

Authority Monitoring Report Nottingham City Council February 2024



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 2022/23 figures for example transport patronage.
- 1.1.2. The net number of new dwellings built in 2022/23 was 1,943 (including 940 non-student dwellings). There were 1,946 completions, and 3 demolitions. Of these 99.7% (including student dwellings), were built on Previously Developed Land (PDL). The net dwelling increase was 1,943 compared with 1,722 in 2021/22.
- 1.1.3. It is considered increasingly important to continue 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 Economic Plan for example (Draft February 2024).
- 1.1.5. Policies to improve accessibility and reduce congestion are being successfully implemented. In 2022/23 the combined number of passenger journeys by bus and tram in Greater Nottingham was 51.36 million of which the tram contributed 13.47 million passenger journeys. This represents a 23.5% decrease from 67.18 million in 2003/04. In 2022/23 bus and tram patronage was 51.36 million, a rise of 1.62% from 50.54 million in 2021/22. In 2020/21 the figure was 25.9 million, in 19/20 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)

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.

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 2022 to 31 March 2023 and is the 12th 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 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. The review of the joint plan has reached an advanced stage with a Reg 19 consultation undertaken between 30 August and the 11 October 2023 which provided a final opportunity for comments to be made of the draft plan. The Councils are now in the process of reviewing the comments received and will seek approval from their respective Full Council to submit the Plan, its supporting documents and the representations received to the Secretary of State for Independent Examination. Nottinghamshire County Council and Nottingham City 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 did not prepare a Core Strategy but is now preparing a Local Plan to be submitted in 2024.
- 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 2021 the City had 3.5 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 2020 it was 3.1 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 2022/23 the Environment Agency (EA) raised objections to 7 planning application on flood risk grounds and none on water quality grounds. 2 were undecided, 1 was refused. The other 4 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 a 3.2% increase in the City from 193,800 in 2020 to 200,000 in 2021. This has risen from 177,000 in 2011 (figure adjusted by NCC for known errors). The increase follows a decrease in jobs in 2020 which was, in part, due to the COVID pandemic.

In Greater Nottingham the number increased by 3.5% to at 321,000. Jobs in the East Midlands increased by 3.4% to 2,120,400. (Policies EE1& EE4 of the Local Plan Part 2).

3.2.8 In 2022/23 there was a loss of 4,755sqm of offices to residential and 4,245sqm of industrial and warehousing to residential.

3.2.9 Recent Business Rate statistics have made it possible to look back at gains and losses for 2011/23. During 2011/23 there was a 74.989sqm gross gain, but a 46,242-81,000 sqm net loss of office floorspace in the City. During 2011/23 there was a 47,300 sqm (approx. 11.8ha) gross gain, but a 97,365-297,300sqm (approx. -24.3 to -74.33ha) 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.

3.2.10 Data for the period from 1st April 2022 to 31st March 2023 shows that the following were developed:

- 6 units totalling 37,270sqm of B8 warehouses and 2,349sqm of B1a offices at the Horizons site, Thane Road
- 5,832sqm of B1a offices at 11-19 Station Street
- 1,400sqm of B1a offices at Carrington Street

NOTTINGHAM CITY CHANGES													
	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
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	726,000	730,000	714,000	728,000
	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2011/23
Gross gain based on monitoring	333	8871	2937	0	6700	0	1325	0	4,605	40,637	0	9581	74989
Decline/loss to residential based on monitoring	0	-14841	-9142	-17912	-5256	-14213	-15900	-4100	-2,928	-3564	-4620	-4755	-97231
Decline/loss to residential based on monitoring & 2,000sqm pa to other uses	-2000	-16841	-11142	-19912	-7256	-16213	-17900	-6100	-4928	-5564	-6620	-6755	-121231
Decline/loss based on Business Rates and monitoring	3,667	-8,871	-937	-20,000	-21,700	-14,000	-6,325	-15,000	-24,605	-36,637	-16,000	4,419	-155,989
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	2,826	-46,242
Net change based on Business Rates	4,000	0	2,000	-20,000	-15,000	-14,000	-5,000	-15,000	-20,000	4,000	-16,000	14,000	-81,000

	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
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	1,823,000	1,805,000	1,786,000
	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2011/23
Gross gain based on monitoring	3950	0	533	4995	0	0	552	0	0	0	0	37270	47300
Decline/loss to residential based on monitoring	-9802	-3445	-1757	-725	-673	-1,042	-500	-2600	-21630	-336	-2610	-4245	-49365
Decline/loss to residential based on monitoring & 4000sqm pa to other uses	-13802	-7445	-5757	-4725	-4673	-5042	-4500	-6600	-25630	-4336	-6610	-8245	-97365
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	-56,270	-297,300
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	29,025	-50,065
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	-19,000	-250,000

3.2.11 Between April 2010 and March 2011 54.2% of people aged 16-64 were in employment in the City. This figure increased to 66.2% in between April

2022 and March 2023. There has been a slight decrease in employment compared to the year from April 2021 to March 2022 but last year's figures should be viewed with caution as the pandemic 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.

3.2.12 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 30th out of 133 ITL3 areas in England. The latest data for 2020 shows a 13% increase between 2019 and 2020 in Nottingham from £29,800 to £33,700, while the England average increased 8% from £29,100 to £31,100. As many jobs are taken by in commuting this is not a reflection of the population of the City.

3.2.13 The latest data shows that in 2021 Nottingham had 1,350 new business registrations.

3.2.14 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.

3.2.15 70.9% of the working age population have qualifications of NVQ level 2 or above in 2021, compared with 78.1% nationally. 66.2% of the population had qualifications of Level 2 or above in 2011. (Policy EE4)

3.2.16 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.

3.2.17 In August 2023 12,510 people aged 16-64 were claiming unemployment benefits (5.3%) higher than 11,750 in August 2015 (5.0%). In the most disadvantaged SOAs, (10% most deprived in the 2019 IMD) unemployment was 8.9%. Although the unemployment rate has fallen in recent months, it still remains higher than the pre-pandemic rate.

