# Authority Monitoring Report
# Nottingham City Council
# December 2025

Nottingham
City Council

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. The net number of new dwellings built in 2024/25 was 1,905 (including 602 non-student dwellings). There were 1,906 completions, and 1 demolition. Of these 97.8% (including student dwellings), were built on Previously Developed Land (PDL). The net dwelling increase was 1,905 compared with 2,015 in 2023/24.

1.1.2. 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. The Council has recently adopted the Reduction of Carbon in New Development Supplementary Planning Document (Carbon SPD).

1.1.3. 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 Nottingham's Economic Plan For Growth 2024-2030 (July 2024).

1.1.4. Policies to improve accessibility and reduce congestion are being successfully implemented. In 2024/25 the combined number of passenger journeys by bus and tram in Greater Nottingham was 71.32 million of which the tram contributed 14.88 million passenger journeys. This represents a 6.2% increase from 67.18 million in 2003/04. In 2024/25 bus and tram patronage was 71.32 million, a rise of 4.2% from 71.02 million in 2023/24. 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.

**Preparing Documents**

1.1.5 The Authority Monitoring Report (AMR) considers actual Local Development Document (LDD) preparation against the milestones contained in latest Local Development Scheme (November 2025).

# 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 2024 to 31 March 2025 and is the 14th 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 which share the same objective of sustainable development. Therefore, the AMR maximises the communality in the baseline and monitoring requirements. Planning policy also aligns with the Our Council Plan 2025-29 – Nottingham City Council Refresh and 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 plan was adopted by the City Council on 8 September 2025. Minerals matters are covered in the Land and Planning Policies.DPD.

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.

**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 submitted a Local Plan 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. The review of the plan has reached an advanced stage with a Reg 19 consultation undertaken between 4 November and the 16 December 2024, and 12 March and 25 April 2025 which provided a final opportunity for comments to be made of the draft plan. A Monitoring report has been uploaded to the GNPLAN website.:

# 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 2022 the City had 3.4 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 2021 it was 3.5 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 2024/25 the Environment Agency (EA) raised objections to 2 planning application on flood risk grounds and none on water quality grounds. 1 was refused. The other was granted conditionally as the objection was resolved/conditioned/withdrawn. 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 In 2023 there were 210,000 employee jobs in the City, which is an increase from the low of 194,000 in 2020, but still lower than the high of 219,000 jobs in 2016 (source: ONS Business Register and Employment Survey).

3.2.8 There were 9,800 enterprises in Nottingham in 2024, an increase of 34.2% from 2014. This is substantially stronger growth than that experienced at the national (Great Britian) level, which grew by 20.4% over this same period (source: Inter Departmental Business Register).

3.2.9 In 2024/25 there was a loss of 6,255sqm of offices to residential and a loss of 213sqm industrial and warehouse to residential.

3.2.10 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 2011/24 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.

3.2.11 Data for the period from 1st April 2024 to 31st March 2025 shows that the no major office, industrial or warehouses were developed:

| 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 | 2023/24 |
| Gross gain based on monitoring | 333 | 8871 | 2937 | 0 | 6700 | 0 | 1325 | 0 | 4,605 | **40,637** | **0** | **9581** | **3055** |
| Decline/loss to residential based on monitoring | 0 | -14841 | -9142 | -17912 | -5256 | -14213 | -15900 | -4100 | -2,928 | **-3564** | **-4620** | **-4755** | **-9701** |
| 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 | -11701 |
| 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 | #VALUE! |
| 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 | -8,646 |
| 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 | #VALUE! |
| | | | | | | | | | | | | | |
| | 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 | **1823000** | **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** | **2023/24** |
| Gross gain based on monitoring | 3950 | 0 | 533 | 4995 | 0 | 0 | 552 | 0 | 0 | **0** | **0** | **37270** | **30603** |
| Decline/loss to residential based on monitoring | -9802 | -3445 | -1757 | -725 | -673 | -1,042 | -500 | -2600 | -21630 | **-336** | **-2610** | **-4245** | **0** |
| Decline/loss to residential based on monitoring & 4000sqm pa to other uses | -13802 | -7445 | -5757 | -4725 | -4673 | -5042 | -4500 | -6600 | -25630 | -4336 | -6610 | -8245 | -4000 |
| 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 | #VALUE! |
| 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 | 26,603 |
| 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 | #VALUE! |

3.2.12 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.

3.2.13 In the year between April 2024 and March 2025, 72.0% of the economically active population in the City were in employment. This metric has significantly improved from a low in 2011 where only 54.2% of the economically active population was in employment, but a slight drop compared to the peak achieved between 2020/21 of 75.0%. This level is also lower than that of the Great Britian (75.4%), or of the East Midlands (74.9%) (source: ONS Annual Population Survey).

3.2.14 Conversely, regarding unemployment – in April 2024 to March 2025, this was 5.7%, down significantly from a high of 13.7% in 2012/13, but up slightly from a low of 5.3% in 2021/22. It is higher than the rate in Great Britain (3.9%), and in the East Midlands (4.1%) (source: ONS Annual Population Survey.)

3.2.15 When looking more broadly at economic inactivity, worryingly the City has substantially higher levels of its population who are unable to work due to long-term sickness. Specifically, 10,100 individuals are unemployed, but a further 19,300 are economically inactive due to long term illness (April 2024 to March 2025) (source: ONS Annual Population Survey).

3.2.16 In 2023, GVA per head of population in Nottingham (TLF14) was £39,176, which was substantially higher than the East Midlands average of £27,993. Since 2013, this has grown by 41%, compared to the East Midlands growth of 40%, and UK growth of 46%. Note that this metric is a simple division of the total GVA divided by the resident population and thus is different to the average wages of residents (source: ONS - Regional gross value added (balanced) per head and income components.)

**3.2.17** In 2021, 69.1-71.8% of the working age population have qualifications of NVQ level 2 or above. This was similar to the national (English) profile, (69.5-72.2%) (source: ONS Census 2021).

3.2.18 In terms of the new most recent Index of Multiple Deprivation 2025, the City ranked 20th most disadvantaged using the rank of average score for Overall IMD out of 296 local authority areas that were assessed. While this is a slight improvement on the 2019 score (11th), this means that the City is more deprived than 94% of local authority districts. This stands in contrast to surrounding districts who have mostly much higher scores, with the City being the most deprived:

- Rushcliffe is less deprived than 99% of local authority districts,
- Broxtowe is less deprived than 77% of local authority districts,
- Gedling is less deprived than 71% of local authority districts,
- Ashfield is more deprived than 75% of local authority districts.

3.2.19 In June 2025, 14,355 people aged 16-64 were claiming benefits principally for the reason of being unemployed. This represents 6.45% of population aged between 16-64, and an increase of 86.4% since June 2015 (source: ONS Claimant count by sex and age).

## Role of the City, Town, District and Local Centres

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

3.2.20 Nottingham City Centre is among the largest city centres in the UK outside London according to 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 |

3.2.21 During 2024/25 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 2024/25 (Policies SH1, SH2, SH3 & SH4 of the Local Plan Part 2).

