#### Front cover of the Authority Monitoring Report - includes 3 photos of sites in Nottingham including a housing site, and office and Market Square in Nottingham

#### Authority Monitoring Report

#### Nottingham City Council

#### June 2025

#### 

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      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.
      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 Economic Plan for example (Draft February 2024).
      4. Policies to improve accessibility and reduce congestion are being successfully implemented. In 2023/24 the combined number of passenger journeys by bus and tram in Greater Nottingham was 71.24 million of which the tram contributed 17.49 million passenger journeys. This represents a 6% increase from 67.18 million in 2003/04. In 2023/24 bus and tram patronage was 71.24 million, a rise of 38.70% from 51.36 million in 2022/23. 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 March 2025 Local Development Scheme.

1. INTRODUCTION
   1. Background
      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. This AMR covers the period from 1 April 2023 to 31 March 2024 and is the 13th 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.
      3. The AMR monitors against the Nottingham Local Plan Part 2 adopted in January 2020 and the Aligned Core Strategy adopted in September 2014.
      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.
      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.
      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. Links to other strategies
      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 Nottingham Strategic Plan 2024-27 Refresh and the Carbon Neutral Charter and Action Plan (2020).
      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.
      3. City is both a mineral and waste authority. As the [Nottinghamshire and Nottingham Waste Core Strategy](https://www.nottinghamshire.gov.uk/planning-and-environment/waste-development-plan/part-1-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 Nottinghamshire and Nottingham Waste Local Plan was submitted to the Planning Inspectorate on the 5 March 2024 for examination which occurred in October 2024. Minerals matters are covered in the Land and Planning Policies DPD .<http://www.nottinghamshire.gov.uk/planning-and-environment/minerals-and-waste-planning-policy/monitoring>
      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

* + 1. 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. 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: <https://www.gnplan.org.uk/media/3374609/monitoring-of-the-aligned-core-strategies-may-2022.pdf>

1. IMPLEMENTATION & IMPACT OF THE LOCAL PLAN DOCUMENT POLICIES

3.1 Background

* + 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
  1. DEVELOPMENT MANAGEMENT POLICIES – SUSTAINABLE GROWTH
     1. Climate Change

**Policy 1 of the Aligned Core Strategy**

**Policies CC1, CC2 & C3 of the Local Plan Part 2**

* + 1. 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.
    2. In 2023/24 the Environment Agency (EA) raised objections to 9 planning application on flood risk grounds and none on water quality grounds. 1 was undecided, 1 was refused. Of the others, 5 were granted conditionally as the objection was resolved/conditioned/withdrawn, and, 2 were given conditional Prior Approval, therefore none were granted contrary to EA advice. (Policy CC3 of the Local Plan Part 2).
    3. The Spatial Strategy
    4. This Policy is overarching, and therefore more detailed in other policies, so the monitoring of it is covered in detail in other sections

**Policy 2 of the Aligned Core Strategy**

* + 1. Employment Provision and Economic Development
    2. The latest data for the number of jobs shows a 3.0% increase in the City from 200,000 in 2021 to 206,000 in 2022. 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 4.3% to at 335,000. Jobs in the East Midlands increased by 2.7% to 2,164,000. (Policies EE1& EE4 of the Local Plan Part 2).

**Policy 4 of the Aligned Core Strategy**

**Policies EE1, EE2, EE3, EE4 & IN1 of the Local Plan Part 2**

* + 1. In 2023/24 there was a loss of 9,701sqm of offices to residential.
    2. 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. Data for the period from 1st April 2023 to 31st March 2024 shows that the following were developed:
* 30,603 sqm of B8 and 3,055 sqm of offices across 3 storeys and 6.5ha at Blenheim Lane