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

3.2.18 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	2022	2023	2011-23 change	2011-2023 % change
Nottingham	748	753	713	708	-40	=5.3

3.2.19 During 2022/23 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 2022/23 (Policies SH1, SH2, SH3 & SH4 of the Local Plan Part 2).

3.2.20 In 2023 1,209 retail and leisure units were surveyed as part of a City Centre Council survey, of these 1,065 were occupied, the remaining 144 were vacant. This gives a headline Retail Vacancy Rate of 11.91% (a decrease on the 12.74% vacancy rate in July 2022). A further 40 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 8.6%. Comparing to a decade ago, in March 2013, the vacancy rate was 16.7%. (Policies SH1, SH2 & SH3 of the Local Plan Part 2).

3.2.21 In 2022/23 there was a 7,232sqm gross gain, but a 2,652sqm loss of office floorspace in the City Centre. Between 2011/23 there was a 25,684sqm gain, 59,479sqm loss, and a 33,795sqm 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.

3.2.22 In 2022/23 932 dwellings (including 464 non-students dwellings) were completed in the City Centre. Between 2011-2023 6,589 dwellings (including 1,800 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).

3.2.23 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). The 2022 Mid-Year Estimates of Population (MYE) shows that Nottingham was estimated to have a population of 328,500.
- 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 146,300 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 2021 Census showed that Nottingham had a higher percentage of overcrowded households (8.6%) than nationally (6.4%). Note this data is not comparable with previous Census figures. The occupancy rating for bedrooms, rather than rooms, gives 6.0% of 'overcrowded' households locally compared to 4.3% nationally. The figures for bedrooms are comparable to 2011 and show no change in percentage locally. 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 3.9 rooms per household compared to 4.2 nationally.
- 3.3.9 The City has a large proportion of council rented properties (18.3%), and a low proportion of owner occupied (45.1%), compared with national figures of 8.3% and 61.3% respectively (Source: 2021). 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 tenure (28.6% in Nottingham and 20.5% nationally).
- 3.3.10 The net number of new dwellings built in 2022/23 was 1,943 (including 940 non-student dwellings). There were 1,946 completions, and 3 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 2023 was 14,354 net (i.e. an average of 1,196 per annum), including 7,043 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 14,354 dwellings figure is above the 11,300 dwellings of the Core Strategy Policy and above the 11,304 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 2023 would be 12,383.

- 3.3.12 The average house price in July 2023 in the City was £195,200 (+4.7% over 12 months), the East Midlands was £249,500 (+1.9%) and England & Wales was £303,500 (+0.6%). 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 (27.4%), and a small proportion of more costly detached dwellings (15.6%), compared with national figures of 23.0% and 22.9% respectively (Source: 2021 Census).
- 3.3.13 In 2022/23, 107 new affordable dwellings (based on planning definition) were completed in the City. This is a change in the percentage of total completions - to 11.4% of gross completions excluding purpose-built student dwellings). The percentage was 9.8% in 2021/22. 1,615 (19% of gross exc student) during 2011/23 were affordable (Policy HO3 of the Local Plan Part 2).
- 3.3.14 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 2023. (Policy HO7 of the Local Plan Part 2)
- 3.3.15 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 27.7% of all dwellings completed (Outside the City Centre and excluding purpose-built student dwellings). The proportion was 26.5% in 2021/22. The figure is 18.4% during 2011/23. As the general trend has been upwards since 2003, this is considered to be as anticipated.
- 3.3.16 In 2022/23 99.7% of new-build and converted dwellings (including purpose-built student dwellings) were built on Previously Developed Land (PDL). Between 2011 and 2023, 96.3% of dwellings were built on PDL (using the definition current at the time).
- 3.3.17 At the 1st April 2023, planning permission and prior approvals existed for sites to accommodate 10,565 dwellings, with an additional 290 dwellings on sites awaiting S106. Of these, 4,628 were on sites which were already under construction.

3.3.18 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 2023, the City has about 7.10 years supply of deliverable sites. Taking into account past over delivery Nottingham has 9.06 years of supply.

Summary of deliverable sites at 31/3/23:

Table 2. 5 Year Supply

Under Construction	4,412
Current Full Permission	4,465
Current Outline Permission	1,019
Prior Approval	41
Perm. awaiting Sect. 106	265
Permission in Principle	0
Local Plan Allocation	662
10 or more dwellings without planning permission	546
less than 10 dwellings without planning permission	75
Total	11,485
- Lapse Rate / non-implementation rate of 1.31% of sites not under construction (based on the Greater Nottingham Joint Methodology Report for SHLAAs Document)	-93
Total	11,392

Table 3. 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 Dwelling Provision 2022-23	1,773
Total Provision 2011-23	12,383
Dwellings completed to March 2023	14,354
Surplus at 2023 against policy requirements (14,354 - 12,383)	1,971
Surplus per annum 2023-28	+394.2
Total Dwelling Provision 2023-28	9,130 (5 x 1,826)

Table 4. Years of supply

5 year Housing Requirement	9,130
Annual Requirement	1,826
Total supply (11,392+ 1,624 windfall inc. sites less than 5 dwellings – 50 demolitions)	12,966
Difference between supply and requirement (12,966- 9,130)	+3,836
Total year's supply 12,966 / 1,826)	7.10

Sedgefield method:

5 year Housing Requirement (5 year minus surplus (9,130 -(394.2 x 5))	7,159
Total supply (11,392 + 1,624 windfall inc. sites less than 5 dwellings – 50 demolitions)	12,966
Difference between supply and requirement (12,966- 7,159)	+5,807
Total five year supply ((12,966/ 7,159) x 5)	9.06

3.3.19 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.

3.3.20 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).

3.3.21 The Historic Environment

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

3.2.21 In March 2023 there were 32 Conservation Areas in the City. In March 2023 in the City 756 building entries were Listed grade II, 39 Grade II* and 11 Grade I. In March 2023 there were 115 Locally Listed Buildings. In March 2022 there were 115 Locally Listed Buildings.

3.2.22 In March 2023 there were 19 places at risk: 11 Conservation Areas and 8 listed buildings. This does not include grade II listed buildings. (Policy HE1 of the Local Plan Part 2). There is also a 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 was adopted in January 2023.