3.2.22 A Centre for Cities study estimated a high street vacancy rate in Nottingham in 2025 of around 11.7%, in the better performing half of town centres (min: London, 7.4%, max: Newport: 19%) and the lowest of the cities in the region. (Policies SH1, SH2 & SH3 of the Local Plan Part 2). There was no available data for 2024.

3.2.21 In 2024/25 there was a zero sqm gross gain, but a 3,829sqm loss of office floorspace in the City Centre. Between 2011/25 there was a 25,684sqm gain, 65,328sqm loss, and a 39,644sqm 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 2024/25 915 dwellings (including 842 students dwellings) were completed in the City Centre. Between 2011-2025 8,260 dwellings (including 5,346 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 78,000 in 2023. This compares to 76,000 in 2022.

## 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 In 2024, the City had an estimated population of 331,077 in 2024, rising from 310,339 in 2014 (6.7% growth in this period). Population growth in the City is largely driven by international in-migration, with net domestic migration generally representing a net loss of individuals (including to neighbouring local authorities) (source: ONS Population estimates for England and Wales: mid-2024).

3.3.3 Nottingham is the smallest geographically (7,464 hectares) of the Core Cities and has a density of 44.4 residents per hectare in 2024 (derived from ONS population data).

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 26.5% nationally (England)(source: ONS Census 2021).

3.3.5 Nearly half of the households in the City (47.3%) are single adult households e.g. single people or single parent families, compared with 41.2% nationally. This is a slight drop from 49.3% in the City in 2011 (source: ONS Census 2021).

3.3.6 The average occupancy in the City is 2.26-2.66 individuals per residential property in 2024 (derived from population, council tax statistics and ONS estimates).

3.3.7 The City has a higher percentage of households living in overcrowded conditions (6.0%) than the national average (England: 4.4%). This was highest for terraced housing at 6.7% and lowest for detached houses at 4.5% (excluding caravans and temporary structures). Flats were 5.6%. Notably, socially rented properties had the highest overcrowding (8.9%), and owner occupiers the lowest (2.3%) (source: ONS Census 2021).

3.3.8 It is estimated that 18.3% of houses in the City were non-decent in 2023. Non-decent is defined as housing not meeting the Decent Housing Standard, or have a category 1 hazard (a serious and immediate risk to a person's health and safety), or have a problem with damp. This is higher than the national average of 14.5%, and a slight increase from 2019 (17.8%). In the City, terraced houses had the highest number of non-decent properties (21.4%), followed by flats (19.9%) and bungalows the least (10.1%)(source: ONS English Housing Survey Local Authority Stock Condition Modelling - Decent Homes Standard 2020-21).

3.3.9 Based on ONS subnational estimates of households by tenure, in 2023 the City had a substantially greater portion of households living in social rental (24.6%), and private rental (29.2%), compared to the national profile (17.0% and 20.6% respectively). Since 2012, the number of households living in social rental housing has decreased (from 28.6% to 24.6%), and number of households in private rental housing has increased (from 24.6% to 29.2%).

3.3.10 The net number of new dwellings built in 2024/25 was 1,905 (including 602 non-student dwellings). There were 1,906 completions, and 1 demolition (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 2025 was 18,274 net (i.e. an average of 1,305 per annum), including 9,995 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 18,274 dwellings figure is above the 13,640 dwellings of the Core Strategy Policy and above the 13,701 in the Core Strategy trajectory. (Policies HO1 & HO2 of the Local Plan Part 2). Based on the Governments Standard Methodology the requirement to 2025 would be 15,456.

3.3.12 The average house price in May 2025 in the City was £193,763, representing a 3.8% rise from May 2024. Compared to the national (England) figures, this equates to only two thirds of the national average housing price of £290,395, with a slightly higher level of growth from the previous year (3.8% vs 3.4% nationally). Looking more specifically at different housing types, in May 2025, the average sale price for a flat in the City was £134,995, terraced houses £170,064, semi-detached houses £214,708, and detached houses £318,758 (source: UK House Price Index).

3.3.13 In 2024/25, 218 new affordable dwellings (based on planning definition) were completed in the City. This is a change in the percentage of total completions - to 36.9% of gross completions (excluding purpose-built student dwellings). The percentage was 20.3% in 2023/24. 2,018 (20.2% of gross excluding student dwellings) during 2011/25 were affordable (Policy HO3 of the Local Plan Part 2).

3.3.14 No additional permanent pitches were provided (Gypsy & Traveller) in 2024/25. There were no transit pitches and 60 permanent pitches (including 20 travelling show people) in total as at 31st March 2025. (Policy HO7 of the Local Plan Part 2)

3.3.15 The proportion of family housing (defined as having 3 or more bedrooms) built in the City was 24.9% of all dwellings completed (Outside the City Centre and excluding purpose-built student dwellings). The proportion was 30.6% in 2023/24. The figure is 36.8% during 2011/25. As the general trend has been upwards since 2003, this is considered to be as anticipated.

3.3.16 In 2024/25 97.8% of new-build and converted dwellings (including purpose-built student dwellings) were built on Previously Developed Land (PDL). Between 2011 and 2025, 96.5% of dwellings were built on PDL (using the definition current at the time).

3.3.17 At the 1st April 2025, planning permission and prior approvals existed for sites to accommodate 8,064 dwellings. Of these, 3,767 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 2025, the City has about 6.57 years supply of deliverable sites. Taking into account past over delivery Nottingham has 11.14 years of supply.

**Summary of deliverable sites at 31/3/25:**

### Table 2. 5 Year Supply

| | |
|---|---|
| Under Construction | 3,242 |
| Current Full Permission | 2,956 |
| Current Outline Permission | 751 |
| Prior Approval | 25 |
| Perm. awaiting Sect. 106 | 0 |
| Permission in Principle | 0 |
| Local Plan Allocation | 391 |
| 10 or more dwellings without planning permission (eg Nottingham City Council regeneration sites) | 205 |
| less than 10 dwellings without planning permission (eg Nottingham City Council regeneration sites) | 0 |
| Total | 7,570 |
| - Lapse Rate / non-implementation rate of 4.5% of sites not under construction (based on the Greater Nottingham Joint Methodology Report for SHLAAs Document) | 195 |
| **Total** | 7,375 |

### 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 Dwelling Provision 2023-24 | 1,826 |
| Total Dwelling Provision 2024-25 | 1,247 |
| Total Provision 2011-25 | 15,456 |
| | |
| Dwellings completed to March 2025 | 18,274 |
| | |
| Surplus at 2025 against policy requirements (18,274 – 15,456) | 2,818 |
| Surplus per annum 2025-28 | +939 |
| | |
| **Total Dwelling Provision 2025-30** | **6,857 (5 x 1,306 x 1.05)** |

### Table 4. Years of supply

| | |
|---|---|
| 5 year Housing Requirement | 6,857 |
| Annual Requirement | 1,371 (1,306 + 5%) |
| Total supply (7,375+1,679 windfall (103+103+103+685+685) inc. sites less than 5 dwellings – 50 demolitions) | 9,004 |
| Difference between supply and requirement (9,004-6,857) | +2,147 |
| **Total year's supply (9,004 / 1,371)** | **6.57** |

### Sedgefield method:

| | |
|---|---|
| 5 year Housing Requirement (5 year minus surplus (6,857 -(939 x 3)) | 4,040 |
| Total supply (7,375+1,679 windfall (103+103+103+685+685) inc. sites | 9,004 |

| | |
|---|---|
| less than 5 dwellings – 50 demolitions) | |
| Difference between supply and requirement (9,004-4,040) | +4,964 |
| **Total five year supply ((9,004/ 4,040) x 5)** | **11.14** |

3.3.19 The City Council has also produced a housing trajectory to 2030 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 2030.

