones contained in the October 2018 LDS.

On track is on time or early, **Virtually on track** is 3 months late or less, **Broadly on track** is 3-6 months late, and, **Not on track** is 6 or more months late

DOCUMENT	NOTES
Development Plan Documents (DPDs)	
Nottingham Local Plan Part 1: Review of the Greater Nottingham Strategic Policies	Not on track Review has started. A timetable for key milestones is currently being finalized. 5 months slippage from LDS timetable. There was a Growth Options consultation 6 July to 14 September 2020. The Preferred Approach is to be consulted on in 3/1/23-14/2/23
Nottinghamshire and Nottingham Revised Joint Waste Local Plan	Not on track The Strategy was adopted by the County Council in November 2013 and the City Council in December 2013. The Regulation 18 Plan was published for public and stakeholder comment between the 7 February and the 4 April 2022. Regulation 19 consultation anticipated early 2023.
Other LDF Documents	
Authority Monitoring Report	On track. Preparation commenced August 2020 and finalised in Nov/Dec 2022

APPENDIX 1 : AREA COVERED BY NOTTINGHAM CITY LOCAL PLAN

Nottingham Local Development Scheme
Area covered by the Local Plan



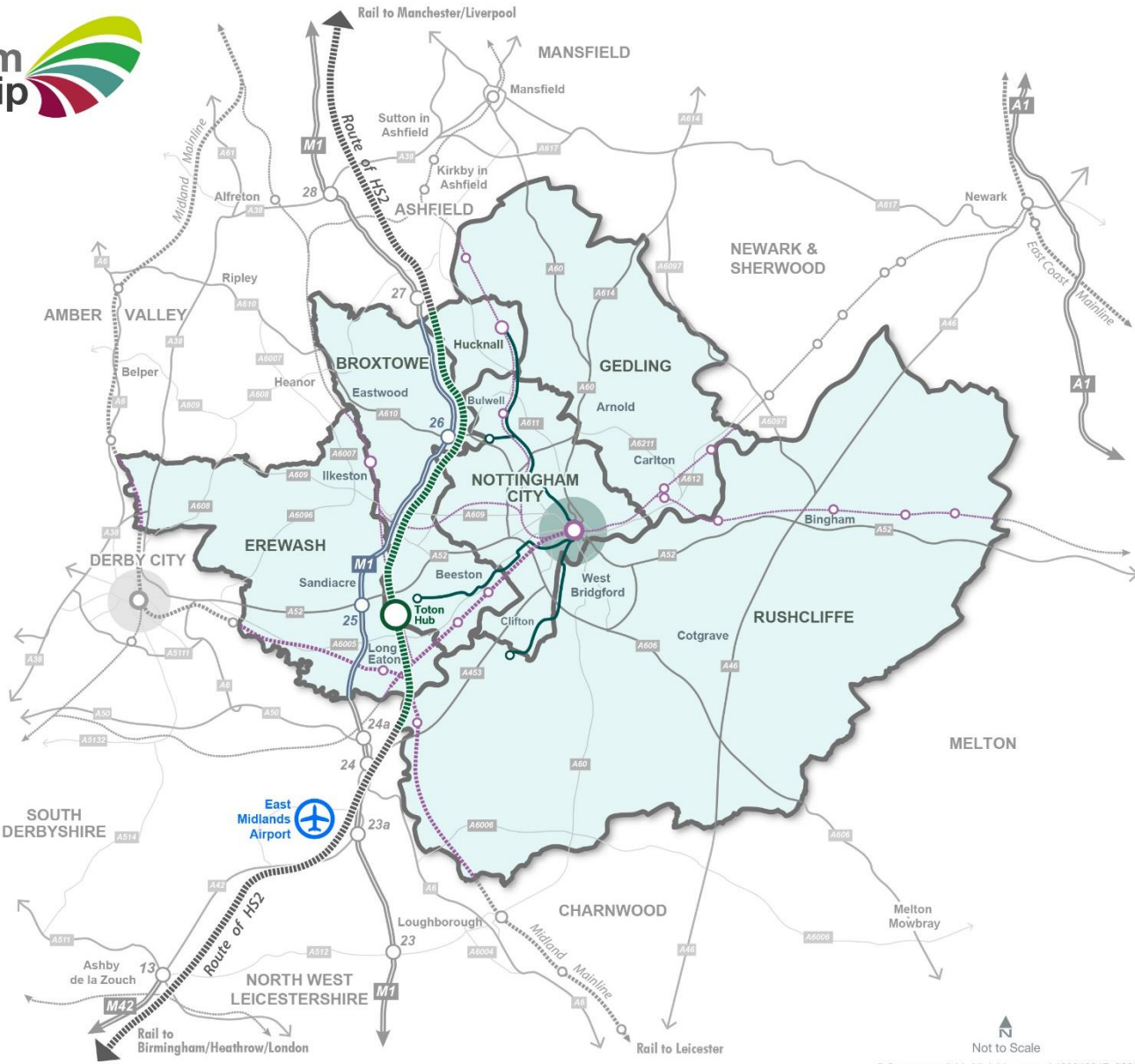
 Area covered by the Local Plan



MAP OF NOTTINGHAM IN CONTEXT OF GREATER NOTTINGHAM



- KEY**
- HMA/GNPP/JPAB boundary
 - City Centres
 - Major Road Network
 - Motorways
 - Rail Network
 - East Midlands Airport
 - Tram (NET)
 - Proposed HS2 Route



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APPENDIX 2 : GLOSSARY

Authority Monitoring Report (AMR) – Monitors progress in relation to the Local Development Scheme and policies and proposals in Local Planning Documents.

Category 1 Hazards – A category 1 hazard under the Housing Health and Safety Rating System means that there is a significant risk to the occupiers or visitors to the property

Core Strategy (CS) – A Development Plan Development setting out the spatial vision and objectives of the planning framework for an area, having regard to the Community Strategy (see also DPDs). For Nottingham, the Nottingham City Aligned Core Strategy forms part 1 of the new Local Plan.

Generic Development Control Policies (GDGP) – A limited suite of policies which set out the criteria against which planning applications for the development and use of land and buildings will be considered. They may be included as part of the Core Strategy or in a separate development plan document.