3.2.23 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

3.2.24 For 2018-20, life expectancy at birth for males was 76.6 years and females was 81.0 years. For 2017-19, males was 77.2 years and females was 81.2 years. The reduction is in part due to COVID. (Policy LS3 of the Local Plan Part 2)

3.2.25 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)

3.2.26 Culture, Tourism and Sport

Policy 13 of the Aligned Core Strategy

3.2.27 There were no new major tourist and sport venues opened in 2022/23, though the castle did reopen in June 2023 following the collapse of the Nottingham Castle Trust.

3.2.28 Managing Travel Demand & Transport Infrastructure Priorities

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

- 3.2.29 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).
- 3.2.30 The proportion of households in the City with no car or van fell slightly from 43.7% in 2011 to 38.0% in 2021 (Source: Census).
- 3.2.31 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)
- 3.2.32 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.
- 3.2.33 The AM peak period inbound traffic flow to the Inner Traffic Area was 37988 in 2022 compared with 37,100 vehicles in 2019 – this shows an increase of 2.3% from 37,150 in 2011 and an increase of 2.4% from 37100 in 2019. Due to Covid-19 there were no updates for 2020 and 2021.
- 3.2.34 In 2022/23 the combined number of passenger journeys by bus and tram in Greater Nottingham was 51.36 million of which the tram contributed 13.47 million passenger journeys. This represents a 23.5% decrease from 67.18 million in 2003/04. In 2022/23 bus and tram patronage was 51.36 million, a rise of 1.62% from 50.54 million in 2021/22, due to the gradual relaxation of Covid restrictions. In 2020/21 the figure was 25.9 million, in 19/20 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)
- 3.2.35 For the City: The 2022 figure was 570 million miles for traffic, a 1.3% increase from the pre-pandemic 2019 figure of 563 million. For Greater Nottingham: The 2022 figure was 1,685 million miles for traffic, a 3.7% decrease from 2019 figure of 1,750 million. (Policy TR1 of the Local Plan Part 2).
- 3.2.36 Throughout 2022, the Cycling Index was 124.1 from a 2010 baseline of 100, i.e. an increase of 24.1 percentage points and also an increase on the 2021 Index of 121.6. 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 and, while numbers are recovering to close on pre-pandemic levels, the continued trend for hybrid working in many sectors has an ongoing impact on commuting figures.. (Policy TR1 of the Local Plan Part 2).

3.2.37 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
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- 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 2023. Nottingham City Council has received 15 Green Flag Awards, including the Arboretum, Colwick Country Park, Victoria Embankment, Highfields Park, Wollaton Park, Woodthorpe Grange Park and two cemeteries – High Wood and Wilford Hill – have been accredited. The Arboretum, the Forest Recreation Ground, Highfields Park and Wollaton Park have also 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 The city has been given 16 Community Awards including for Barker Gate Rest Garden in The City Centre. Nottingham has also gained three 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)
- 3.4.4 Improvements for 2022/23 have included Amesbury Circus Play area Improvement - Completed summer 2022. (Policy EN1 of the Local Plan Part 2).
- 3.4.5 The number of agreements containing Open Space contributions that were completed in 2022/23 is 17, valued at £2,477,470.20. These sums will only come to fruition if the permissions are enacted and payment triggers reached.
- 3.4.6 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 proposals to create an Urban forest linking to Sherwood Forest.
- 3.4.7 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 2024.

3.4.7 Biodiversity

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

- 3.4.8 In 2022/23 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 2023 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 31/3/23 all 14 Local Nature Reserves are 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 2023. 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 Planning for Student Accommodation

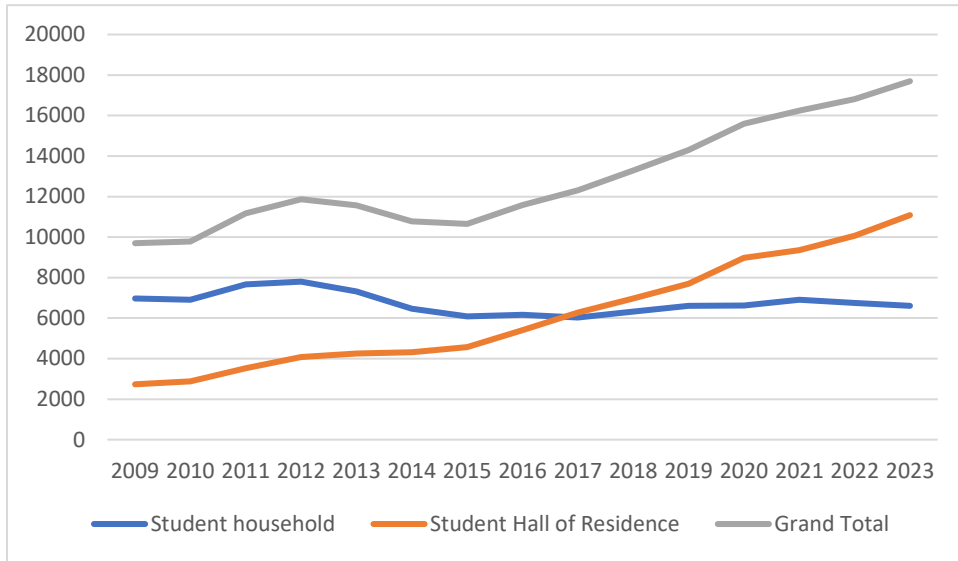
- 3.6.1 The Council carries out extension monitoring of student accommodation and details including the latest data can be found on the dedicated web page www.nottinghamcity.gov.uk/planningforstudentaccommodation. This data will be more up to date than that contained within this AMR document. With the 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). The Council has a policy to promote well managed purpose built student accommodation (PBSA) in appropriate locations, with the intention of freeing up other residential properties for occupation by other households where need is established for the proposed scheme. 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, this is requested from Council Tax on 1 November each year. This data can be split down by ‘Halls’ (PBSA) and ‘Student Households’ (on street housing*) (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 calculation 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

	Student household (On Street)	Student Hall of Residence (PBSA)	Total Student CTE Exemptions
2009	6965	2733	9698
2010	6899	2885	9784
2011	7658	3521	11179
2012	7800	4071	11871
2013	7310	4254	11564
2014	6457	4321	10778
2015	6084	4572	10656
2016	6170	5413	11583
2017	6029	6272	12301
2018	6323	6970	13293
2019	6610	7693	14303
2020	6620	8970	15590

2021	6900	9348	16248
2022	6748	10064	16812
2023	6611	11084	17695

* on street housing can include houses in multiple occupation as well as small houses/apartments (2 single occupiers).