3.3.20 The number of children aged 16 and under increased by 4,192 individuals from 2014 to 2024, to a total of 64,945 individuals. This was marginally higher than the overall growth rate (6.9% vs 6.7%), but higher than the national (England) growth rate of 5.5%. It is expected that the growth rate in number of children aged 16 and under is likely to slow, and possibly depopulate, in the coming years.

**3.3.21 The Historic Environment**

| |
|---|
| **Policy 11 of the Aligned Core Strategy**<br>**Policies HE1 & HE2 the Local Plan Part 2** |

3.2.21 In March 2025 there were 32 Conservation Areas in the City. In March 2025 in the City 757 building entries were Listed grade II, 38 Grade II* and 11 Grade I. In March 2025 there were 618 Locally Listed Buildings. Conservation Areas (in the City):

3.2.22 In March 2025 there were 19 places at risk: 10 Conservation Areas and 9 listed buildings. This does not include grade II listed buildings. (Policy HE1 of the Local Plan Part 2). There is also a Local List. The Local List, which will ensure that a number of the city's most treasured heritage assets currently not given national protection through Historic England listing, are protected and remain a key part of the city's heritage for the benefit of future generations. The Local List principle and criteria was adopted by the Executive Board in September 2018. The first Entries were adopted in 2019. The Park Conservation Area SPD was adopted in January 2023.

3.2.23 **Local Services and Healthy Lifestyles**

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

3.2.24 For 2021 - 23, life expectancy at birth for males was 76.2 years and females was 80.6 years. In comparison, the national (England) values were 79.1 and 83.1 respectively, indicating a lower life expectancy in the City compared to the national profile (source: Office for Health Improvement and Disparities - Public health profiles).

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 2024/25.

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 In terms of 'barriers to housing and services', the average score for the City was 20.54 in the 2025 Indices of Multiple Deprivation (IMD), rising from 23.6 in 2019. This ranks 168 out of 297 local authorities assessed. Noting that the rank for the overall IMD score was 18 out of 317, this indicates that this aspect of deprivation is less acute in the City compared to other domains (such as income deprivation affecting children, health, and education).

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 set 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 Nottingham City boundaries are tightly drawn resulting in the vast majority of the City being 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 37,195 in 2024 compared with 37,645 vehicles in 2023 – this shows an increase of 0.1% from 37,150 in 2011 and a decrease of 2.5% from 38,154 in 2022. Due to Covid-19 there were no updates for 2020 and 2021.

3.2.34 Policies to improve accessibility and reduce congestion are being successfully implemented. In 2024/25 the combined number of passenger journeys by bus and tram in Greater Nottingham was 71.32 million of which the tram contributed 14.88 million passenger journeys. This represents a 6.2% increase from 67.18 million in 2003/04. In 2024/25 bus and tram patronage was 71.32 million, a rise of 4.2% from 71.02 million in 2023/24. 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.

3.2.35 For the City: The 2024 figure was 573 million miles for traffic, a 1.8% increase from the pre-pandemic 2019 figure of 563 million. For Greater Nottingham: The 2024 figure was 1,730 million miles for traffic, a 1.1% decrease from 2019 figure of 1,750 million. (Policy TR1 of the Local Plan Part 2).

3.2.36 The City Council are moving to a new system which may also involve us establishing a new baseline. This will take in a wider part of the network and take into account more of the routes we have recently invested in and improved. 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 2021 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

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 2025. Nottingham City Council has received 5 Green Flag Awards and also 5 Green Flag Heritage Award for the same sites, these being Victoria Embankment, Highfields Park, Forest Recreation Ground and Wollaton Park. The Green Heritage Site Accreditation, is 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 8 Community Awards, including Lark Hill Village, with the City also gaining 4 University campus Green Flags and one Canals and Rivers Trust Green Flag. (Policy EN1 of the Local Plan Part 2)

3.4.4 Improvements for 2024/25 have included Ronald Street play area (completed August 23), Marmion Park play (completed June 25) and outdoor gyms at Victoria Park and Robin Hood Chase (completed spring 2025), Broxtowe Skate Park (completed June 2024) and the New Collin's Street play area (completed Feb 24) - (Policy EN1 of the Local Plan Part 2).

3.4.5 The number of agreements containing Open Space contributions that were completed in 2024/25 is 18, valued at £1,587,550. 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 pledged to plant 50,000 new trees by the end of 2023, which after some initial delays has now been met.

3.4.7 The creation and opening of the new City Centre green space, called the 'Green Heart' was carried out as part of wider Broadmarsh Centre redevelopment. The Green Heart opened to the public in August 2024 and delivers a 438% uplift in biodiversity for the area.

### 3.4.8 Biodiversity

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

3.4.9 In 2024/25 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).

3.4.10 At 31st March 2025, there were 52 sites across the city that have Local Wildlife Site (LWS) status (some of these sites have dual status as Local Nature Reserves or Sites of Special Scientific Interest, as outlined in the previous paragraph). Of those sites, 31 out of 52 are under positive conservation management (59.6%) The city supports LWS covering a total area of 697ha. All 14 Local Nature Reserves are in positive conservation management. In addition to this, 4 sites that are not currently identified as having statutory or non-statutory status are also managed positively for conservation (Quarry Holes, Tottle brook, Valley Road water meadows, Whitemoor nature reserve).

3.4.11 Beeston Sidings nature reserve is currently undergoing habitat improvement works funded by S106 contribution. This includes encroaching scrub removal, thinning of the woodland, and creation of slow worm hibernacula. Iremonger's Pond and Holme Pit are also undergoing improvement works as part of the Species Survival Fund (Thriving in a Wilder Trent). Habitat works include reedbed management, Himalayan balsam control, reinstatement of floating islands, and willow scrub control.

3.4.12 A recent increase in Ranger provision with greater emphasis on the natural areas, along with initial discussion with landowning elements of the Council and other partners is looking to increase the number of sites under positive management in the future. (Policy EN6 of the Local Plan Part 2)

3.4.13 **Minerals, Land Contamination, Instability and Pollution, and Hazardous Installations**

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

3.4.14 There are no minerals workings at present within the City, and no mineral workings between 2011 and 2025. 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 Nottingham City Council does not currently have in place a Community Infrastructure Levy (CIL). Should the Council decide to introduce CIL, consultation on the level of CIL to be charged will take place with interested parties consulted prior to Public Examination. (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 Planning for Student Accommodation web page. Data held on that web page will be more up to date than contained within this AMR report.

