

# Nottingham Authority Monitoring Report

14 November 2019



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 THE KEY FINDINGS

## 1.1. Implementation and impact of Saved Local Plan and Aligned Core Strategy policies

### **City for Everyone / Sustainable Communities**

- 1.1.1. The net number of new dwellings built in 2018/19 was 1,456 (including 588 student dwellings). There were 1,477 completions, but 21 demolitions. Of these 94.4% (including student dwellings), were built on Previously Developed Land (PDL).
- 1.1.2. In the future it will be increasingly important to improve the balance of communities, - for example through the implementation of Policy 8: Housing Size, Mix and Choice of the Core Strategy.

### **A Successful Economy**

- 1.1.3 The employment land situation in Nottingham is being 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. It also needs to respond to changing economic circumstances and opportunities related to initiatives such as the Industrial Strategy.

It is important to protect existing employment sites where they meet the needs of modern businesses, and Saved Local Plan policies E3 and E4 have been reviewed as part of the emerging Local Plan Part 2 (LAPP), as is the area covered by Policy E3.

### **Improving Accessibility and Reducing Congestion**

- 1.1.4 Policies to improve accessibility and reduce congestion are being successfully implemented. In 2018/19 the combined number of passenger journeys by bus and tram in Greater Nottingham was 82.75 million of which the tram contributed 17.73 million passenger journeys. This represents a 23.2% increase since 2003/04. In 2018/19 bus and tram patronage rose from 81.93 million in 2017/18, an increase of 1.0%.

### **Preparing Documents**

- 1.1.5 The AMR considers actual Local Development Document (LDD) preparation against the milestones contained in the October 2018 Local Development Scheme. The City Council has adopted additional LDDs such as site specific Supplementary Planning Documents (SPDs). The Island Site SPD was adopted on 19 April 2016 and the Waterside SPD was adopted 18 June 2019.

## **2. INTRODUCTION**

### **2.1. Background**

- 2.1.1 The National Planning Practice Guidance 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 AMR requirements.
- 2.1.2 This Authority Monitoring Report (AMR) covers the period from 1 April 2018 to 31 March 2019 and is the 8<sup>th</sup> such report to be produced by the City Council's Planning Policy Section (There were previously 7 Annual Monitoring Reports) 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 'saved' Nottingham Local Plan (NLP) adopted in November 2005 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 will be 'spatial' rather than purely land-use plans, and will embrace 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's Sustainable Community Strategy (July 2009), prepared by One Nottingham (the Local Strategic Partnership), which shares the same objective of sustainable development. Therefore the AMR maximises the communality in the baseline and monitoring requirements.

- 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 has a joint responsibility for waste planning, and for this reason the Nottingham City LDS includes milestones for the production of the joint Waste Development Plan Documents. Both waste and mineral monitoring are carried out by the City, in reality however, the built up nature of the City means that there are unlikely to be any planning applications for mineral extraction. 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 annual 'Delivery Report' on the Local Transport Plan.

### **Core Strategy Alignment**

- 2.2.5 Broxtowe Borough, Gedling Borough and Nottingham City have produced an Aligned Core Strategy (ACS). 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 ACS was adopted by the City Council on 8 September 2014. It was subject to a High Court Legal Challenge which was considered at a hearing in March 2015 and was subsequently dismissed.
- 2.2.7 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) has been established. 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 evidence base for the review of the Core Strategies.

### 3 IMPLEMENTATION & IMPACT OF THE LOCAL PLAN

#### DOCUMENT POLICIES

##### 3.1 Background

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

##### 3.2 City for Everyone

###### Context

Policy: ST1 Indirectly Monitored

- 3.2.1 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 is a change from 8th most deprived and 32% of the population in 2015.
- 3.2.2 Unemployment in the City has decreased from 15,641 (7.1%) in May 2014 to 10,343 (4.5%) in May 2019. The unemployment rate remains similar to that in May 2018 when it was 4.6%. In the City's most disadvantaged SOAs, the unemployment rate was 7.3%.

###### Policy Implementation

Policy: H5 Directly Monitored, Policies: ST1, and Core Strategy Policies 8 & 9 Indirectly Monitored

- 3.2.3 No additional permanent pitches were provided (Gypsy & Traveller) in 2018/19. There were no transit pitches and 60 permanent pitches (including 20 travelling show people) in total as at 31<sup>st</sup> March 2019.
- 3.2.4 In 2018/19, 173 new affordable dwellings (based on planning definition) were completed in the City. This is a change in the percentage of total completions - to 19.5% of gross completions excluding purpose-built student dwellings). The percentage was 33.5% in 2017/18.



### 3.3 Sustainable Communities



Policies: H1, 2 MU1, 3, 5, 7, 8 and Core Strategy Policies 7 & 8  
Directly Monitored .Policy: ST1 Indirectly Monitored

- 3.3.1 Between 2003 and 2018 the population of Nottingham has had an increase of 55,500 or 20.1% to 331,100. (Source: ONS, 2018 Mid Year Estimates).
- 3.3.2 Nottingham is the smallest geographically (7,461 hectares) of the Core Cities<sup>1</sup> and has a density of 44.4 residents per hectare in 2018.
- 3.3.3 The City is relatively ethnically diverse with 34.6% (25.2% in 2001) of the population coming from Black and Minority ethnic groups (i.e. all categories except White British) - this compares with 14.6% regionally and 20.2% nationally (Source: ONS, 2011 Census).
- 3.3.4 The City has a large proportion of single adult households (49.2%) (50.4% in 2001), e.g. single parent families, compared with 40.9% nationally (Source: 2011 Census).
- 3.3.5 In 2011 there were 126,131 households in the City (116,112 in 2001), and an average of 2.30 people per household, an increase from 2.22 in 2001. Nationally the figure is higher at 2.36 people per household but this is unchanged since 2001.
- 3.3.6 The 2011 Census showed that Nottingham had a higher percentage of overcrowded households (12.6%) (9% in 2001) than nationally, 8.7%.

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<sup>1</sup> The Core Cities are Birmingham, Bristol, Cardiff, Glasgow, Leeds, Liverpool, Manchester, Newcastle, Nottingham and Sheffield



- 3.3.7 Nottingham has an average of 4.9 rooms per household compared to 5.4 nationally.
- 3.3.8 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). 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).

## Policy Implementation

Policies: H1, 2, MU1, 3, 5, 7, 8 & Core Strategy Policies 2 & 8  
Directly Monitored, Policy: ST1 Indirectly Monitored

- 3.3.9 The Aligned Core Strategy was adopted in September 2014. The increase in dwellings achieved between April 2011 and March 2019 was 7,476 net (i.e. an average of 935 per annum), including 3,987 purpose-built 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 7,476 dwellings are above the 6,540 dwellings of the Core Strategy Policy and above the 6,609 in the Core Strategy trajectory.
- 3.3.10 At 1st April 2019, planning permission and prior approvals existed for sites to accommodate 7,686 dwellings, with an additional 1,626 dwellings on sites awaiting S106. Of these, 3,017 were on sites which were already under construction.
- 3.3.11 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 the City currently has about 8.93 years supply of deliverable sites using the 'Liverpool' approach and 9.63 using the 'Sedgefield' approach.