Joint Planning Advisory Board (JPAB) - The Greater Nottingham Joint Planning Advisory Board (JPAB) is made up of Borough, City and County Councillors who have a lead responsibility for planning and transport matters from the partner authorities. JPABs role is to advise and make recommendations to the constituent local authorities. Work is underway on the review of the Core Strategies, towards producing a Greater Nottingham Strategic Plan.

Local Development Scheme (LDS) - The local planning authority's time-scaled programme for the preparation of Local Development Documents that must be agreed with Government and reviewed every year.

Nottingham Local Plan (NLP) - An old-style development plan prepared by District and other Local Planning Authorities. Saved policies from these plans continue to operate for a time, until replaced by the part 1 and part 2 of the new Local Plan.

Saved Policies/Saved Plan - Policies within Unitary Development Plans, Local Plans, and Structure Plans that are saved for a time-period during replacement production of Local Development Documents.

Site Specific Land Allocations and Policies (SSLP) – Where land is allocated for specific uses (including mixed uses) this should be made in one or more development plan document. Policies which relate to the delivery of site specific allocations, such as critical access requirements which may be sought, must also be set out in a development plan document. For Nottingham City this is the Land & Planning Policies document which forms part 2 of the new Local Plan

Statement of Community Involvement (SCI) - The SCI sets out standards to be achieved by the local authority in involving the community in the preparation,

alteration and continuing review of all local development documents and development control decisions.

Strategic Environmental Assessment (SEA) - An environmental assessment of certain plans and programmes, including those in the field of planning and land use, which complies with the EU Directive 2001/42/EC. The environmental assessment involves the:

- preparation of an environmental report;
- carrying out of consultations;
- taking into account of the environmental report and the results of the consultations in decision making;
- provision of information when the plan or programme is adopted; and
- showing that the results of the environment assessment have been taken into account.