3.6.2 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, to meet the needs of students and with the intention of freeing up 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.

### Student Council Tax Exemptions

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 annually from the Council's Council Tax department on 1 November. 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.

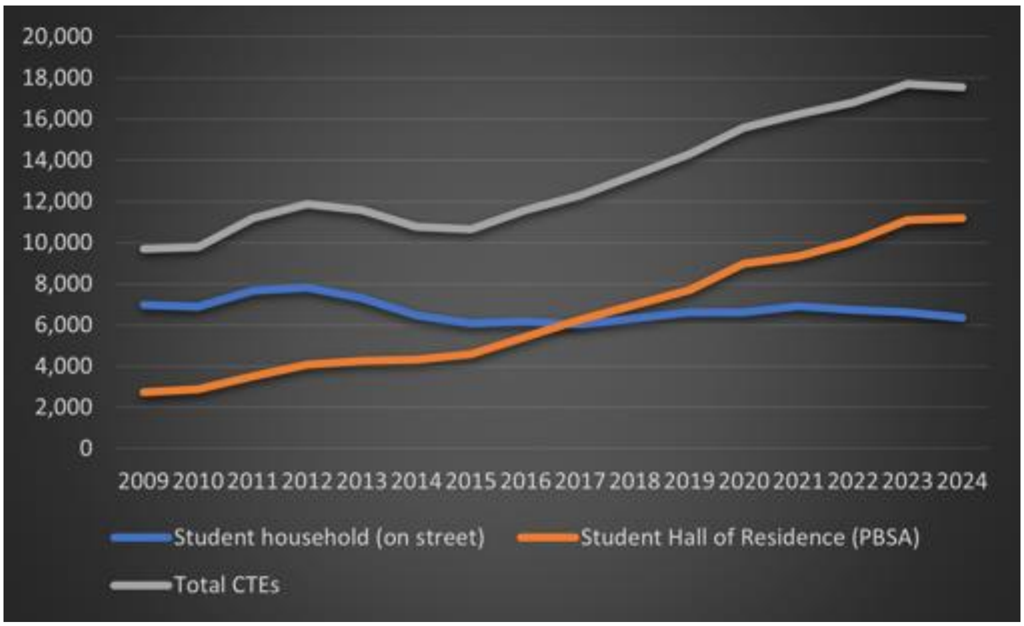
Breakdown of CTE households in Nottingham

| Year | Student household (on street) | Student Hall of Residence (PBSA) | Total CTEs |
|---|---|---|---|
| 2024 | 6,342 | 11,197 | 17,539 |
| 2023 | 6,611 | 11,084 | 17,695 |
| 2022 | 6,748 | 10,064 | 16,812 |
| 2021 | 6,900 | 9,348 | 16,248 |
| 2020 | 6,620 | 8,970 | 15,590 |
| 2019 | 6,610 | 7,693 | 14,303 |
| 2018 | 6,323 | 6,970 | 13,293 |
| 2017 | 6,029 | 6,272 | 12,301 |
| 2016 | 6170 | 5,413 | 11,583 |
| 2015 | 6084 | 4,572 | 10,656 |
| 2014 | 6457 | 4,321 | 10,778 |
| 2013 | 7310 | 4,254 | 11,564 |
| 2012 | 7,800 | 4,071 | 11,871 |
| 2011 | 7,658 | 3,521 | 11,179 |
| 2010 | 6,899 | 2,885 | 9,784 |
| 2009 | 6,965 | 2,733 | 9,698 |

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

### Calculating Student Housing

3.6.3 For student housing developments the Government has issued guidance (the Planning Practice Guidance on Housing supply and delivery (22 July 2019, updated to Paragraph 25 12 December 2024)). Authorities will need to base their calculations on the average number of students living in student only accommodation, using the published census data, and take steps to avoid double-counting. The exception to this approach is studio flats designed for students, graduates or young professionals, which can be counted on a one for one basis. A studio flat is a one-room apartment with kitchen facilities and a separate bathroom that fully functions as an independent dwelling.




### Student Enrolments

3.6.4 A table showing the number of students attending the City's two universities and available PBSA bedspaces is included in Appendix 4. For a number of years both Universities had increased their student numbers. In the 2022/23 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. This data is now consistently available back to 2016/17. In addition, the same agreed methodology also excludes those students that do not require accommodation in the city by excluding those that live at home or outside of the city – for example in Beeston or West Bridgford.

3.6.5 The universities had previously 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 could be used to show likely growth in student numbers. However, for the last 2 years that has been a full in the overall number of students studying and requiring accommodation within the City. This is partly attributed to covid in that there was a “student peak” through that period, but there has been less demand from international students due to visas and the UK being seen to be less attractive to international students. Given uncertainties and the recent drop in student numbers, zero growth is assumed for the next few years at both Universities.

**Growth of PBSA**

3.6.6 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 was intended to overcome this shortfall, to continue to meet the needs of an increasing student population and provide additional bedspaces to accommodate students switching from traditional student accommodation (on street – mainly in HMOs) 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 C4 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. Future provision of PBSA should therefore be focused on provided shared accommodation to meet the needs of students who would traditional choice to live in shared housing and thereby limiting the number of studio bedspaces provided in new PBSA schemes.

**PBSA Vacancy Survey**

3.6.7 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 across the PBSA market within the city. However, for the 2023/24 academic year the vacancies within PBSA exceeded 2% for the first time, reaching 3.5% with a higher proportion of studios recorded as voids. In 2024/25, vacancy levels reached 11.2%.

**Summary from the 2024-25 survey;**

- 33 providers responded to the survey, representing approximately **85% of the known PBSA bedspaces** within Nottingham.
- Reported **vacancy rate for the 2024-25 academic year is 11.2%** which is **a further marked increase from the 2023-24 academic year which was 3.5%.** This figure is nearly three times higher than the vacancy rate in the previous 2023-24 academic year.
- Vacancy rates of cluster flats and studios flats are almost identical at 11.2%. Previously for the academic year of 2023/24, there was a higher

studio vacancy rate (4.7%), compared to cluster beds (2.8%). Given this fluctuation, broader conclusions about the differences between cluster vacancies and studio vacancies should be treated cautiously until a clear long-term trend is established.  However, it should be noted that there have been heavy discounts on studios by some providers (including cashback and other incentives) with these units often being the last to rent and mainly booked by agents for international students (where demand is falling).