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 a number of years both Universities have increased their student numbers. In the 2023/4 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 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 or West Bridgford. The universities have indicated that a 2.8% growth rate for future years based on the anticipated demographic growth rate over undergrads to the turn of the decade can be used to show likely growth in student numbers. This has been used for 2023/24 through to 2025/26 in Appendix 4.

3.6.4 Despite the growth in PBSA bedspaces the growth in students had been exceeding this and so there had 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 accommodate students switching from traditional student accommodation (on street) 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 Local Plan Part 2 (see Policy HO6). 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 and 2022-23 the survey reverted back and again asked detailed occupancy details.

Summary from the 2022-23 survey;

- 33 providers responded representing approx. 90% of the known PBSA bedspaces within Nottingham.
- Reported vacancy rate for the 2022-23 academic year is **0.8%**.
- Giving raising costs, it is not surprising that 55% of the PBSA providers said that they will be increasing rents in 2023/24.
- 27% said that they will be carrying out refurbishment.
- 24% were considering offering a range of different incentives to students to return.
- 20% of providers are considering adding additional bedspaces to their scheme(s).
- 18% looking at improved social facilities.
- 12% not proposing any changes.
- 14% of providers are considering adding additional scheme(s).
- 9% said they are considering lowering rents.
- 9% adding new scheme(s).
- 3% said they will add additional bedspaces.

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%
2022-23	0.8%

* 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 2023

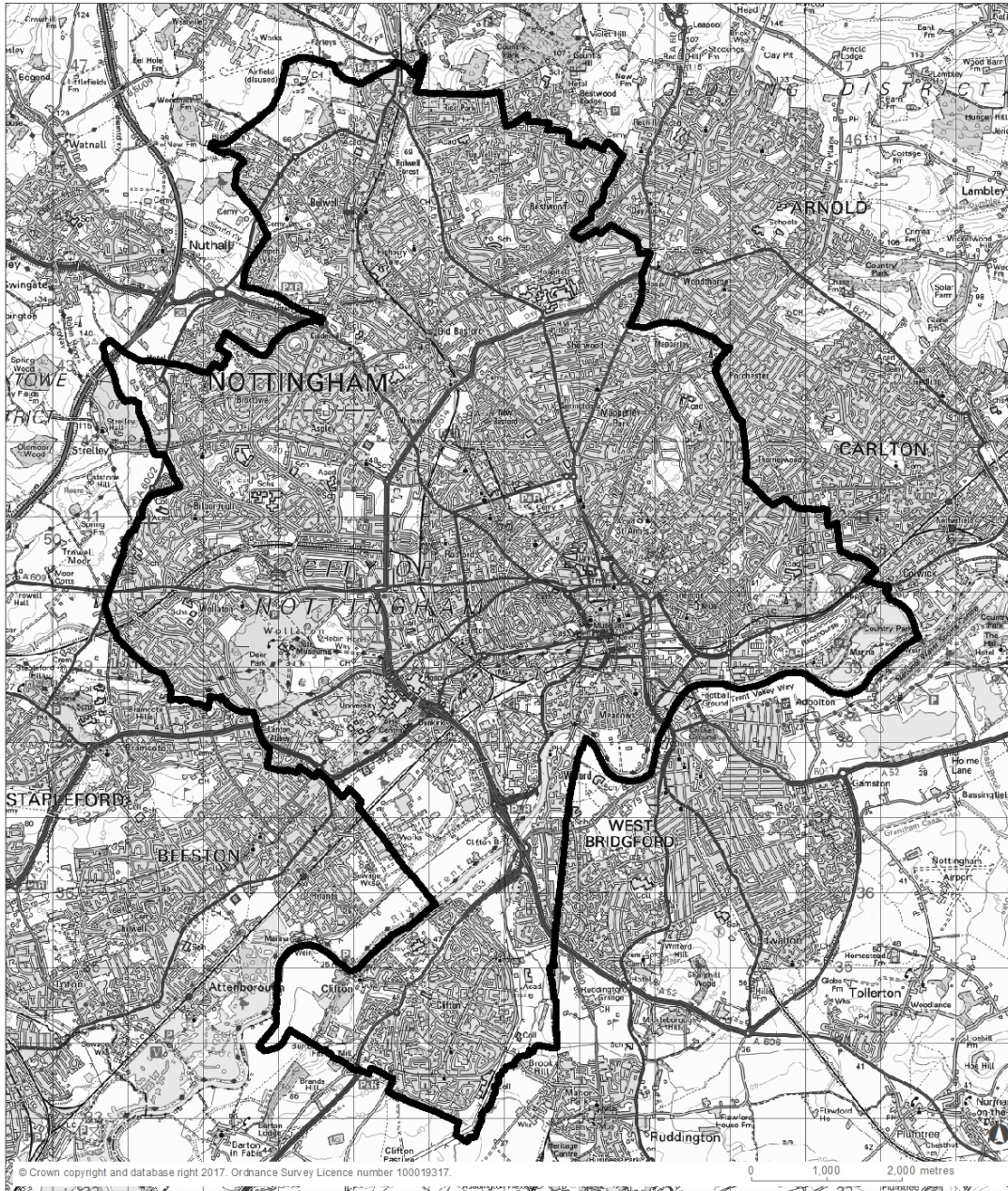
All the milestones are set out in the table below. The AMR will consider actual LDD preparation progress only against the milestones contained in the October 2018 LDS.