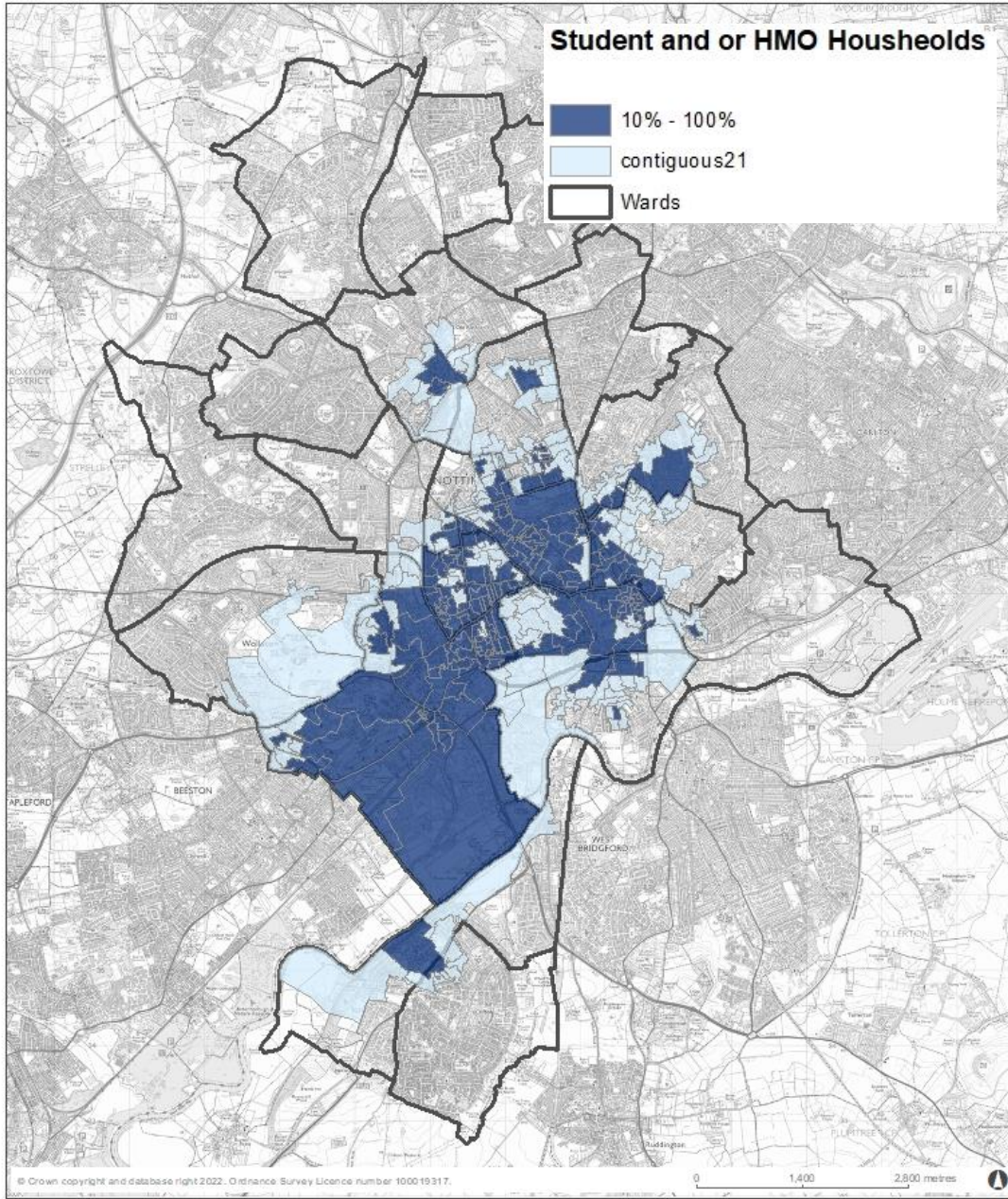
Supplementary Planning Document (SPD) - An SPD is a Local Development Document that may cover a range of issues, thematic or site specific, and provides further detail of policies and proposals in a 'parent' DPD.

Sustainability Appraisal (SA) - The process of weighing and assessing all the policies in a development plan, Local Development Document, or Regional Spatial Strategy, for their global, national and local implications. (See also Strategic Environmental Assessment).

Sustainable Community Strategy (SCS) - The Sustainable Community Strategy sets the overall strategic direction and long-term vision for the economic, social and environmental wellbeing of the City of Nottingham. The strategy is informed by both evidence reviews and local aspirations. It provides the overarching vision and aims for all the city's other public strategies and plans, including the Local Area Agreement. It is a statutory requirement.