- A number of **recently completed PBSA schemes have reported high vacancy rates**. However this may be due to initial operational challenges, such as the timing of the accommodation's readiness for the start of the new academic year, marketing efforts, rent levels and competition with established options.
- **In general, PBSA schemes outside of the city centre and university campuses and/or those that began operating in 2024/25, have higher vacancy rates.**

**Results from the PBSA vacancy surveys**

<table>
<tr><th>Academic Year</th><th>Reported Vacancy Rate %</th><th>Studio Vacancy Rate %</th><th>Cluster Bed Vacancy Rate %</th></tr>
<tr><td>2024-25</td><td>11.2%</td><td>11.2%</td><td>11.2%</td></tr>
<tr><td>2023-24</td><td>3.5%</td><td>4.7%</td><td>2.8%</td></tr>
<tr><td>2022-23</td><td>0.8%</td><td colspan="2" rowspan="9">Data previously not collected as vacancy rates were so low across all known types of accommodation.</td></tr>
<tr><td>2021-22</td><td>1.1%</td></tr>
<tr><td>2020-21</td><td>N/A[1]</td></tr>
<tr><td>2019-20</td><td>0.6%</td></tr>
<tr><td>2018-19</td><td>0.3%</td></tr>
<tr><td>2017-18</td><td>0.5%</td></tr>
<tr><td>2016-17</td><td>1.2%</td></tr>
<tr><td>2015-16</td><td>0.7%</td></tr>
<tr><td>2014-15</td><td>1.6%</td></tr>
</table>

* 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.

3.6.8 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

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

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 NOVEMBER 2025

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 November 2025 LDS.

**On track 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** | **On track**<br>There was a Growth Options consultation 6 July to 14 September 2020. The Preferred Approach was consulted on 3 January 2023 to 14 February 2023. There was a consultation on Strategic Distribution 25 September 2023 to 7 November 2023. A Regulation 19 Document was consulted on 4 November 2024 to 16 December 2024, and again between 12 March and 25 April 2025 |
| **Nottinghamshire and Nottingham Revised Joint Waste Local Plan** | **On track**<br>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. The Nottinghamshire and Nottingham Waste Local Plan was submitted to the Planning Inspectorate on the 5 March 2024 for examination which occurred in October 2024. The plan was adopted by the City Council on 8 September 2025. Minerals matters are covered in the Land and Planning Policies DPD. |
| **Other LDF Documents** | |
| **Authority Monitoring Report** | **On track.** Preparation commenced August 2025 and finalised in Nov/Dec 2025 |

# Chart showing Progress in preparing Local Development Documents: End of November 2025 (please refer to key)

| YEAR | | 2022 | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| MONTH | | J | F | M | A | M | J | J | A | S | O | N | D |
| **Development Plan Documents** | | | | | | | | | | | | | |
| Nottingham Local Plan Part 1: Review of the Greater Nottingham Strategic Policies | LDS | | | | | | | | | | | | |
| | ACTUAL | | | | | | | | | | | | |
| Nottinghamshire and Nottingham Revised Joint Waste Local Plan | LDS | | D | | | | | | | | | | |
| | ACTUAL | | D | | | | | | | | | | |
| **Other LDF Documents** | | | | | | | | | | | | | |
| Authority Monitoring Report | LDS | | | | | | | | A | | | | M |
| | ACTUAL | | | | | | | | A | | | | M |

| YEAR | | 2023 | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| MONTH | | J | F | M | A | M | J | J | A | S | O | N | D |
| **Development Plan Documents** | | | | | | | | | | | | | |
| Nottingham Local Plan Part 1: Review of the Greater Nottingham Strategic Policies | LDS | D | | | | | | | | | | | |
| | ACTUAL | D | | | | | | | | | | | |
| Nottinghamshire and Nottingham Revised Joint Waste Local Plan | LDS | | | | | | | | | | | | |
| | ACTUAL | | | | | | | | | | | | |
| **Other LDF Documents** | | | | | | | | | | | | | |
| Authority Monitoring Report | LDS | | | | | | | | A | | | | M |
| | ACTUAL | | | | | | | | A | | | | M |

| YEAR | | 2024 | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| MONTH | | J | F | M | A | M | J | J | A | S | O | N | D |
| **Development Plan Documents** | | | | | | | | | | | | | |
| Nottingham Local Plan Part 1: Review of the Greater Nottingham Strategic Policies | LDS | | | | | | | | | | | | |
| | ACTUAL | | | | | | | | | | | | |
| Nottinghamshire and Nottingham Revised Joint Waste Local Plan | LDS | | | | | | | | | | K | | |
| | ACTUAL | | | | | | | | | | K | | |
| **Other LDF Documents** | | | | | | | | | | | | | |
| Authority Monitoring Report | LDS | | | | | | | | A | | | | |
| | ACTUAL | | | | | | | | A | | | | |

| YEAR | | 2025 | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| MONTH | | J | F | M | A | M | J | J | A | S | O | N | D |
| **Development Plan Documents** | | | | | | | | | | | | | |
| Nottingham Local Plan Part 1: Review of the Greater Nottingham Strategic Policies | LDS | | | | | | | | | | | | G |
| | ACTUAL | | | | | | | | | | | | |
| Nottinghamshire and Nottingham Revised Joint Waste Local Plan | LDS | | | | | | L | | | M | | | |
| | ACTUAL | | | | | | L | | | M | | | |
| **Other LDF Documents** | | | | | | | | | | | | | |
| Authority Monitoring Report | LDS | | | M | | | | | A | | | | M |
| | ACTUAL | | | M | | | | | A | | | | M |

| YEAR | | 2026 | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| MONTH | | J | F | M | A | M | J | J | A | S | O | N | D |
| **Development Plan Documents** | | | | | | | | | | | | | |
| Nottingham Local Plan Part 1: Review of the Greater Nottingham Strategic Policies | LDS | K | | | | | | | | | | L | M |
| | ACTUAL | | | | | | | | | | | | |
| Nottinghamshire and Nottingham Revised Joint Waste Local Plan | LDS | | | | | | | | | | | | |
| | ACTUAL | | | | | | | | | | | | |
| **Other LDF Documents** | | | | | | | | | | | | | |
| Authority Monitoring Report | LDS | | | | | | | | A | | | | M |
| | ACTUAL | | | | | | | | A | | | | M |