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. 34 months slippage from LDS timetable. There was a Growth Options consultation 6 July to 14 September 2020. The Preferred Approach was consulted on in 3/1/23-14/2/23. There was a consultation on Strategic Distribution 25/9/23-7/11/23
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. A Regulation 19 Pre-Submission/ Publication Draft consultation was undertaken between 30 August and the 11 October 2023.
Other LDF Documents	
Authority Monitoring Report	On track. Preparation commenced August 2023 and finalised in Nov/Dec 2023

APPENDIX 1 : AREA COVERED BY NOTTINGHAM CITY LOCAL PLAN

Nottingham Local Development Scheme
Area covered by the Local Plan



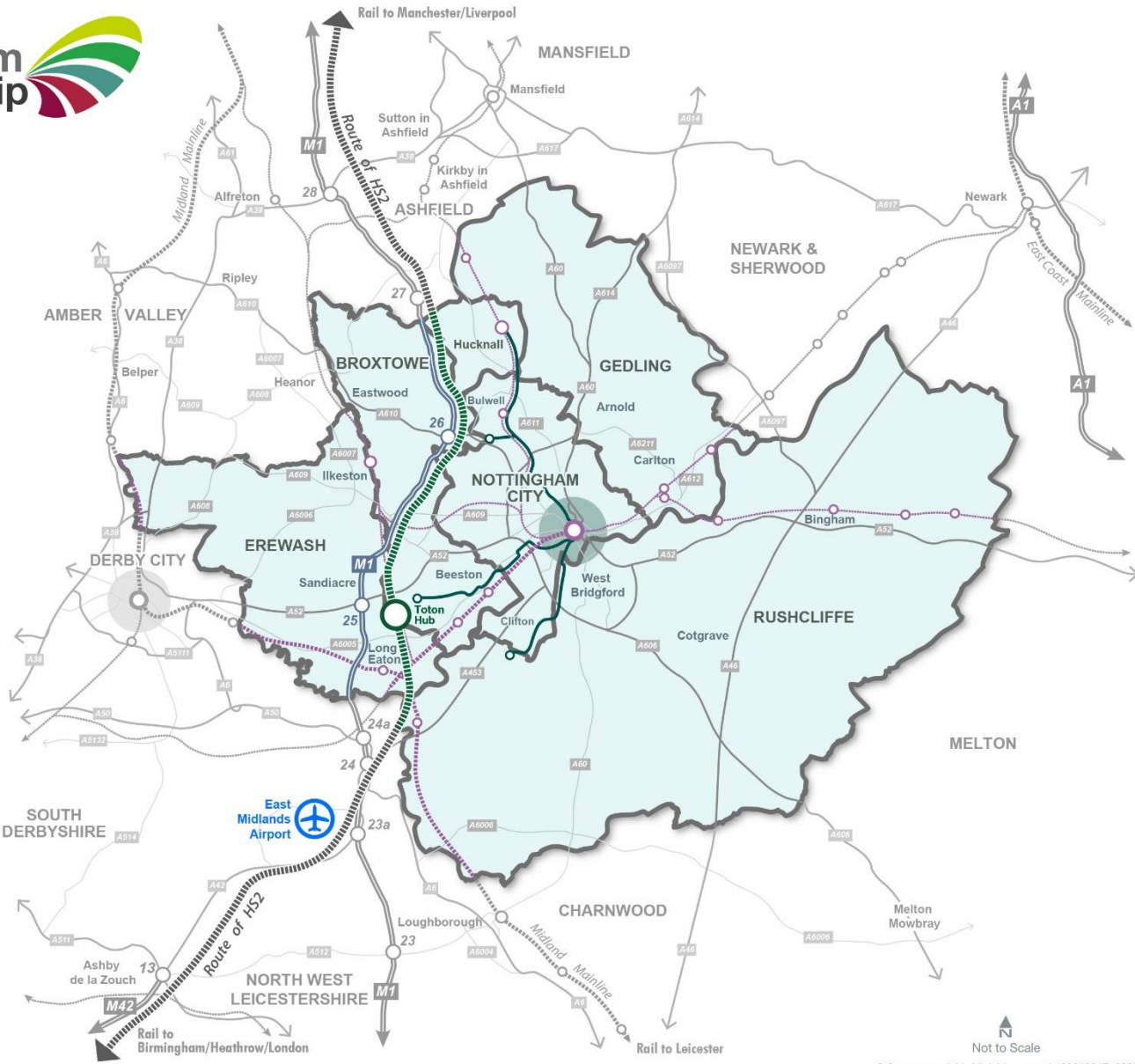
 Area covered by the Local Plan



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



Not to Scale
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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.