Summary of deliverable sites:

Under Construction	2,777
Current Full Permission	2,972
Current Outline Permission	580
prior approval	301
Perm. awaiting Sect. 106	703
Permission in Principle	6
Local Plan Allocation	1,554
10 or more dwellings without planning permission	857
less than 10 dwellings without planning permission	8
Total	9,758

**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 Local Plan Dwelling Provision 2011-19	6,540
Dwellings completed to March 2019	7,476
Surplus at 2019 against policy requirements (7,476-6,540)	936
Surplus per annum 2019-28	+104
Total Dwelling Provision 2019-24	5,930

**(a) Liverpool method:**

5 year Housing Requirement (5 year target plus 5% buffer minus surplus (5,930 + 297 - (104 x 5))	5,707
Total supply (9,758 + 585 windfall and – 150 demolitions)	10,193
Difference between supply and requirement (10,193- 5,707)	+4,486
Total five year supply ((10,193 / 5,707) x 5)	8.93

**(b) Sedgefield method:**

5 year Housing Requirement (5 year target plus 5% buffer minus surplus (5,930 +297 - 936)	5,291
Total supply (9,758 + 585 windfall and – 150 demolitions)	10,193
Difference between supply & requirement (10,193- 5,291)	+54,902
Total five year supply ((10,193/ 5,291) x 5)	9.63

3.3.16 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. **(Policies H1, H2).**

3.3.17 So far as housing suitable for families is concerned (defined as having 3 or more bedrooms), the proportion of family housing built in the City between 2011 and 2019 was 41.5% of all dwellings completed (Outside the City Centre and excluding purpose-built student dwellings). The figure was 38.1% during 2018/19. An increase on the 2017/18 proportion of 33.7%.. As the general trend has been upwards since 2003, this can be considered to be as anticipated. - NLP **Policies ST1 and Core Strategy Policy 5.**

3.3.18 The number of children aged under 16 has been rising since 2003 and rose by 670 between 2017 and 2018. 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 730 in 2017 (to the remainder of England and Wales only).

### 3.4 A Successful Economy



#### Context

Policies: E1-4 and Core Strategy Policy 4 Directly Monitored,

- 3.4.1 Between April 2010 and March 2011 54.2% of 16-64 year old people were in employment in the City. This figure increased to 64.1% in April 2018 to March 2019. Confidence intervals for this data mean that the shortest period over which there has been a significant change in employment is since January to December 2017 when the employment rate was 57.4%.
- 3.4.2 The average house price in June 2011 in the City was £96,320. The average house price in April 2018 in the City was £136,181. The average house price in June 2019 in the City was £142,012 (+2.8% over 12 months), the Region was £195,344 (+3.2%) and England & Wales was £242,009 (+0.9%). The City average house price has always been lower than the region and country because the City has a 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).

## Policy Implementation

Policies: H1, E1-4, MU1,3,5,7,8, Core Strategy Policy 4 Directly Monitored, Policies: S1-4, and T6 Indirectly Monitored

- 3.4.3 The latest data for the number of jobs shows a 0.5% decrease in the City from 197,000 in 2017 to 196,000 in 2018, and in Greater Nottingham there was a 0.6% decrease from 317,000 to 315,000. Jobs in the region increased by 0.4% from 2,062,000 to 2,071,000.
- 3.4.4 GVA per head of population in the City is the highest of all the NUTS3 areas (Cities and sub-regional groups of Local Authorities) in the region, fourth highest of the Core Cities and ranks 30th out of 133 NUTS3 areas in England. The latest data for 2017 shows a 2.9% increase between 2016 and 2017 in Nottingham from £28,400 to £29,500, while the England average increased from £27,300 to £28,100.
- 3.4.5 The latest data shows that in 2017 Nottingham had 1,440 new business registrations.
- 3.4.6 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. The Government statistics have been updated since 2016.
- 3.4.7 New Government up to date Business Rate statistics have made it possible to look back at gains and losses for 2011/19. During 2011/19 there was a 20,166sqm gross gain, but a 71,000sqm net loss of office floorspace in the City. During 2011/19 there was a 10,030 sqm (approx. 2.5ha) gross gain, but a 184,000sqm (approx. -46ha) net loss in industrial floorspace. Policy EE1 of the Local Plan Part 2).
- 3.4.8 Data for the period from 1st April 2018 and 31st March 2019 shows: In terms of Business Development Use classes B1(a-c), B2 and B8, no development was built on allocated employment land.

	2011	2012	2013	2014	2015	2016	2017	2018	2019
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
	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2011/19
Gross gain based on monitoring	333	8871	2937	0	6700	0	1325	0	20166
Decline/loss to residential based on monitoring	0	-14841	-9142	-17912	-5256	-14213	-15900	-4100	-81364
Decline/loss based on Business Rates and monitoring	-4333	-8871	-937	-20000	-21700	-14000	-6325	-15000	-91166
Net change based on monitoring	333	-5970	-6205	-17912	1444	-14213	-14575	-4100	-61198
Net change based on Business Rates	-4000	0	2000	-20000	-15000	-14000	-5000	-15000	-71000
	2011	2012	2013	2014	2015	2016	2017	2018	2019
INDUSTRY floorspace sqm based on Business Rates	2,041,000	2,029,000	2,021,000	2,007,000	1,992,000	1,972,000	1,968,000	1,965,000	1,857,000
	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2011/19
Gross gain based on monitoring	3950	0	533	4995	0	0	552	0	10030
Decline/loss to residential based on monitoring	-9802	-3445	-1757	-725	-673	-1,042	-500	-2600	-20544
Decline/loss based on Business Rates and monitoring	-15950	-8000	-14533	-19995	-20000	-4000	-3552	-108000	-194030
Net change based on monitoring	-5852	-3445	-1224	4270	-673	-1042	52	-2600	-10514
Net change based on Business Rates	-12000	-8000	-14000	-15000	-20000	-4000	-3000	-108000	-184000

3.4.9 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.

It is important to protect existing employment sites where they meet the needs of modern businesses, and Policies E3 and E4 have been being reviewed as part of the emerging Local Plan process, as is the area covered by Policy E3.

### 3.5 A Thriving City Centre & Town Centres at the Heart of Sustainable Communities



#### Context

Aligned Core Strategy Policies 5, 6, 8 Directly Monitored  
Policies: H1, MU1, 3, 5, S1-8, BE6-7, T15-16 Indirectly Monitored

3.5.1 Nottingham City Centre is one of the top largest in the UK outside London according to 2019 CACI data. Leicester remained the 2nd and Derby remained the 3<sup>rd</sup> largest centre in the region.

3.5.2

Retail sector- total floorspace(thousand m2)	2011-12	2016-17	2018-19	2011/12-2018/19 change	2011/12-2018/19 % change
Nottingham	750	754	753	3	0.4



## Policy Implementation

Policies: H2, MU1-9, S1-5, T1 Directly Monitored  
Policies: H1, S6-10, R7-8, T6 Indirectly Monitored

- 3.5.3 During 2018/19 permissions granted for new retail included erection of a 3,065sqm of retail including Lidl store (use class A1), 6 shop units and a drive through coffee shop at the Former Beechdale Baths. During 2018/19 new retail was under construction at the Broadmarsh and the former N C V Garage Hucknall Road. In 2018/19 there were 2 new major retail completions of 1,743sqm at Woodhouse Park and of 5,749sqm at the Triangle, Clifton.
- 3.5.4 In May 2019, 1,311 retail and leisure units were surveyed as part of a City Council survey, of these 1085 were occupied, the remaining 226 were vacant. However property agents confirmed that 26 of these units are actually let and are now occupied or are being fitted out, giving a headline Retail Vacancy Rate of 15.3% (an increase on the 12.1% vacancy rate in May 2018). A further 69 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 10.6% (increasing from 8.4% in 2018). The City Council is currently preparing a new City Centre Strategy, which will address all themes affecting city centre development.
- 3.5.5 In 2018/19, 371 gross dwellings (including 251 students dwellings) were completed in the City Centre. **In addition a** number of large student developments are either under-construction or have planning permission. This relates to **Policies Aligned Core Strategy Policies 2 & 8, MU1, 3, 5.**
- 3.5.6 The number of jobs in the City Centre was 71,000 in 2018. The number of jobs in the City Centre was 69,000 in 2017.

## 3.6 A Quality Built Environment



### Context

Policy: BE9 Directly Monitored  
Policies: BE10-13, Core Strategy Policies 10 & 11 Indirectly Monitored

3.6.1 In March 2019 there were 32 Conservation Areas in the City. In March 2019 in the City 752 building entries were Listed grade II, 38 Grade II\* and 11 Grade I. A Heritage Strategy has been produced and Heritage Lottery Funding has been awarded for conservation area grants in the Carrington Street area and for the Castle. A further heritage-led regeneration scheme has been secured from Historic England as part of the Nottingham Heritage Action Zone in Old Market Square, the Lace Market and Sneinton Market conservation areas.