: Position at end of November 2025

: Beyond LDS Timetable

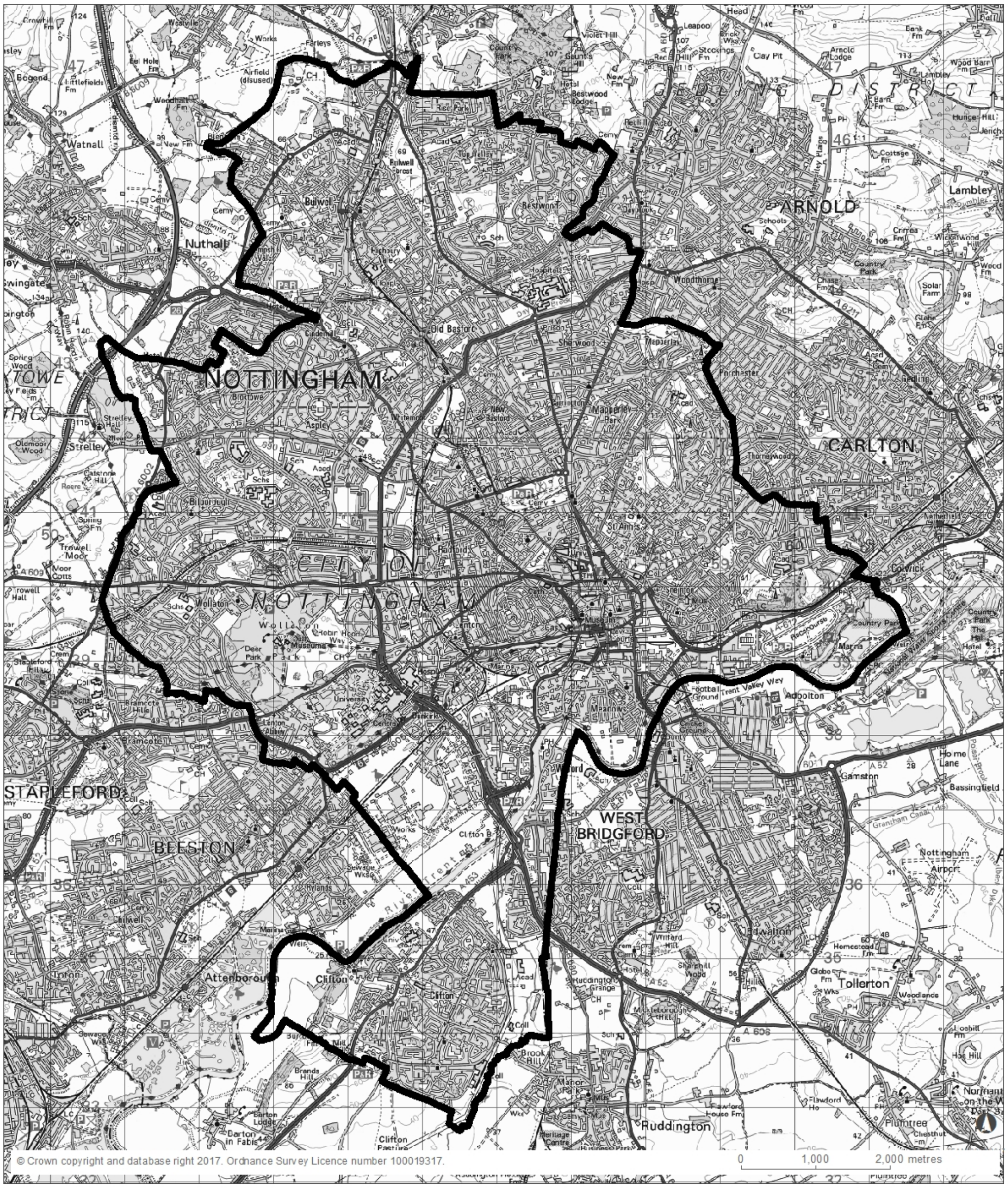
## Key to accompany the Progress chart (featured above)

**PRODUCTION & MONITORING MILESTONES (KEY MILESTONES ARE HIGHLIGHTED IN BOLD)**

| | Saved | SCI | DPDs | SPDs |
|---|---|---|---|---|
| **A** | | **Commencement of document preparation/ evidence gathering** | | |
| **B** | | | **Preparation of the scoping report for the SA** | |
| C | | Preparation of Draft SCI | Preparation of Issues & Options inc public consultation | Preparation of Draft |
| **D** | | **Public Participation on Draft** | **Public Participation on Preferred Options (Regulation 18)** | **Public Participation on Draft** |
| E | | | Consideration of representations | Consideration of representations |
| **F** | | | **Pre submission/Publication Regulation 19 Draft** | |
| **G** | | **Submission to Secretary of State** | **Submission to Secretary of State of DPD (Regulation 22)** | |
| H | | | Public consultation period | |
| I | | Pre-examination consideration of representations | | |
| **J** | | **Pre-examination meeting** | | |
| **K** | | **Commencement of examination / period** | | |
| **L** | | **Receipt of Inspector's binding report** | | |
| **L1** | **Proposed Modifications (transitional arrangements)** | | | |
| **M** | **Adoption and publication of document** | | | |

# 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

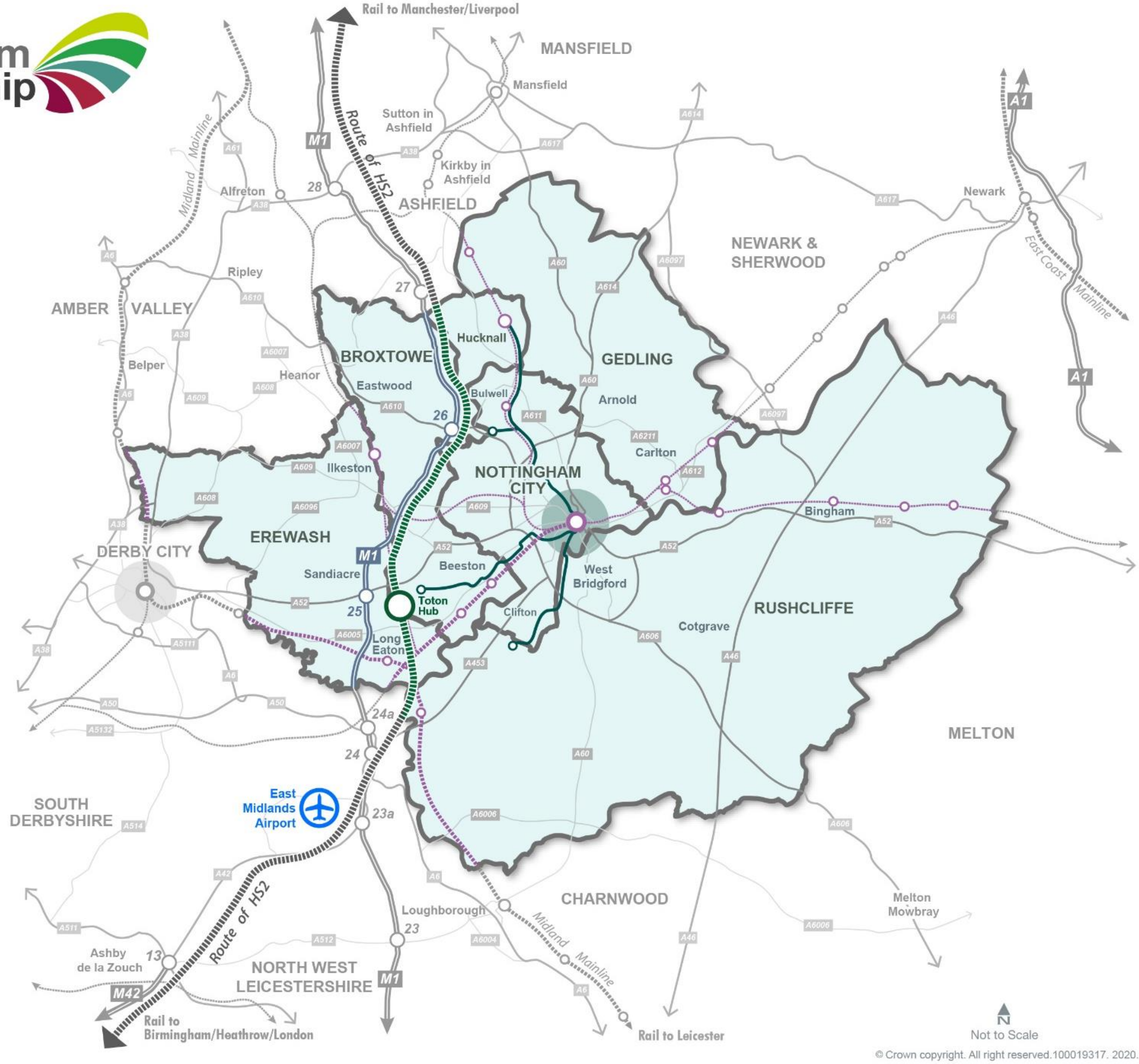
Nottingham City Council

## MAP OF NOTTINGHAM IN CONTEXT OF GREATER NOTTINGHAM

Greater Nottingham Planning Partnership

KEY

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



# 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 (GDCP) –** 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.