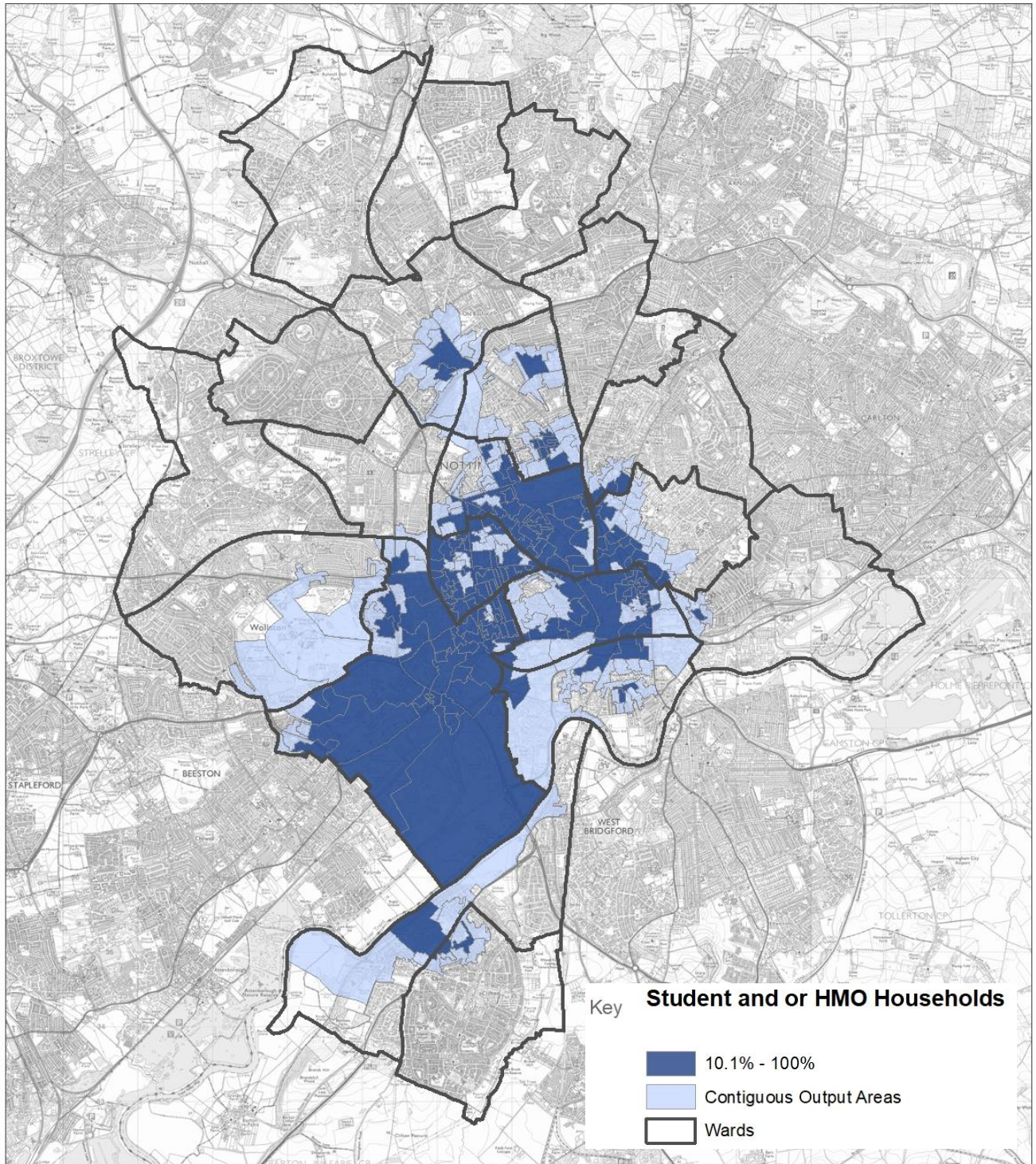
Supplementary Planning Document (SPD) - An SPD is a Local Development Document that may cover a range of issues, thematic or site specific, and provides further detail of policies and proposals in a 'parent' DPD.

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

% of Households Occupied by Students and/or HMOs, and Contiguous Areas (November 2023)



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0 1,400 2,800 metres



H:\Users\CityDevelopment\Policy\NR\K\Students\2023\Students\Student and or HMO 2023 with Contiguous.mxd, INITIALS: TEAM, 04/12/2023

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 (2023/24-2025/26) 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. The Council carries out extension monitoring of student accommodation and details including the latest data can be found on the dedicated web page www.nottinghamcity.gov.uk/planningforstudentaccommodation.

	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	62,129	61,620	63,345	65,119	66,942
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	51,056	52,743	54,220	55,738	57,299
Purpose Built Student Accommodation including pipeline for future years	21,865	22,799	23,608	24,780	26,224	27,852	29,641	31,142	34,059	39,500
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	23,204	23,102	23,078	21,679	17,799

* 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 2023/25 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 two 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 future years. The Council carries out extension monitoring of student accommodation and details including the latest data can be found on the dedicated web page www.nottinghamcity.gov.uk/planningforstudentaccommodation.

Completed 2023/24 Academic Year Schemes (providing 25+ bedspaces)

Site	Total Beds	Planning Reference
Morriss House, 1 Radmarsh Road, NG2 2TY	705	20/00141/PFUL3
Crown Place* (Former Gala Club), St Ann's Well Road, NG3 1ED	426	19/02566/PFUL3 & 21/02725/PVAR3
Nelson Court, 2 Nelson Street, NG1 1EB	215	18/02624/PFUL3
1 Howard Street And 24-26 Glasshouse Street, NG1 3LT	69	19/01256/PFUL3
34 Tennyson Street, NG7 4FU	60	19/00771/PFUL3
Other smaller PBSA (less than 25 beds)	26	Various
Total	1501	

*some delays in completion of Crown Place and will be fully operational from January 2024

2024/25 Anticipated Schemes

Site	Total Beds	Planning Reference
Winfield Court, Island Site, City Link, NG2 4LA	702	21/01032/PFUL3
135-137 Lower Parliament Street, NG1 1EE	354	21/01294/PFUL3
77 Talbot Street, NG1 5GN	318	21/02417/PFUL3
15 Traffic Street, NG2 1NE	297	21/01004/PFUL3
248-262 Huntingdon Street, NG1 3NB	293	21/01023/PFUL3
Bromley Place Lower Parliament St, NG1 3DB	268	21/00797/PFUL3
Adam & Burton House Player St, NG7 5PP	197	19/02261/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
16-22 St Marks Street, NG3 1DE	58	19/02337/PFUL3
Raleigh House 68 - 84 Alfreton Road, NG7 3NN	57	22/00899/PFUL3
11-13 Low Pavement, NG1 7DQ	35	22/01911/PFUL3
Carlton Buildings, 2-10 Broad Street, NG1 3AL	31	22/00684/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
Other smaller PBSA (less than 25 beds)	90	Various
Total	2917	