### Policy Implementation

Directly Monitors Policies: H1, BE9  
Indirectly Monitors Policies: MU1, 3, 5, 7, 8 & BE10-13

3.6.2 In 2018/19, 94.4% of new-build and converted dwellings (including purpose-built student dwellings) were built on Previously Developed Land (PDL). Between 2011 and 2019, 95.3% of dwellings were built on PDL (using the definition current at the time). This reflects the success of **Policies H1 and MU1, 3, 5, 7 & 8.**

### 3.7 Safe & Attractive Public Spaces and a Network of Open Spaces



#### Context

Indirectly Monitors Policies: BE7, NE1-6, 8, NE10, NE14-16, R1, R2, R5, R9 and Core Strategy Policy 16

#### Policy Implementation

Directly Monitors Policies: BE7, NE1-4, NE10, NE14-16  
Indirectly Monitors Policies: NE5, 6, 8, R1, R2

3.7.1 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. They list was announced in summer 2019. The Council achieved Green Flag Awards for 39 parks and open spaces, as well as 22 Green Flag Community Awards and 4 Green Heritage Awards.

3.7.2 In 2018/19 the Environment Agency (EA) raised objections to 18 planning application on flood risk grounds. 3 were withdrawn, 2 were refused, 9 are

awaiting decision, 4 were granted but not contrary to EA advice. There is a strong interdependence between this and Policy NE10.

3.7.3 At 31/3/19 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).

## 3.8 Improving Accessibility and Reducing Congestion



### Context

Policies: T2,3,6-12,14,15,16 and Core Strategy Policies 14 & 15  
Indirectly Monitored

3.8.1 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).

3.8.2 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).



## Policy Implementation

Policies: CE1-3, CE6-8, T3, T6, T7, T15\_and Core Strategy  
Policies 14 & 15 Directly Monitored  
Policies: H1-2, H6, MU1, 3, 5, 7, 8, T2, T8-12, T14, T16  
Indirectly Monitored

- 3.8.3 The NLP and Core Strategy sets the context for ensuring that development is located 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 1,456 net 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**.
- 3.8.4 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 trying to improve education standards in the City. This is leading to a reorganisation of secondary schools, with accessibility planning as a key consideration.
- 3.8.5 The AM peak period inbound traffic flow to the Inner Traffic Area was 36,300 vehicles in 2018 – this shows a decrease of 2.8% from 37,150 in 2011.
- 3.8.6 In 2018/19 the combined number of passenger journeys by bus and tram in Greater Nottingham was 82.75 million of which the tram contributed 17.73 million passenger journeys. This represents a 23.2% increase since 2003/04. It is a 1% increase in the 17/18 figure of 81.93. **Policies T6, T7, T8 and T9** of the NLP have contributed to this success by safeguarding provision of new public transport infrastructure in the City area. Policies to improve accessibility and reduce congestion are being successfully implemented.
- 3.8.7 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 NLP 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

### 3.9 Aligned Core Strategy Indicators

ACS MONITORING INDICATOR	DELIVERY	STATISTIC
Department for Business, Energy and Industrial Strategy 'Carbon dioxide emissions within the scope of influence of Local Authorities'	<ul style="list-style-type: none"> <li>• Local Development Documents</li> <li>• Development Management decisions</li> </ul>	2011:5.1, 2012:5.3, 2013:5.0, 2014:4.2, 2015:4.0, 2016:3.8, 2017:3.5 Nottingham City has one of the lowest carbon emissions of all of England's largest cities
Number of permissions in flood risk areas granted against Environment Agency advice	<ul style="list-style-type: none"> <li>• Local Development Documents</li> <li>• Development Management decisions</li> </ul>	2011/12:0, 2012/13:0, 2013/14:0, 2014/15:0, 2015/16:0, 2016/17:0, 2017/18:0, 2018/19:0
Number of permissions incorporating SuDS	<ul style="list-style-type: none"> <li>• Local Development Documents</li> <li>• Development Management decisions</li> </ul>	2014/15:142. 2015/16, 2016/17, 2017/18 and 2018/19:No update available
Overall number of jobs in the plan area	<ul style="list-style-type: none"> <li>• Aligned Core Strategies</li> <li>• Employment land related Development Plan Documents</li> <li>• Development Management decisions</li> </ul>	The number of jobs shows a 0.5% decrease in the City from 197,000 in 2017 to 196,000 in 2018. This has risen from 177,000 in 2011 (figure adjusted by NCC for known errors).
% of the working age population with NVQ level 2 or above		69.9% of the population have qualifications of Level 2 or above in 2018, compared with 74.6% nationally. 66.2% of the population had qualifications of Level 2 or above in 2011
<ul style="list-style-type: none"> <li>• New retail floorspace created</li> <li>• Vacancy rates</li> <li>• Proportion of A1 uses within Primary Shopping Frontage</li> </ul>	<ul style="list-style-type: none"> <li>• Development Plan Documents</li> <li>• Development Management decisions</li> </ul>	In March 2011 there were 181 vacant retail units (16.2%) in the City Centre out of 1,117 units. In May 2014 there were 116 vacant retail units (9.4%) in the City Centre out of 1,228 units. In 2014/15 a City Council survey revealed that there were 228 vacant retail units



		<p>(16.7%) in the City Centre out of 1,365 units. A City Council survey revealed that in 2015/16 there were 161 vacant retail units (11.4%) in the City Centre out of 1,414 units. An adjusted rate gives a vacancy rate of 9.1%. In May 2019, 1,311 retail and leisure units were surveyed as part of a City Council survey, of these 1085 were occupied, the remaining 226 were vacant. However property agents confirmed that 26 of these units are actually let and are now occupied or are being fitted out, giving a headline Retail Vacancy Rate of 15.3% (an increase on the 12.1% vacancy rate in May 2018). A further 69 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 10.6% (increasing from 8.4% in 2018). The City Council is currently preparing a new City Centre Strategy, which will address all themes affecting city centre development.</p>
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<ul style="list-style-type: none"> <li>• Planning permissions for retail and other town centre use development.</li> <li>• Assessed retail need (from Needs Study)</li> <li>• Centre Healthchecks</li> <li>• Amount of new B1 office floorspace created in town centres.</li> <li>• Amount of retail floorspace approved outside of defined centres.</li> </ul>	<ul style="list-style-type: none"> <li>• Site specific Development Plan Documents</li> <li>• Area Action Plans</li> <li>• Masterplans</li> <li>• Development Management Decisions</li> </ul>	<p>During 2014/15. Planning permission was given for the development of a foodstore (Class A1) of 1,694 sq.m. gross together with other retail units (Class A1) of 2,787 sqm at Site Of Society Linen And Electricity Substation Daleside Road, and, 3,995sqm was given pp at Queens Drive – Land adjacent The Portal.</p> <p>During 2015/16 no major retail proposals were given permission. During 2016/17 1,743sqm of retail was granted at Woodhouse Park and retail applications at Clifton and Bulwell were under consideration. In 2016/17 there was 1 new major retail development: Lidl on Carlton Road developed for 2,469sqm</p> <p>During 2017/18 permissions granted for retail included 1,743sqm at Woodhouse Park, 5,749sqm at The Triangle, Clifton and 1,927sqm at Linby Street, Bulwell. During 2017/18 retail was under construction at the Broadmarsh, Woodhouse Park, The Triangle in Clifton and the former N C V Garage Hucknall Road. In 2017/18 there was 1 new major retail completion as Lidl on Linby Street, Bulwell was developed for 1,927sqm.</p> <p>During 2018/19 permissions granted for new retail included erection of a 3,065sqm of retail including Lidl store</p>
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		<p>(use class A1), 6 shop units and a drive through coffee shop at the Former Beechdale Baths. During 2018/19 new retail was under construction at the Broadmarsh and the former N C V Garage Hucknall Road. In 2018/19 there were 2 new major retail completions of 1,743sqm at Woodhouse Park and of 5,749sqm at the Triangle, Clifton.</p>
<ul style="list-style-type: none"> <li>• Progress towards an allocation in part 2 Local Plans or Supplementary Planning Document</li> <li>• Completion of site or certain elements of it (eg sqm of offices developed)</li> </ul>	<ul style="list-style-type: none"> <li>• Site specific Allocations</li> <li>• Development Plan Document</li> <li>• Supplementary Planning Documents</li> </ul>	