APPENDIX 3: STUDENT CONCENTRATION MAP– Percentage of households solely occupied by students using Council Tax Exemption data

% of Households Occupied by Students and/or HMOs, and Contiguous Areas (November 2021)



Student and or HMO Housheolds



Policy HO6: Houses in Multiple Occupation (HMOs) and Purpose Built Student Accommodation and Appendix 6: Methodology for Determining Areas with a 'Significant Concentration' of Houses in Multiple Occupation/Student Households of the [Local Plan Part 2](#) set out how areas are defined to be a 'significant concentration' of HMOs / Student Households.

Previously the definition for 'Significant Concentration' only applied to households identified using Student Council Tax exemptions. However the new Local Plan allows Environmental Health records of properties known to be in use as HMOs to be also used. The map therefore combines both.

APPENDIX 4: STUDENT BEDSPACES COMPLETED AND PROJECTED

The table below shows the total number of students along with the number of Purpose Built Student Accommodation (PBSA) and remaining number of students who need accommodating in the City. For future years (2022-2025) additional bedspaces are based on extant or anticipated planning permissions (see appendix 5) and a 2.8% increase in the total number of students based on national demographic trends. The Council has been working closely with the Universities to refine the housing need of students within the city and there is now consistent data available from the 2016/2017 academic year. Therefore, there is a discontinuity with earlier data in previous AMRs.

	2016/ 2017	2017/ 2018	2018/ 2019	2019/ 2020	2020/ 2021	2021/ 2022	2022/ 2023*	2023/ 2024*	2024/ 2025*	2025/ 2026*
Total number of full-time students (Sept-Sept) studying within the City at both Universities	47,545	49,167	51,158	54,223	55,560	61,706	63,434	65,210	67,036	68,913
Number of students who need accommodation within the City (excluding those who live outside the City or are 'home' students)	39,538	40,777	41,797	45,127	45,549	50,865	52,289	53,753	55,258	56,806
Purpose Built Student Accommodation including pipeline for future years	21,865	22,799	23,608	24,780	26,224	27,831	29,778	33,548	37,030	39,124
Remaining students (assumed to be living in on street accommodation in either HMOs, small houses (C3) or flats).	17,673	17,978	18,189	20,347	19,325	23,034	22,511	20,205	18,228	17,682

* Future student enrolment figures based on demographic projections to indicate the likely number of students (2.8% increase per year).

APPENDIX 5: DETAILS OF FUTURE STUDENT ACCOMMODATION

The following tables show the number of bedspaces from extant (and known) Purpose Built Student Accommodation schemes. The tables do not include any pre-application consultation schemes or schemes on Local Plan allocations that do not have permission/planning applications submitted on. The first table sets out the schemes that were complete for 2022/23 academic year occupation (comprising of more than 25 bedspaces). The later tables show an estimate of when extant/likely schemes are anticipated to be complete by for the following three academic years through to the 2025/2026 academic year. There is no guarantee that these schemes will come forward in the suggested timeframes all get planning permission but it gives an indication of the likely pipeline of schemes into the future.

Completed 2022/23 Academic Year Schemes (providing 25+ bedspaces)

Site	Total Beds	Planning Reference
Deakins Place, 11 And Workshop, land to North Of Turning Head Deakins Place, NG7 3FT	703	19/01998/PFUL3
Ten Traffic Street (Prestige Student Living), 10 Traffic Street, NG2 1NE	522	20/00592/PFUL3
Triumph House, 3 Triumph Road, NG7 2GA	270	19/02581/POUT
Canning Place, 128 Derby Road and 181-195 Wollaton Street, NG1 5FB	71	20/02495/PFUL3
1 Howard Street And 24-26 Glasshouse Street, NG1 3LT	69	19/01256/PFUL3
Upper Floors, 3-23 Wheeler Gate, NG1 2NA	47	20/02234/PFUL3
Avenue D And Avenue E, Sneinton Market, NG1 1DX	36	17/02557/PFUL3
Carlton Buildings, 2-10 Broad Street, NG1 3AL	31	22/00684/PFUL3
Halifax House, Milton Street, NG1 3EP	29	20/01064/PFUL3
Flat Over, Radford Road, NG7 5FU	28	22/00964/PFUL3
Various scheme less that 25 bedspaces	141	Various permissions
Total	1947	