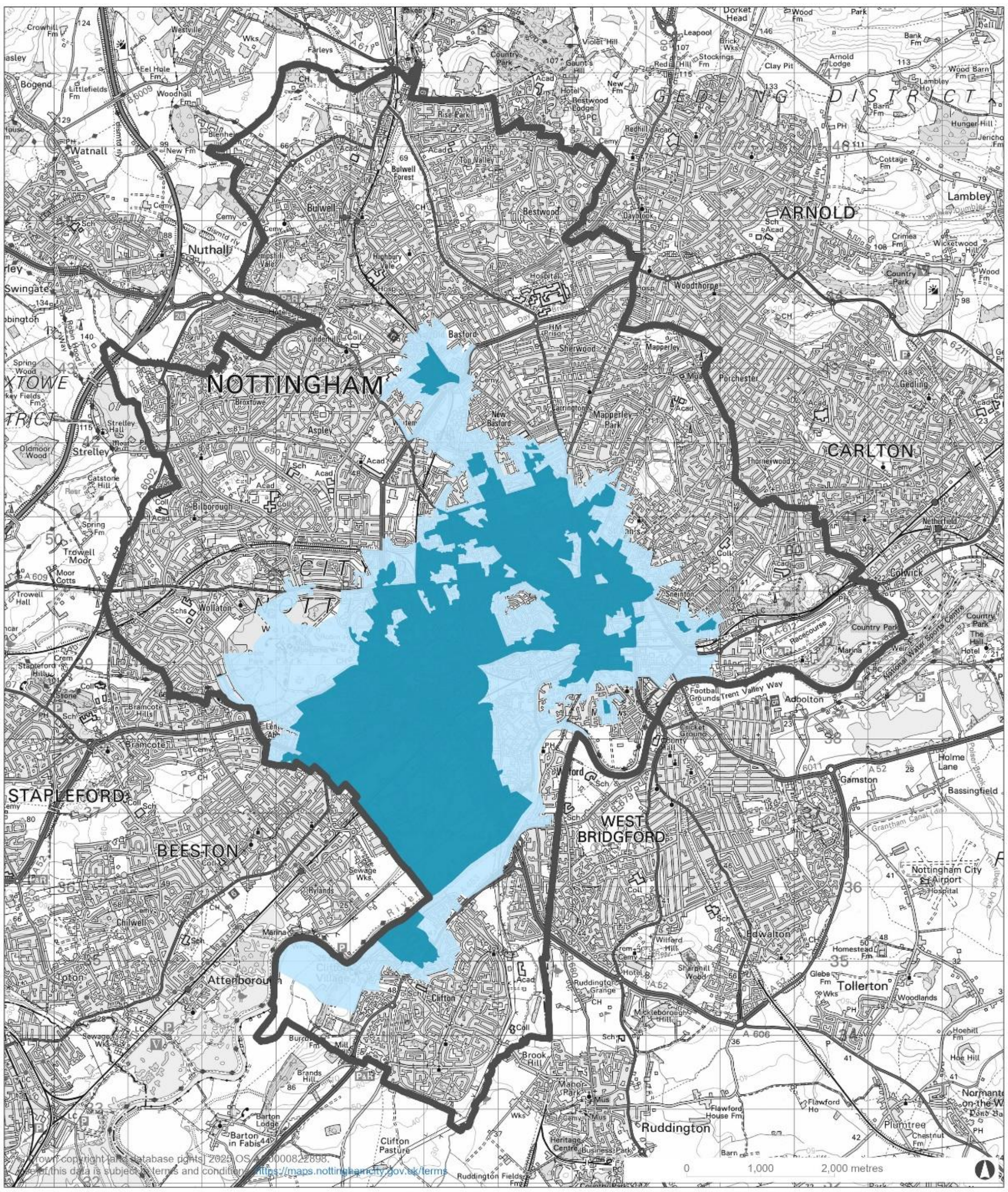
**Supplementary Planning Document (SPD) -** An SPD is a Local Development Document that may cover a range of issues, thematic or site specific, and provides further detail of policies and proposals in a 'parent' DPD.

**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

**Proportion of households who are either student households or HMOs**




Key

- 10% or higher
- OAs adjoining 10%

Note: For purpose built student accommodation, every five beds counted as one household.

Nottingham City Council

Data: November 2024

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 data sets.

## APPENDIX 4: STUDENT BEDSPACES COMPLETED AND PROJECTED

The table below shows the total number of students studying and needing accommodation in the city along with the number of Purpose Built Student Accommodation (PBSA) bedspaces and remaining number of students who need accommodating. For future years (2025/26-2027/28) additional PBSA bedspaces are based on extant or anticipated planning permissions (see appendix 5) and zero increase in the total number of students due to uncertainties in student enrolments. The Council has been working closely with the Universities to refine the housing need of students within the city and there is now consistent data available from the 2016/2017 academic year. Therefore, there is a discontinuity with earlier data in previous AMRs.

| | **2016/ 2017** | **2017/ 2018** | **2018/ 2019** | **2019/ 2020** | **2020/ 2021** | **2021/ 2022** | **2022/ 2023** | **2023/ 2024** | **2024/ 2025** | **2025/ 2026*** | **2026/ 2027*** | **2027/ 2028*** | **2028/ 2029*** |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 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** | **57,890** | **56,143** | **56,143** | **56,143** | **56,143** | **56,143** |
| 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** | **48,001** | **45,293** | **45,293** | **45,293** | **45,293** | **45,293** |
| Purpose Built Student Accommodation including pipeline for future years | **21,765** | **22,699** | **23,310** | **24,482** | **25,902** | **27,508** | **29,345** | **30,912** | **33,567** | **36,326** | **36,991** | **39,046** | **41,003** |
| Remaining students (assumed to be living in on street accommodation in either HMOs, small houses (C3) or flats). | **17,773** | **18,078** | **18,487** | **20,645** | **19,647** | **23,548** | **23,398** | **17,089** | **11,726** | **8,967** | **8,302#** | **6,247#** | **4,290#** |

* Future student enrolment numbers uncertain therefore zero growth assumed.