<p>Completions by dwelling, type, size and tenure</p>	<ul style="list-style-type: none"> <li>• Aligned Core Strategies</li> <li>• Local Development Documents</li> <li>• Development management decisions</li> </ul>	<p>1,456 net new dwellings in 2018/19, 7,476 during 2011/19. 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 38.1% of all dwellings completed (Outside the City Centre and excluding purpose-built student dwellings). The proportion was 33.7% in 2017/18. The figure is 41.5% during 2011/19.</p>
<p>Affordable housing completions by Social Rent, Intermediate Housing, Affordable rent</p>	<ul style="list-style-type: none"> <li>• Aligned Core Strategies</li> <li>• Local Development Documents</li> <li>• Development management decisions</li> </ul>	<p>In 2018/19:173 (19.5% of gross exc student), 1,331 (26.9% of gross exc student) during 2011/19</p>

<p>Action plan of the Housing Nottingham Plan 2013 -15. Themes: The supply of new homes and Addressing specialist housing and support</p>		
<p>The proportion of assessed new build completions on housing sites at the time of approval reaching 11 or 12 out of 12 against the Building for Life criteria.</p>	<ul style="list-style-type: none"> <li>• Development Plan Documents</li> <li>• Supplementary Planning Documents</li> <li>• Development Management decisions</li> </ul>	<p>2014/15:100% of all major developments (10 or more units)</p>
<p>% and number of heritage assets at risk on national register</p>	<ul style="list-style-type: none"> <li>• Development Management Decisions</li> </ul>	<p>In March 2019: 19 places at risk: 14 Conservation Areas and 5 listed buildings. This does not include grade II listed buildings.</p>
<p>the numbers of undesignated heritage assets that have been demolished/lost in any given year and the number of planning permissions for re-use of such buildings</p>		<p>No data</p>
<p>% of households with 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 stop</p>	<ul style="list-style-type: none"> <li>• Local Development Documents</li> <li>• Development Management decisions</li> </ul>	<p>2012/13:95%, 2014/15:95% 2015/16:94.01% 2016/17:no data 2017/18:no data 2018/19:no data</p>

<p>Life expectancy</p>	<ul style="list-style-type: none"> <li>• Local Development Documents</li> <li>• Development Management decisions</li> </ul>	<p>For 2008-10, life expectancy at birth for males was 75.9 years and females was 81.0 years. For 2015-17, males was 77.0 years and females was 81.1 years.</p>
<ul style="list-style-type: none"> <li>• Proportion of households with hourly or better daytime bus service to town, district or City Centre</li> <li>• Number of public transport trips</li> <li>• Plan area wide traffic growth</li> <li>• Number of cycling trips</li> </ul>	<ul style="list-style-type: none"> <li>• Local Development Documents</li> <li>• Development Management decisions</li> <li>• Consultation with the local Highway Authorities”</li> </ul>	<p>% of households with 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 stop: 2012/13:95%, 2014/15:95% 2015/16:94.01%. 2016/17:no data 2017/18:no data 2018/19:no data</p> <p>In 2018/19 the combined number of passenger journeys by bus and tram in Greater Nottingham was 82.75 million of which the tram contributed 17.73 million passenger journeys. This represents a 23.2% increase since 2003/04. In 2018/19 bus and tram patronage rose from 81.93 million in 2017/18, an increase of 1.0%. In 2010/11 the figure was 75.90 million, and in 2011/12 it was 76.21 million.</p> <p>For City: 2018 figure was 577 million miles for traffic, a 0.9% increase from the previous year of 570 million. For Greater Nottingham: 2018 figure was 1,777 million miles for traffic, a 0.7% increase from the previous year of 1,764 million. 2015 figure for City was 559 million miles</p>

		<p>for traffic, static from the previous year of 560 million. For Greater Nottingham: 2015 figure was 1,734 million miles for traffic, a slight increase from 1,731 million miles the previous year.</p> <p>The AM peak period inbound traffic flow to the Inner Traffic Area was 36,300 vehicles in 2018 – this shows a decrease of 2.8% from 37,150 in 2011.</p> <p>In 2018 the Cycling index was 147.0 from a 2010 baseline of 100 representing a 47.0% increase.</p>
Number of travel plans agreed	<ul style="list-style-type: none"> <li>• Local Development Documents</li> <li>• Development Management decisions</li> <li>• Consultation with the local Highway Authorities”</li> </ul>	No data
Implementation of individual schemes as in Infrastructure Delivery Plan	<ul style="list-style-type: none"> <li>• Development Management decisions</li> <li>• Other delivery agents eg NET and Highways Agency</li> </ul>	



<ul style="list-style-type: none"> <li>• Number of SINCs under positive conservation management, using Single Data List indicator 160</li> <li>• Number of Local Nature Reserves with a management plan in place</li> <li>• Green Flag Status of open space</li> <li>• Number of S106 contributions related to open space</li> </ul>	<ul style="list-style-type: none"> <li>• Green/Open Space Strategies</li> <li>• Development Management decisions</li> </ul>	<p>At 31/3/19:61% of the LWS are under +ve conservation management (33 out of 54). The city supports LWS covering a total area of 662ha. At 31/3/18:61% of the LWS were under +ve conservation management (33 out of 54). At 31/3/19:All 14 Local Nature Reserves are in +ve conservation management. At 31/3/18:All 14 Local Nature Reserves were in +ve conservation management.</p> <p>Green Flag: 2011:16, 2012:18, 2013:19, 2014:23, 2015:25, 2016:29, 2017:32, 2018:36, 2019:39</p> <p>Number of S106 contributions related to open space:</p> <table border="0"> <tr><td>2011/12</td><td>9</td></tr> <tr><td>2012/13</td><td>15</td></tr> <tr><td>2013/14</td><td>16</td></tr> <tr><td>2014/15</td><td>8</td></tr> <tr><td>2015/16</td><td>11</td></tr> <tr><td>2016/17</td><td>7</td></tr> <tr><td>2017/18</td><td>19</td></tr> <tr><td>2018/19</td><td>19</td></tr> </table>	2011/12	9	2012/13	15	2013/14	16	2014/15	8	2015/16	11	2016/17	7	2017/18	19	2018/19	19
2011/12	9																	
2012/13	15																	
2013/14	16																	
2014/15	8																	
2015/16	11																	
2016/17	7																	
2017/18	19																	
2018/19	19																	
<p>Amount of open space newly created or improved</p>	<ul style="list-style-type: none"> <li>• Green/Open Space Strategies</li> <li>• Development Management decisions</li> </ul>	<p>In 2017/18, the following park improvement projects took place: New or refurbished play areas at The Green (Meadows), Forest Recreation Ground, Shipstone Street, Stirling Grove and Astley Drive.</p> <p>The £4.8m Lottery-funded restoration of Highfields Park began.</p> <p>In 2018/19 2 play areas were improved at Bilborough Park and Trafford Gardens, and,</p>																

		Highfields restoration was completed Autumn 2018.
Net change in the area of SINCs	<ul style="list-style-type: none"> <li>• Development Management decisions</li> <li>• Development Plan Documents</li> </ul>	At 31/3/19:61% of the LWS are under +ve conservation management (33 out of 54). The city supports LWS covering a total area of 662ha. At 31/3/18:61% of the LWS were under +ve conservation management (33 out of 54). At 31/3/19:All 14 Local Nature Reserves are in +ve conservation management. At 31/3/18:All 14 Local Nature Reserves were in +ve conservation management.
% of new or extended mineral workings supported by comprehensive restoration and aftercare of sites	<ul style="list-style-type: none"> <li>• Development Management decisions</li> </ul>	zero workings at present, and zero 2011/19