2026/27 Anticipated Schemes

Site	Total Beds	Planning Reference
Land At Site Of Forest Mill, Alfreton Road, Nottingham, NG7 3JL	790	22/00045/PFUL3
Bendigo Building, Brook Street, NG2 4EH	661	21/00968/PFUL3
King Edward Court, King Edward Street, NG1 1EL	552	21/01033/PFUL3
Land North East Of Victor House Crocus Street, NG2 3EF	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 Site Of Laboratories Corner Traffic Street, NG2 1NE	356	22/00188/PFUL3
10 - 26 Union Road & 3 St Marks Street, NG3 1FH	249	21/00085/POUT
66-68 London Road, NG2 3EN	245	23/00213/PFUL3
Radmarsh Road/Derby Road, NG7 2GJ	222	19/02325/PFUL3
5 - 17 Huntingdon Street, 387-391 Alfred Street north and land off Kilbourn Street, NG3 1AA	210	21/00632/PFUL3
2A Triumph Road, NG7 2GA	169	22/00001/PFUL3
22 to 26 Lister Gate, NG1 7DD	156	20/02686/PFUL3
265 Ilkeston Road, NG7 3FY	141	23/00584/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
Car Park Junction Of Cowan Street Bath Street And 1A Brook Street, NG1 1DY	91	18/00565/POUT
Temporary car park, Pemberton St/London Rd/Canal Street, NG1 1GS	90	23/01690/PFUL3
Site Of 2 Queens Road, NG2 3AS	86	22/02422/PFUL3
Land To West Of 69 Salisbury Street, NG9 2EQ	76	21/01804/POUT
Former Leather Works Denman Street, NG7 3GX	73	21/00001/PFUL3
Ortzen Street, NG7 4BF	48	23/00711/PFUL3
The Plough Inn 17 St Peters Street, NG7 3EN	32	21/01510/PFUL3
Land South East Of 95 Faraday Road, NG7 2DU	29	22/01671/PFUL3
Other smaller PBSA (less than 25)	14	21/02033/PFUL3
Total	5441#	

Likely that some of these schemes will slip into 2026/27 academic year.

APPENDIX 6: DEVELOPMENT STATUS OF LOCAL PLAN SITES

The table below show the development progress and status at 31st October 2023

LAPP ref	Site name	Development status at 31/10/23	Application ref
SR01	Bestwood Road - Former Bestwood Day Centre	Developed	17/00241/PFUL3
SR02	Blenheim Lane	Developed	21/02724/PFUL3
SR03	Eastglade, Top Valley - Former Eastglade School Site, Birkdale Way	Under construction	19/02811/PFUL3
SR04	Area between Linby Street and Filey street and to Main Street	Undeveloped	
SR05	Ridgeway - Former Padstow School Detached Playing Field,	Under construction	21/02507/PFUL3
SR06	Beckhampton Road - Fomer Padstow School Detached Playing Field	Under construction	21/01547/PFUL3
SR07	Hucknall Road/Southglade Road - Southglade Food Park	Undeveloped	
SR08	Eastglade Road - Former Padstow School Site	Under construction	21/02506/PFUL3
SR09	Edwards Lane - Former Haywood School Detached Playing Field	Undeveloped	
SR10	Piccadilly - Former Henry Mellish School Playing Field	Undeveloped	
SR11	Stanton Tip - Hempsill Vale	Undeveloped	
SR12	Highbury Road - Former Henry Mellish School Site	Permissioned	
SR13	Arnside Road - Former Chronos Richardson	Undeveloped	
SR14	Bulwell Lane - Former Coach Depot	Developed	15/01102/PFUL3
SR15	Vernon Road - Former Johnsons Dyeworks	Undeveloped	
SR16	Lortas Road, Perry Road	Developed	14/01958/PFUL3
SR17	Haydn Road/Hucknall Road - Severn Trent Water Depot	Undeveloped	
SR18	Sherwood Library	Under construction	20/02688/PFUL3
SR19	Radford Road - Former Basford Gasworks	Partially developed	19/01480/PFUL3
SR20	College Way - Melbury School Playing Field	Developed	20/00264/PFUL3
SR21	Chingford Road Playing Field, Wigman Road	Permissioned	22/02157/PFUL3
SR22	Denewood Crescent - Denewood Centre	Developed	19/01881/PRES4
SR23	Wilkinson Street - Former PZ Cussons	Undeveloped	
SR24	Bobbers Mill Bridge - Land Adjacent to Bobbers Mill Industrial Estate	Undeveloped	
SR25	Bobbers Mill Bridge - Bobbers Mill Industrial Estate	Undeveloped	
SR26	Beechdale Road - South of Former Co-op Dairy	Permissioned	21/02493/PFUL3
SR27	Chalfont Drive - Former Government Buildings	Partially developed	09/02049/POUT
SR28	Beechdale Road - Former Beechdale Baths	Developed	18/02651/PFUL3
SR29	Woodyard Lane - Siemens, Lambourne Drive	Developed	18/00060/POUT
SR30	Russell Drive - Radford Bridge Allotments	Developed	15/03129/PVAR3
SR31	Robin Hood Chase, St Ann's Well Road	Undeveloped	
SR32	Carlton Road - Castle College	Undeveloped	23/01018/PFUL3
SR33	Carlton Road - Former Co-op	Undeveloped	15/016/NOAPPN