# Remating students is the Number of students who need accommodation minus the cumulative increase including the future pipeline of PBSA and doesn't take into account the any vacancies within PBSA (which would increase the number of students living on street).

## APPENDIX 5: DETAILS OF FUTURE STUDENT ACCOMMODATION

The following tables show the number of bedspaces from extant (and known) PBSA schemes. The tables may include 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 2024/25 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 three academic years through to the 2027/2028 academic year. There is no guarantee that these schemes will come forward or in the suggested timeframes, or get planning permission, but it gives an indication of the likely pipeline of schemes into future years. Similarly, new schemes may also come forward which the Council is not yet aware of.

There are other existing planning applications/pre-application schemes for PBSA which are not including here due to uncertainties including delivery dates, number and type of bedspaces.

The most up to date pipeline schemes can be found on the Council's PBSA Dashboard.

**Completed 2025/26 Academic Year Schemes (providing 25+ bedspaces)**

| Name | Bedspaces | Planning Application Reference |
|---|---|---|
| Centre Court (formally Forest Mill) | 790 | 22/00045/PFUL3 |
| Bendigo Building | 661 | 21/00968/PFUL3 |
| Fusion | 552 | 21/01033/PFUL3 |
| Fabric | 323 | 21/02417/PFUL3 |
| Radmarsh Road/Derby Rd | 222 | 19/02325/PFUL3 |
| Campus Corner | 176 | 24/00084/PVAR3 |
| Stanley House (Phase 2) | 45 | 20/00966/PFUL3 |
| **Total** | **2,769** | |

**Potential delivery 2026/27 (providing 25+ bedspaces)**

| Name | Bedspaces | Planning Application Reference |
|---|---|---|
| 2A Triumph Road | 169 | 22/00001/PFUL3 |
| 38-46 Goose Gate | 100 | 21/01479/PFUL3 |
| 16-22 St Marks Street | 63 | 19/02337/PFUL3 |
| Roden Street | 49 | 23/02035/PFUL3 |
| 45 Mansfield Road | 38 | 24/01445/PFUL3 |
| The Plough Inn | 32 | 21/01510/PFUL3 |
| 104-106 Upper Parliament Street | 29 | 23/01672/PFUL3 |
| 86 And Flat Over Radford Road | 28 | 22/00964/PFUL3 |

| | | |
|---|---|---|
| 30 - 32 Goose Gate | 28 | 23/01965/PVAR3 |
| 11-13 First Floor | 26 | 21/02741/PFUL3 |
| 1 Lennox Street | 26 | 23/01989/PFUL3 |
| **Total** | **588** | |

**Potential delivery post 2026/27 (providing 25+ bedspaces)**

| Potential Academic Year | Name | Bedspaces | Planning Application Reference |
|---|---|---|---|
| 2027/28 | Phase 2B Island Quarter | 394 | 24/00281/PFUL3 |
| 2027/28 | 3 Wilford Road | 356 | 22/00188/PFUL3 |
| 2027/28 | 'The Stations', House of Social (Former Police and Fire Station) | 246 | 25/01609/PFUL3 |
| 2027/28 | 5 - 17 Huntingdon Street, 387-391 Alfred Street | 210 | 21/00632/PFUL3 |
| 2027/28 | Former Leather Works Denman Street | 206 | 25/00759/PFUL3 |
| 2027/28 | Castle Boulevard and 49/51 Fishpond Drive | 141 | 25/00065/PFUL3 |
| 2027/28 | Car Park Junction Of Cowan Street Bath Street And 1A Brook Street | 91 | 18/00565/POUT |
| 2027/28 | Site Of 2 Queens Road, Nottingham | 86 | 22/02422/PFUL3 |
| 2027/28 | Finley House | 81 | 23/01690/PFUL3 |
| 2027/28 | Site of former Ropewalk pub | 64 | 24/01952/PFUL3 |
| 2027/28 | 54-60 Lower Parliament Street | 49 | 23/00044/PFUL3 |
| 2027/28 | Ortzen Court | 48 | 23/00711/PFUL3 |
| 2028/29 | Norton Street development (land rear of Players Court & Radford House) | 587 | 24/00076/PFUL3 |
| 2028/29 | Rick Street | 249 | 22/00735/PFUL3 |
| 2028/29 | Chainey Place | 245 | 23/00213/PFUL3 |
| 2028/29 | Former Nottingham Central Library | 162 | 24/01329/PFUL3 |
| 2028/29 | Damad House | 136 | 23/02055/PFUL3 |
| 2028/29 | Mercure | 113 | 23/01330/PFUL3 |
| 2028/29 | 265 Ilkeston Road | 109 | 23/00584/PFUL3 |
| 2028/29 | 16B Lower Parliament Street (Peacocks/Poundland) | 104 | 22/00889/PFUL3 |
| 2028/29 | Land To West Of 69 Salisbury Street | 76 | 21/01804/POUT |
| 2028/29 | Site of former Nottingham Legend pub | 59 | 24/01783/PFUL3 |
| 2028/29 | The Cricket Players Public House | 50 | 22/00678/PFUL3 |
| 2028/29 | Land South East Of 95 Faraday Road | 29 | 22/01671/PFUL3 |
| 2028/29 | 8 Clinton Terrace | 26 | 22/00587/PFUL3 |
| 2029/30 | 'The Tower', House of Social (Former Police and Fire Station) | 424 | 25/01609/PFUL3 |
| **Total** | | **4,341** | |

# APPENDIX 6: DEVELOPMENT STATUS OF LOCAL PLAN SITES

The table below show the development progress and status of Local Plan Sites

| LAPP ref | Site name | Development status | 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 | Developed | 19/02811/PFUL3 |
| SR04 | Area between Linby Street and Filey street and to Main Street | Undeveloped | |
| SR05 | Ridgeway - Former Padstow School Detached Playing Field, | Developed | 21/02507/PFUL3 |
| SR06 | Beckhampton Road - Fomer Padstow School Detached Playing Field | Developed | 21/01547/PFUL3 |
| SR07 | Hucknall Road/Southglade Road - Southglade Food Park | Undeveloped | |
| SR08 | Eastglade Road - Former Padstow School Site | Developed | 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 - Hempshill Vale | Undeveloped | |
| SR12 | Highbury Road - Former Henry Mellish School Site | Under construction | |
| 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 | Partially developed | 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 | Under construction | 23/01018/PFUL3 |
| SR33 | Carlton Road - Former Co-op | Undeveloped | 15/016/NOAPPN |
| SR34 | Alfreton Road - Forest Mill | Developed | 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 | Under construction | 18/00056/POUT |
| SR50 | Green Lane - Fairham House | Developed | 18/01860/PVAR3 |
| SR51 | Farnborough Road - Former Fairham Comprehensive School | Undeveloped | |
| SR52 | York House,<br>Mansfield Road,<br>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 | Partly 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 | Developed | 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 | Partly 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 | Partly developed | 16/01542/PRES4 |
| SR74 | Waterside - Trent Lane, Park Yacht Club | Developed | 17/01930/PFUL3 |

# APPENDIX 7: USEFUL CONTACTS

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

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**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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