<p>Adopt Community Infrastructure Levy charging schedule</p>	<p>Adopt Community Infrastructure Levy charging schedule</p>	<p>A Community Infrastructure Levy charging schedule has not been prepared</p>
<p>Authority reported on S106 contributions and Community Infrastructure Levy funding</p>	<ul style="list-style-type: none"> <li>• Local Development Documents</li> <li>• Development Management decisions</li> </ul>	<p>A Community Infrastructure Levy charging schedule has not been prepared</p>

## 3.10 BUILDING BALANCED COMMUNITIES

- 3.10.1 The Building Balanced Communities Supplementary Planning Document was adopted in March 2006. Following resolution of judicial review it was reissued in March 2007 with policy guidance which promoted family housing on appropriate sites outside of the City Centre and Regeneration Zones withdrawn. Policy guidance seeking to address the impact of large concentrations of students on the balance of communities was unchanged and has been a material consideration in the determination of planning applications from March 2006.
- 3.10.2 The policy guidance has been successful in assisting to maintain and promote balanced communities by encouraging 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.
- 3.10.3 Monitoring of Student Council Tax exemptions has shown that there has been a fall in students living in traditional houses/flats when PBSA Council Tax Exemption are removed from the figures. Between 2011 and 2018 there has been a reduction of approx. 16.3% in Council tax exempt properties.
- 3.10.3 A table showing the number of students attending the City's two universities and available bedspaces is included in Appendix 4. In the 2018/19 academic year was the largest number of full time students study in the two universities. For the past 4 years both Universities has increased their student numbers. Despite the growth in PBSA bedspaces the growth in students has exceeded this. In fact there has been a significant shortfall. There are a number of extant planning consent (see appendix 5) for the next 3 years.
- 3.10.5 For the academic year 2014/15, 2015/16, 2016/17 and 2017/18 a vacancy survey of Purpose Built Student Accommodation Schemes has been undertaken by the Council.

### **Overview of PBSA Vacancy Survey Findings**

- The majority of providers responded positively to the survey with only one of the main operators not responding. Some of the smaller schemes (less than 25 bedspaces) are not included in the survey. Overall 95.0% of the known 22,000 bedspaces across the City took part in the survey.

- Nottingham Trent University and The University of Nottingham both report zero or very low vacancies.
- New schemes for 2017-18 (including The Frontage, The Student Hideout, Nova (Former Talbot House) and The Student Lodge (Former Radford House)) have all reported zero or very low vacancy rates.
- Overall, the survey shows a vacancy rate of 0.5% (just over 105 bedspaces) across all the schemes who responded.
- Very few operators reported any changes to the way they have operated their schemes in order to reduce vacancies. Many operators do provide a range of incentives such as rebooker/earlier booking discount, refer a friend discount or summer storage, but there is no suggestion from the survey that these have been enhanced in order to keep vacancy rates low. One scheme did confirm that they have frozen prices due to another scheme opening nearby. Some schemes also reported adding new social facilities and general refurbishment but no scheme reported the need to lower prices to maintain low vacancy rates.
- A number of operators also confirmed that they are fully let for 2018/19 already.
- Given the low number of voids across all types of accommodation (bedsits and cluster flats) there does not appear to be any particular type of accommodation that has higher vacancy rates.
- These results show the reported vacancy rates has been consistently below 2% for the 4 years of the survey.
- This years vacancy rate is the lowest recorded despite a further 1,000 PBSA bedspaces becoming available for the academic year 2017-18. Of these new bedspaces, none were reported to be vacant.

### 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%

3.10.6 The Council's current approach to promoting further PBSA schemes in appropriate locations remains relevant to both helping to address the growth in student numbers and helping to reduce student concentrations in traditional housing areas.

3.10.7 The Council is due to carry out a further vacancy survey for the 2018/19 academic year to continue to monitor the market and ensure no over provision of PBSA.

## 4. PROGRESS IN PREPARING LOCAL DEVELOPMENT DOCUMENTS

### PROGRESS IN PREPARING LOCAL DEVELOPMENT DOCUMENTS TO THE END OF OCTOBER 2019

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
<b>Saved Plans</b>	
Nottingham Local Plan	Adoption was 28/11/05. However, there was a High Court Challenge regarding the open space designation on part of the Radford Bridge allotments. This was resolved in September 2006
<b>Development Plan Documents (DPDs)</b>	
Aligned Core Strategy	The Examination included public hearings held between 15 and 17 October, 5 and 7, 12 and 13 November 2013, and 11 and 13 February 2014. Following the hearings the three Councils consulted upon a series of Main Modifications to the ACS between 17 March and 30 April 2014. On 24 July 2014 the Planning Inspector issued her report. The ACS was adopted by the City Council on 8 September 2014. The ACS was subject to a High Court Legal Challenge which was considered at a Hearing in March 2015 and has since been dismissed.
Nottingham Local Plan Part 1: Review of the Greater Nottingham Strategic Policies	<b>Broadly on track</b> Review has started. A timetable for key milestones is currently being finalized. 5 months slippage from LDS timetable.
Nottingham Local Plan Part 2: Land and Planning Policies Development Plan Document	<b>Not on track</b> An issues and options document was out for consultation 26/9/11-21/11/11. A Preferred Option was approved by Executive Board on 17/9/13 for consultation, which took place 7/10/13-2/12/13. 2 additional sites were also consulted on: Owners, neighboring occupiers and residents between 22/8/14 and 3/10/14 and Statutory Consultees between 17/9/14 and 29/10/14. A Publication Version consultation took place 29/01/16-11/03/16. A site (Thane Road-Horizon Factory) was consulted on 28/9/16-9/11/16. Consultation has taken place on a Revised Publication Draft 29/9/17-10/11/17. The Local Plan was Submitted on 23rd April 2018. The Examination commenced on 19 <sup>th</sup> November 2018. Inspectors Report for fact checking has been returned. Awaiting final report with intention to adopt in January 2020.
Nottinghamshire and Nottingham Revised Joint Waste Local Plan	<b>Broadly on track</b> The Strategy was adopted by the County Council in November and the City Council in December 2013. Instead of producing the planned Waste Local Plan Part 2: Site Allocations and Development Management Policies Document it is proposed to start a review of the whole local plan in 2019. The Waste