2023/24 Anticipated Schemes

Site	Total Beds	Planning Reference
Unite (Derby Road), Derby Road	705	20/00141/PFUL3
Crown Place (Former Gala Club)	426	19/02566/PFUL3 & 21/02725/PVAR3
Site Of 135-137 Lower Parliament Street	354	21/01294/PFUL3
Chaddesden House, 77 Talbot Street	318	21/02417/PFUL3
15 Traffic Street, NG2 1NE	297	21/01004/PFUL3
248-262 Huntingdon Street, NG1 3NB	293	21/01023/PFUL3
Radmarsh Road/Derby Rd, NG7 2GJ	222	19/02325/PFUL3
Nelson Court, 149-169 Lower Parliament Street, NG1 1DP	215	18/02624/PFUL3
17 Huntingdon Street, 387-391 Alfred Street and land off Kilbourn Street, NG3 1AA	210	21/00632/PFUL3
Site Of Adam House And Burton House, Player Street, NG7 5PP	197	19/02261/PFUL3
Land To West Of 69 Salisbury Street	76	21/01804/POUT
Former Leather Works, Denman Street	73	21/00001/PFUL3
Temporary Car Park (Former Almshouses), London Road/Canal Street, NG1 1GS	67	17/01992/PFUL3
34 Tennyson Street, NG7 4FU	60	19/00771/PFUL3
16-22 St Marks Street, NG3 1DE	58	19/02337/PFUL3
11-13 Low Pavement, NG1 7DQ	35	22/01911/PFUL3
The Plough Inn 17 St Peters Street, NG7 3EN	32	21/01510/PFUL3
Land South East Of 95 Faraday Rd, NG7 2DU	29	22/01671/PFUL3
8 Clinton Terrace, Derby Road, NG7 1LY	26	22/00587/PFUL3
11-13 First Floor, Thurland Street, NG1 3DR	26	21/02741/PFUL3
The Douglas Bar, 191 Alfreton Road, NG7 3NW	25	22/01976/PFUL3
Total	3482	

2024/25 Anticipated Schemes

Site	Total Beds	Planning Reference
The Island Site (Phase 2), City Link, NG2 4LA	702	21/01032/PFUL3
Land North East Of Victor House Crocus Street	420	18/00131/PFUL3
Units 1 To 4 Queens Road, NG2 3AS	406	22/00593/PFUL3
Cleared Site At Junction Of Traffic Street And Wilford Road	356	22/00188/PFUL3
37-41 Lower Parliament Street, NG1 3DB	268	21/00797/PFUL3
10 - 26 Union Road And 3 St Marks Street, NG3 1FH	249	21/00085/POUT
2A Triumph Road, NG7 2GA	169	22/00001/PFUL3
203A Ilkeston Road, NG7 3FW	158	21/00400/PFUL3
22 to 26 Lister Gate, NG1 7DD	156	20/02686/PFUL3
63 Maid Marian Way, NG1 6AJ	121	21/00174/PFUL3
16B Lower Parliament Street, NG1 3DA	104	22/00889/PFUL3
38-46 Goose Gate, NG1 1FF	100	21/01479/PFUL3
The Cricket Players Public House, Radford Road, NG7 5GN	82	22/00678/PFUL3
Land Adjacent 28 Union Road, NG3 1FH	58	19/00557/PFUL3 & 19/02618/PVAR3
Raleigh House, 84 Alfreton Road, NG7 3NN	57	22/00899/PFUL3
The Nottingham Legend, Lower Parliament Street, NG1 1GD	40	21/00192/PFUL3
12 - 18 Friar Lane, NG1 6DQ	36	21/01752/PACPD 21/01754/PACPD
Total	3744	

2025/26 Anticipated Schemes

Site	Total Beds	Planning Reference
Land At Shakespeare Street, North Church Street, And South Sherwood Street	965	22/01204/PFUL3
Former Forest Mill, Alfreton Road, NG7 3JL	790	22/00045/PFUL3
Bendigo Building, Brook Street	661	21/00968/PFUL3
King Edward Court, Edward Street, NG1 1EL	552	21/01033/PFUL3
Car Park Junction Of Cowan Street Bath Street And 1A Brook Street, NG1 1D	91	18/00565/POUT
Total	3059	

APPENDIX 6: USEFUL CONTACTS

For further information on this document please contact:

Authority Monitoring Report - Nottingham City Council:

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Telephone: 0115 876 3973

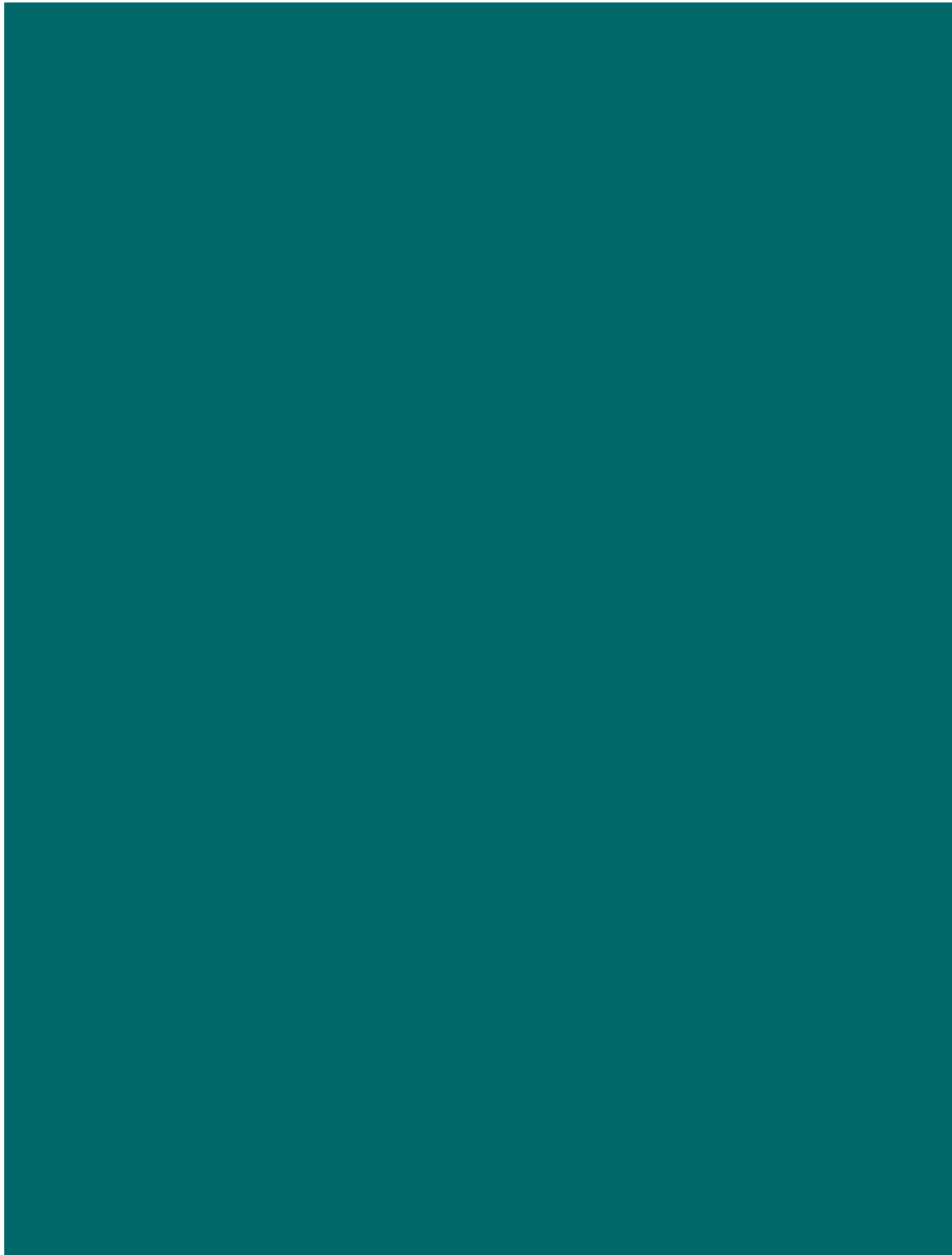
Sajeeda Rose, Corporate Director for Growth and City Development

Development & Growth, Nottingham City Council, Loxley House, Station Street, Nottingham, NG2 3NG

Useful web sites:

<http://www.nottinghaminsight.org.uk/insight/>
www.communities.gov.uk

The AMR text can be provided in large print, hard copy, Braille, tape or computer disc, or in alternative languages on request.





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