SR34	Alfreton Road - Forest Mill	Under construction	22/00045/PFUL3
SR35	Ilkeston Road - Radford Mill	Developed	16/02301/PFUL3
SR36	Salisbury Street	Undeveloped	16/00815/POUT
SR37	Derby Road - Sandfield Centre	Developed	17/01772/PFUL3
SR38	Prospect Place	Developed	21/02655/PFUL3
SR39	Derby Road - Former Hillside Club, Leengate	Undeveloped	
SR40	Abbey Street/Leengate	Undeveloped	
SR41	NG2 West - Enterprise Way	Undeveloped	
SR42	NG2 South - Queens Drive	Undeveloped	
SR43	University Boulevard - Nottingham Science and Technology Park	Undeveloped	
SR44	Electric Avenue	Undeveloped	
SR45	Boots, Thane Road	Permissioned	14/02038/POUT
SR46	Thane Road - Horizon Factory	Developed	18/01455/POUT
SR47	Ruddington Lane - Rear of 107-127	Developed	20/01142/PFUL3
SR48	Sturgeon Avenue - The Spinney	Undeveloped	
SR49	Clifton West, Hawksley Gardens	Permissioned	18/00056/POUT
SR50	Green Lane - Fairham House	Developed	18/01860/PVAR3
SR51	Farnborough Road - Former Fairham Comprehensive School	Undeveloped	
SR52	York House, Mansfield Road, Nottingham	Developed	18/02566/PFUL3
SR53	Royal Quarter - Burton Street, Guildhall, Police Station and Fire Station	Undeveloped	19/00098/PREAPP
SR54	Creative Quarter - Brook Street East	Partially developed	19/00018/PRES4
SR55	Creative Quarter - Sneinton Market, Southwell Road	Partially developed	20/00890/PVAR3
SR56	Creative Quarter - Bus Depot, Lower Parliament Street	Undeveloped	
SR57	Castle Quarter, Maid Marian Way - College Site	Undeveloped	
SR58	Broadmarsh	Under construction	18/02038/PFUL3
SR59	Canal Quarter - Island Site, Manvers Street	Partially developed	18/01354/POUT
SR60	Canal Quarter - Station Street/Carrington Street	Developed	18/00926/PFUL3
SR61	Canal Quarter - Queens Road, East of Nottingham Station, Queens Road	Under construction	19/01642/PFUL3
SR62	Canal Quarter - Sheriffs Way, Sovereign House	Partly developed	18/02277/POUT
SR63	Canal Quarter - Waterway Street, Traffic Street	Partly developed	18/00819/PFUL3
SR64	Canal Quarter - Sheriffs Way/Arkwright Street, Meadows Way	Permissioned	18/00131/PFUL3
SR65	Canal Quarter - Arkwright Street East	Permissioned	19/00936/PFUL3
SR66	Canal Quarter - Crocus Street, Southpoint	Partially developed	23/00213/PFUL3
SR67	Waterside - London Road, Former Hartwells	Undeveloped	
SR68	Waterside - London Road, Eastcroft Depot	Undeveloped	
SR69	Waterside - Iremonger Road	Undeveloped	
SR70	Waterside - Cattle Market, Cattle Market Road	Undeveloped	
SR71	Waterside - Meadow Lane	Partially developed	13/02877/PFUL3
SR72	Waterside - Freeth Street	Undeveloped	
SR73	Waterside - Daleside Road, Trent Lane Basin,	Under construction	16/01542/PRES4
SR74	Waterside - Trent Lane, Park Yacht Club	Under construction	17/01930/PFUL3

APPENDIX 7: USEFUL CONTACTS

For further information on this document please contact:

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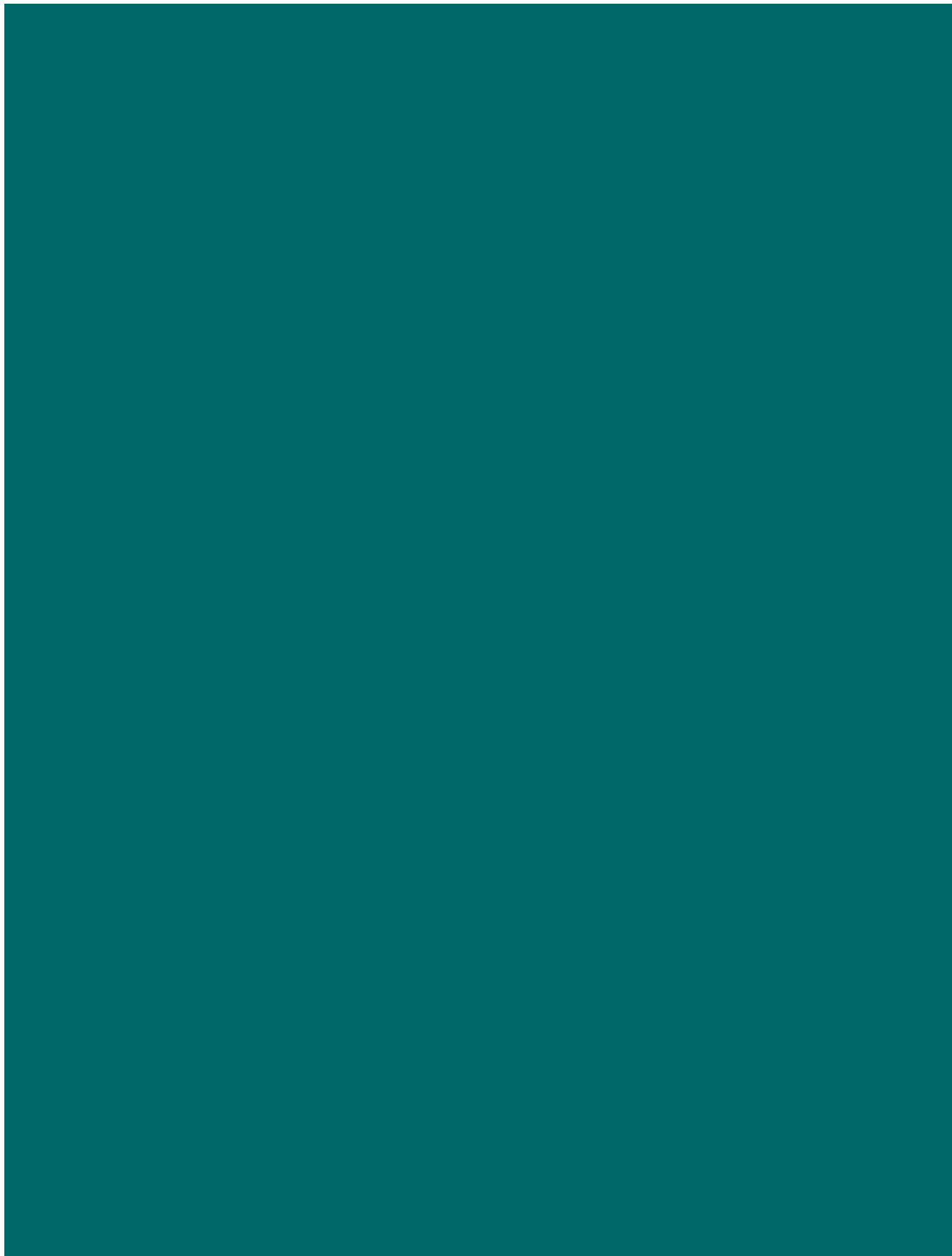
Sajeeda Rose, Corporate Director for Growth and City Development

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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