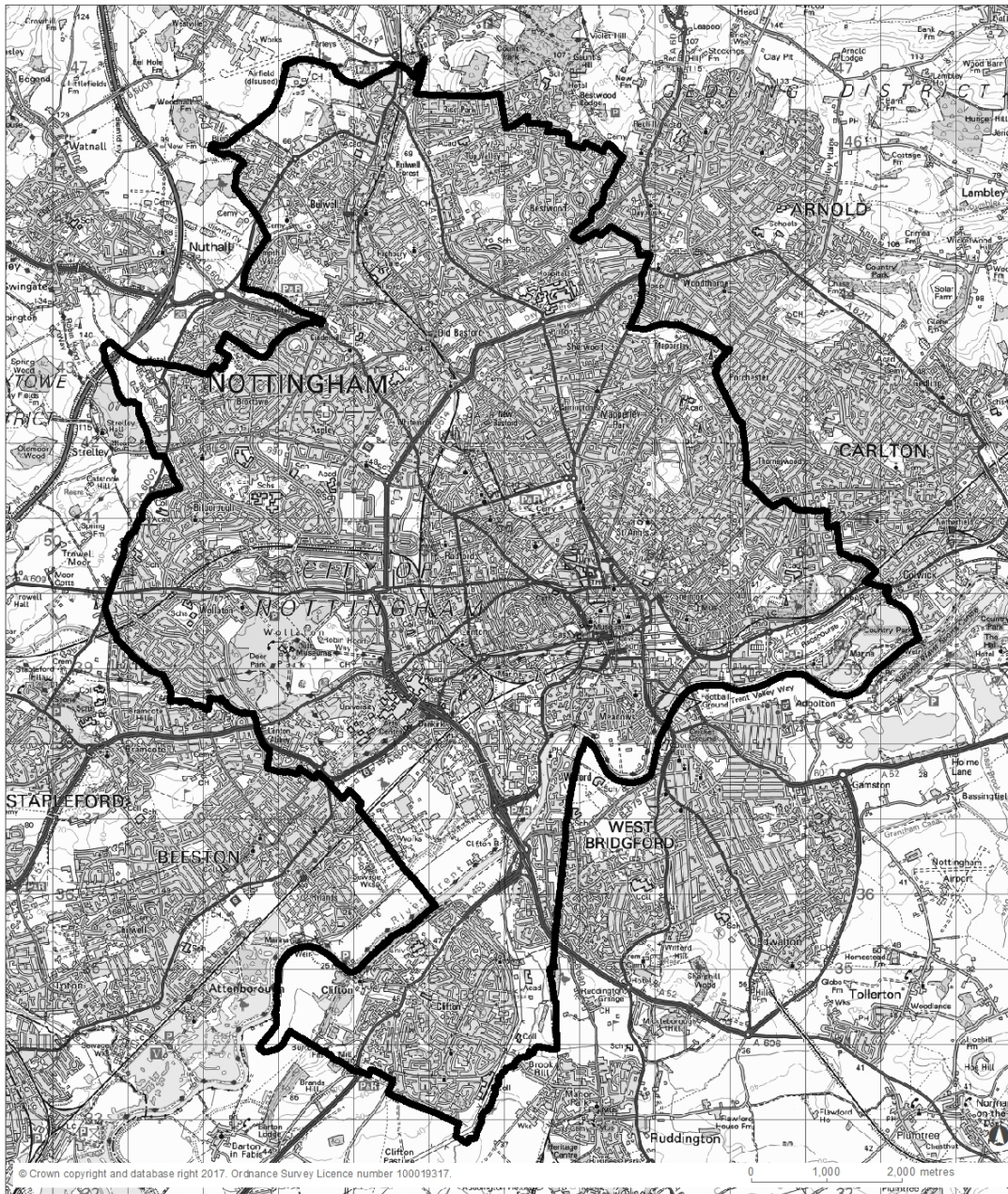



	Plans are on track.
<b>Other LDF Documents</b>	
Authority Monitoring Report	<b>On track.</b> Preparation commenced August 2019 and finalised in Nov/Dec 2019



# APPENDIX 1 : AREA COVERED BY NOTTINGHAM CITY LOCAL PLAN

## Nottingham Local Development Scheme Area covered by the Local Plan

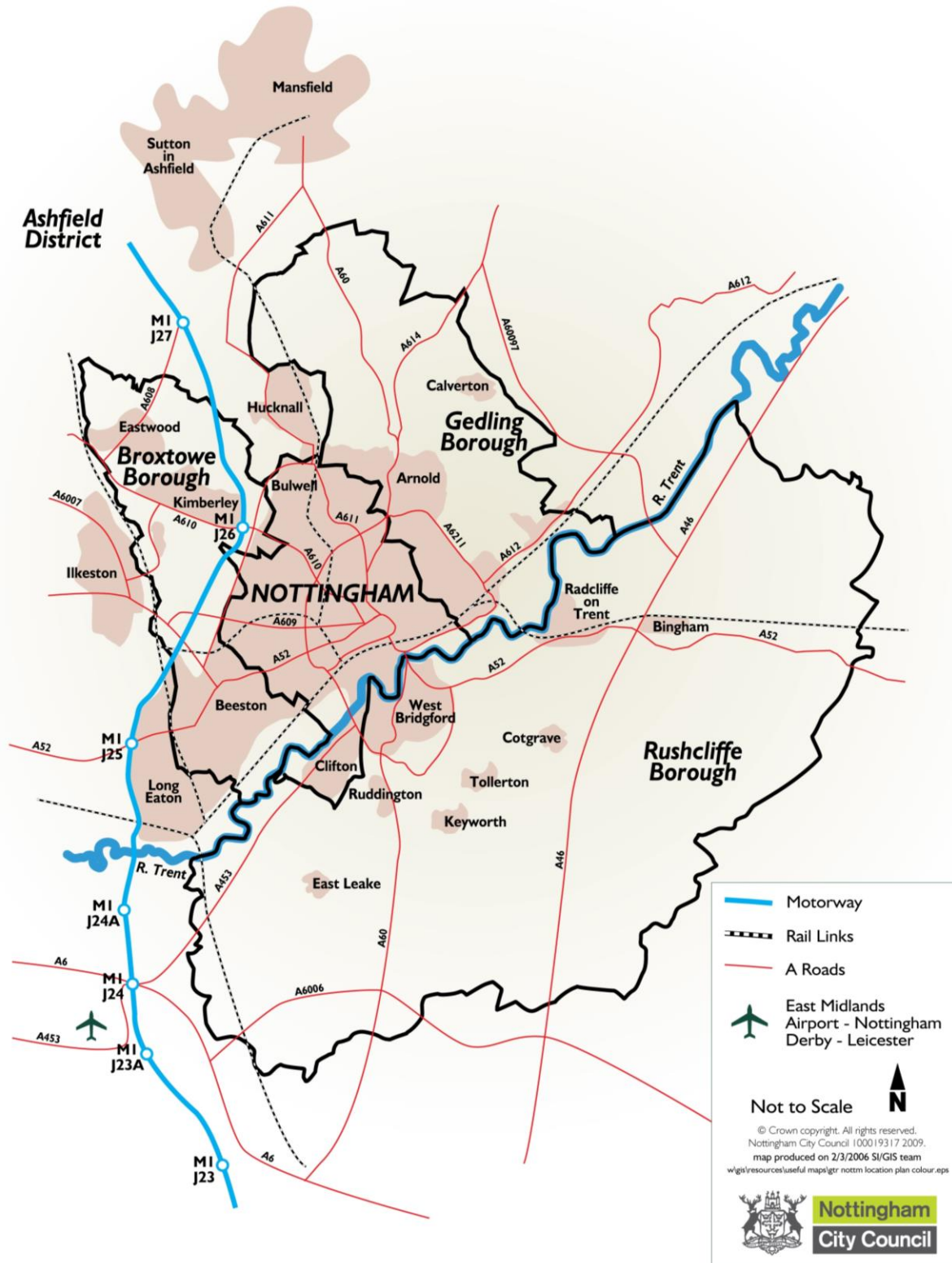


 Area covered by the Local Plan





# MAP OF NOTTINGHAM IN CONTEXT OF GREATER NOTTINGHAM



## 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.

**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.

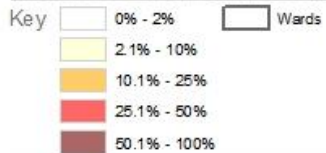
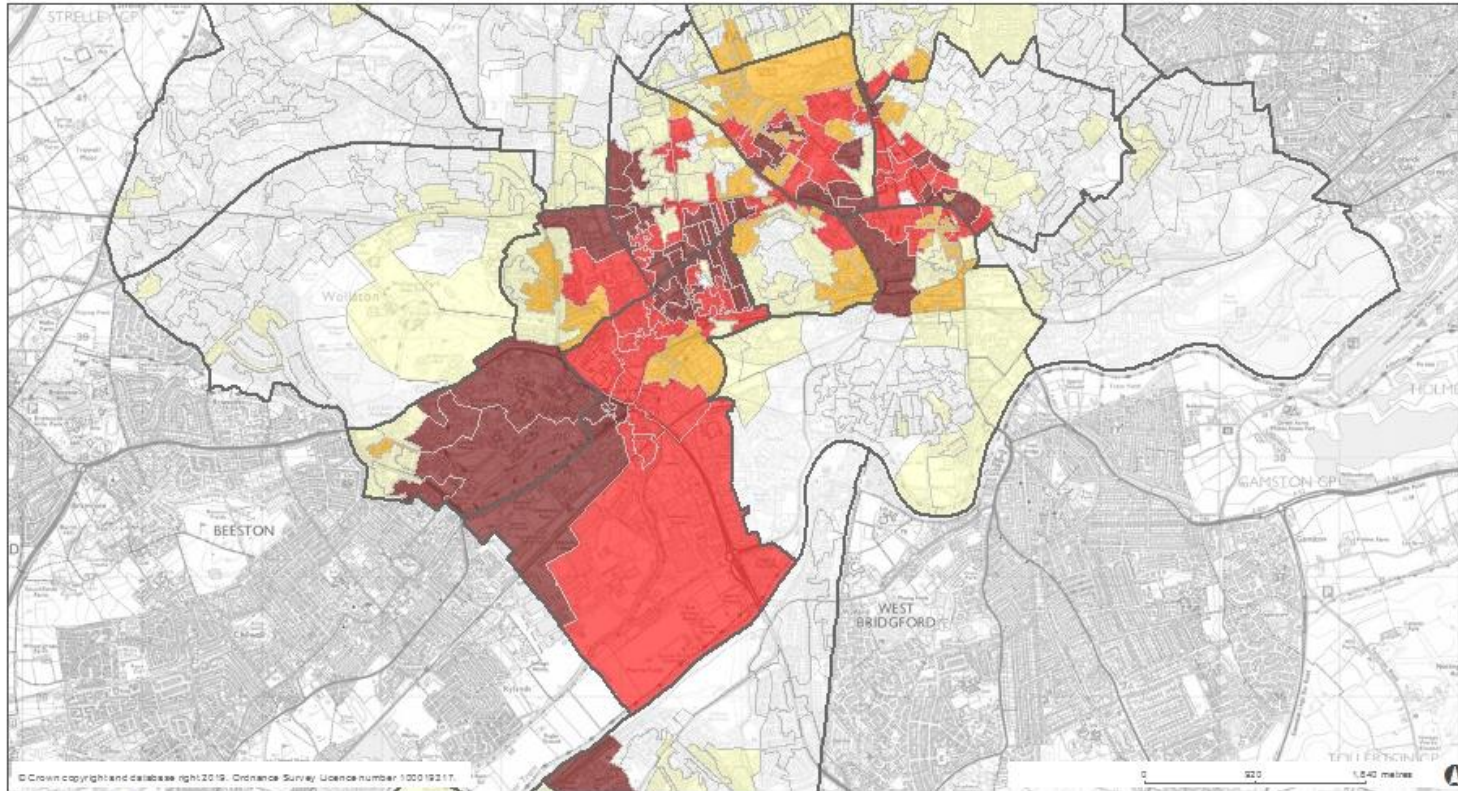
**Supplementary Planning Document (SPD)** - An SPD is a Local Development Document that may cover a range of issues, thematic or site specific, and provides further detail of policies and proposals in a 'parent' DPD.

**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

Percentage of households solely occupied by students (Nov 2018 Council Tax exemption data)





## 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 and remaining number of students who need accommodating in the City. For future years (2019-2021) additional bedspaces are based on extant or anticipated planning permissions (see appendix 5) and average change in student numbers for the past 5 years.

	2010/ 2011	2011/ 2012	2012/ 2013	2013/ 2014	2014/ 2015	2015/ 2016	2016/ 2017*	2017/ 2018	2018/ 2019	2019/ 2020*	2020/ 2021*	2021/ 2022*
Total number of full-time students who require accommodation <sup>[1]</sup> (Sept-Sept)	49,538	52,214	52,103	50,956	50,512	52,636	54,418	56,418	59,074	60,698	62,322	63,946
Number of students who need accommodation within the City (excluding those who live outside the City <sup>[2]</sup> or are 'home' students) <sup>[3]</sup>	33,537	35,230	35,190	34,489	35,660	37,122	38,550	39,759	41,596	43,017	44,438	45,859
Total completed purpose built student bedspaces <sup>[4]</sup> (including university owned and managed bedspaces)	15,218	16,292	16,951	18,190	19,191	19,693	21,082	22,058	22,780	24,344	26,029	28,243
Remaining students who will need to be accommodated in private flats or houses in the City	18,319	18,938	18,239	16,299	16,469	17,430	17,467	17,701	18,816	18,673	18,409	17,616

### Notes

**[1]** Nottingham Trent University (NTU) excludes an allowance for sandwich students not in Nottingham. University of Nottingham (UoN) includes nursing / midwifery students, but excludes those out of the university. No prediction is given on likely changes in student numbers given uncertainties on likely enrolments. For future years (2019/20, 2020/21 and 2021/22) a projections of an increase of 1,624 gross (1,421 net) students has been assumed based on the last 5 years of changes in student numbers

**[2]** 2003/04 to 2009/10 based on 2005 survey data (85% for U of N and 78% for NTU); 2010/11 to 2013/14 based on HESA data (80.1% U of N and 65.7% NTU). 2014/15 onwards based on HESA data showing 77.8% for UoN and 75.6% for NTU. This causes discontinuities at 2010/11 and 2014/15.

**[3]** HESA data for 2014/15 confirmed that just over 3,000 students (7.8% for NTU and 5% for UoN) that are based in Nottingham City lived at 'home' with either their parent(s) or guardian(s) or within their own home and therefore do not need accommodating within student accommodation. This same proportion of students has been discounted for future years and for previous years based on the assumption that the percentage would not change significantly.

**[4]** This includes both NTU and UoN accommodation and all privately owned purpose built student bedspaces. Figures for 2018-19 onwards are based on approvals (or submitted schemes) and not a projection forward from past rates. From 2014/15 confirmed bedspaces adjusted following PBSA vacancy survey carried out in autumn term 2014. Some minor adjustments to number of PBSA amended as more information has become available.



## APPENDIX 5: DETAILS OF FUTURE STUDENT ACCOMMODATION

The following tables show the number of bedspaces from extant (and known proposed) Purpose Built Student Accommodation schemes. The first table sets out the main schemes that were complete for 2018/19 academic year occupation (comprising of more than 25 bedspaces). The later tables show an estimate of when extant schemes are likely to be complete by the following three academic years.

### Completed 2018/19 academic year Schemes (providing 25+ bedspaces)

Site	Reference	Beds	Units
<b>Orbital 6</b> , Ilkeston Road, Nottingham, NG7 3GE	16/00915/PFUL3	103	69
<b>Archer House</b> , 14 - 22 Castle Gate, Nottingham, NG1 7AW	15/01593/PFUL3	177	111
<b>Rise</b> (Site of 32) Russell Street, Nottingham, NG7 4FL	16/01445/PFUL3	124	124
<b>The Junction</b> , 1-3 Lister Gate/2 Low Pavement, Nottingham, NG1 7DL	17/01436/PFUL3	28	28
<b>Provident Works</b> , Newdigate Street, Nottingham, NG7 4FD	18/00855/PFUL3	58	58
<b>Phase 1 Temporary Accommodation</b> , University Of Nottingham, University Boulevard, Nottingham, NG7 2RD	18/02037/PFUL3	104	104
<b>Lower Cripps Hall</b> (Former Cripps Medical Centre), University Of Nottingham, Nottingham, NG7 2QW	Application awaited	50	50
Smaller schemes less than 25 bedspaces	Various	78	40
<b>Total</b>		<b>722</b>	<b>584</b>

### 2019/20 Anticipated Schemes (providing 25+ bedspaces)

Site	Reference	Beds	Units
<b>1 Hockley</b> , Nottingham, NG1 1FH	12/00640/PFUL3	129	56
<b>The Laceworks</b> , Summer Leys Lane/Queens Road Nottingham, NG2 3AS	17/02705/PVAR3	222	222
<b>Site Of 43A Gregory Boulevard</b> , Nottingham, NG7 6BE	17/02657/PFUL3	33	33
<b>31 Curzon Street/24-34 Street Marks Street</b> , Nottingham, NG3 1DE	14/01925/PFUL3	198	198
<b>12-14 St Marks Street</b> , Nottingham, NG3 1DE	17/00141/PFUL3	53	53
<b>Graystacks 2</b> , 171A Castle Boulevard,	17/00748/PFUL3	84	7

Site	Reference	Beds	Units
Nottingham, NG7 1GY			
96-98 North Sherwood Street, Nottingham, NG1 4EE	17/01004/PFUL3	30	9
<b>New Brook House</b> , 385 Alfreton Road, Nottingham, NG7 5LR	18/01994/PACPD	136	136
<b>Phase 2 Temporary Accommodation</b> , University Boulevard, Nottingham, NG7 2RD	18/02037/PFUL3	129	129
<b>Homes for Students, Radford Mill</b> , Ilkeston Road, Nottingham	16/02301/PFUL3	483	335
Smaller schemes less than 25 bedspaces	Various	67	15
<b>Total</b>		<b>1,564</b>	<b>1,198</b>

#### 2020/21 Anticipated Schemes (providing 25+ bedspaces)

Site	Reference	Beds	Units
<b>Former Police Warehouse</b> , North Sherwood Street/Shakespeare Street, Nottingham, NG1 4EZ	15/01670/PVAR3	44	44
<b>Land North Of Canal Castle Boulevard</b> , Nottingham, NG7 1FN	17/00882/PFUL3	66	66
<b>The Former Christian Centre</b> , 79-85 Talbot Street, Nottingham, NG1 5GL	17/01620/PFUL3	330	60
<b>100 - 104 Derby Road</b> , Nottingham, NG1 5FB	17/01999/PFUL3	55	49
<b>Temporary Car Park</b> , London Road Canal Street, Nottingham, NG1 1GS	17/01992/PFUL3	67	67
<b>43-55 Lower Parliament Street</b> , Nottingham, NG1 3DB	18/00227/PFUL3	92	92
<b>Land North East Of Victor House</b> , Crocus Street, Nottingham, NG2 3DE	18/00131/PFUL3	420	67
<b>Avenue D And Avenue E</b> , Sneinton Market, Nottingham, NG1 1DX	17/02557/PFUL3	36	36
<b>Car Park Junction Of Cowan Street Bath Street And 1A Brook Street</b> , Nottingham, NG1 1DY	18/00565/POUT	91	91
<b>Vita, 25 Station Street</b> , Nottingham, NG2 3AJ	18/00926/PFUL3	321	321
<b>Stanley House</b> , 56 Talbot Street, Nottingham, NG1 5GL	18/02215/PFUL3	107	99
<b>66 - 72 Hounds Gate</b> , Nottingham, NG1 6BA	17/01882/PFUL3	56	11
<b>Total</b>		<b>1685</b>	<b>1003</b>

## 2021/22 Anticipated Schemes (providing 25+ bedspaces)

Site	Reference	Beds	Units
<b>Players Court</b> (Adam & Burton House), Player Street, NG7 5NU	13/02679/PACPD*	189	189
<b>Boots Island Site</b> , City Link, Nottingham, NG2 4LA	18/01354/POUT^	666	?
<b>Former Aura</b> , 123 Huntingdon Street Nottingham, NG1 3NG	18/00449/PFUL3	301	112
<b>The Vantage (Former Plumb Centre)</b> , Waterway Street West, Nottingham, NG2 1NL	18/00819/PFUL3	462	118
<b>Former York House, Mansfield Road, Nottingham</b>	18/02566/PFUL3	420	126
<b>149-169 Lower Parliament Street</b> , NG1 1DP	18/02624/PFUL3	176	124
<b>Land At Site Of Forest Mill</b> , Alfreton Road, Nottingham, NG7 3JL	16/02524/POUT #	0	0
<b>Total</b>		<b>2,214</b>	<b>671</b>

\* Will require a revised planning application

^ Given that the application is in outline, number of units unknown, only bedspaces confirmed

# Not included in figures as not sure of breakdown of student element

## **APPENDIX 6: USEFUL CONTACTS**

**For further information on this document please contact:**

### **Authority Monitoring Report - Nottingham City Council:**

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### **Chris Henning, Corporate Director for Development & Growth**

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

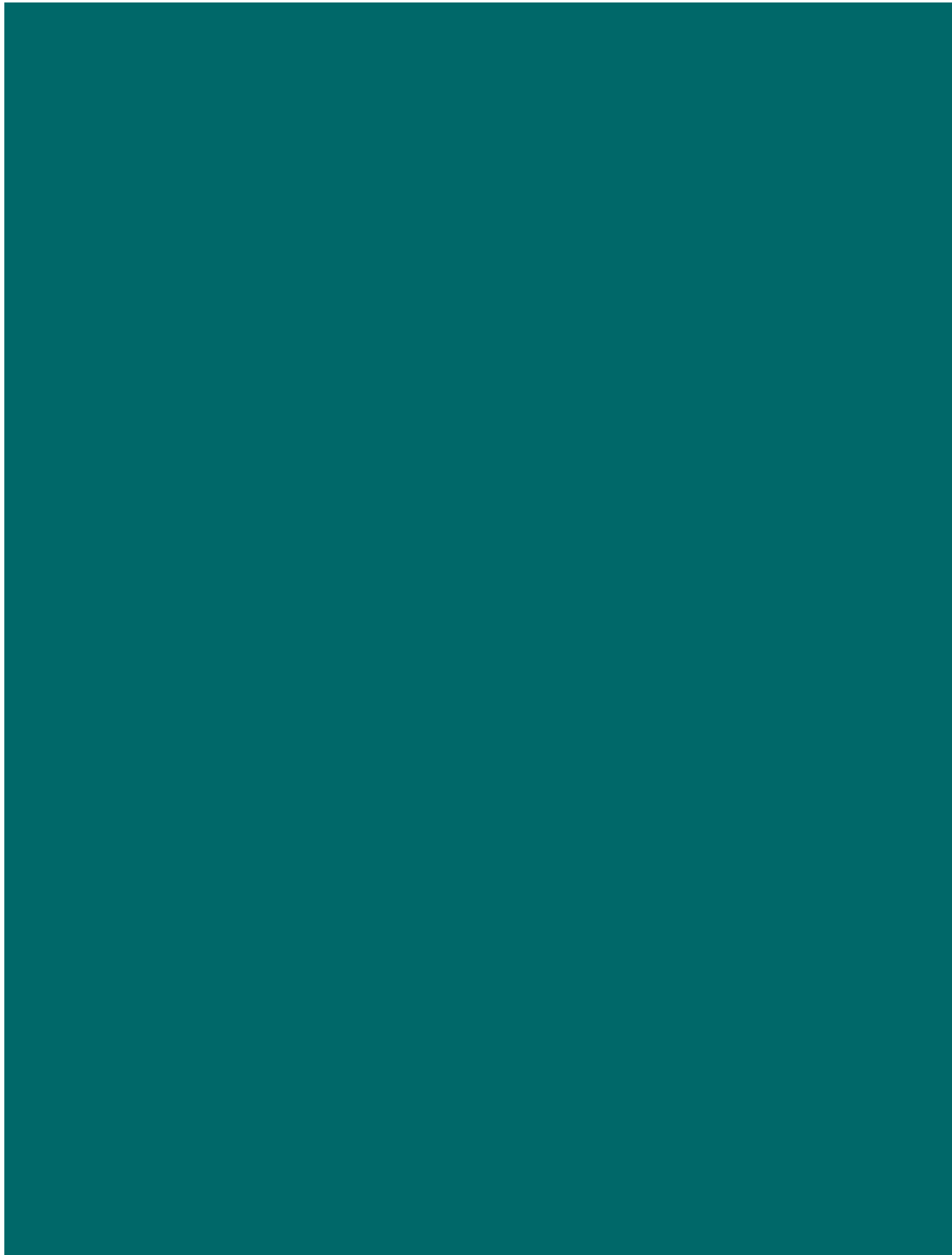
### **Useful web sites:**

<http://www.nottinghaminsight.org.uk/insight/partnerships/voluntary/population.aspx>

[www.communities.gov.uk](http://www.communities.gov.uk)

The AMR is available to local communities in hard copy.

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





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