* + 1. Between April 2010 and March 2011 54.2% of people aged 16-64 were in employment in the City. This figure has increased to 64.4% in between April 2023 and March 2024. Note that the employment rate from 2020-2022 should be viewed with caution as the pandemic had unusual impacts on the Annual Population Survey which is the source of these figures.
    2. 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 32nd out of 133 ITL3 areas in England. The latest data for 2022 shows a 4.5% increase between 2021 and 2022 in Nottingham from £33,400 to £34,900, while the England average increased 8.6% from £31,300 to £34,000. As many jobs are taken by in commuting this is not a reflection of the population of the City.
    3. The latest data shows that in 2022 Nottingham had 1,450 new business registrations.
    4. 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.
    5. 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)
    6. 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.
    7. In June 2024 13,895 people aged 16-64 were claiming unemployment benefits (6.0%) higher than 11,750 in August 2015 (5.0%). In the most disadvantaged SOAs, (10% most deprived in the 2019 IMD) unemployment was 9.5%. Although the unemployment rate has fallen since the highs following the pandemic, the rate has started to increase in recent months.

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

* + 1. Nottingham City Centre is one of the top largest 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 |

3.2.19 During 2023/24 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 2023/24 (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 11.91% vacancy rate in July 2023). 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). There was no available data for 2024.

3.2.21 In 2023/24 there was a zero sqm gross gain, but a 2,040sqm loss of office floorspace in the City Centre. Between 2011/24 there was a 25,684sqm gain, 61,499sqm loss, and a 35,815sqm 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 2023/24 756 dwellings (including 199 non-students dwellings) were completed in the City Centre. Between 2011-2024 7,345 dwellings (including 1,999 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 76,000 in 2022. This compares to 74,000 in 2021.

3.3 DEVELOPMENT MANAGEMENT POLICIES – PLACES FOR PEOPLE

* + 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 148,200 residential properties in the City, and a 2023 population of 329,300 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 2023/24 was 2,015 (including 912 non-student dwellings). There were 2,020 completions, and 5 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 2024 was 16,369 net (i.e. an average of 1,259 per annum), including 7,950 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 16,369 dwellings figure is above the 12,470 dwellings of the Core Strategy Policy and above the 12,473 in the Core Strategy trajectory. (Policies HO1 & HO2 of the Local Plan Part 2). Based on the Governments Standard Methodology the requirement to 2023 would be 14,209.

3.3.12 The average house price in May 2024 in the City was £192,300 (-1.9% over 12 months), the East Midlands was £245,600 (+3.2%) and England & Wales was £302,400 (+2.2%). 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 2023/24, 185 new affordable dwellings (based on planning definition) were completed in the City. This is a change in the percentage of total completions - to 20.3% of gross completions excluding purpose-built student dwellings). The percentage was 11.4% in 2022/23. 1,800 (19.2% of gross exc student) during 2011/24 were affordable (Policy HO3 of the Local Plan Part 2).

3.3.14 No additional permanent pitches were provided (Gypsy & Traveller) in 2022/23. There were no transit pitches and 60 permanent pitches (including 20 travelling show people) in total as at 31st March 2024. (Policy HO7 of the Local Plan Part 2)

* + 1. 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 30.6% of all dwellings completed (Outside the City Centre and excluding purpose-built student dwellings). The proportion was 27.7% in 2022/23. The figure is 37.9% during 2011/24. As the general trend has been upwards since 2003, this is considered to be as anticipated.
    2. In 2023/24 96.2% of new-build and converted dwellings (including purpose-built student dwellings) were built on Previously Developed Land (PDL). Between 2011 and 2024, 96.3% of dwellings were built on PDL (using the definition current at the time).
    3. At the 1st April 2024, planning permission and prior approvals existed for sites to accommodate 9,407 dwellings, with an additional 25 dwellings on sites awaiting S106. Of these, 4,940 were on sites which were already under construction.
    4. 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 2024, the City has about 8.59 years supply of deliverable sites. Taking into account past over delivery Nottingham has 12.83 years of supply.

**Summary of deliverable sites at 31/3/24:**

**5 Year Supply**

|  |  |
| --- | --- |
| Under Construction | 4,517 |
| Current Full Permission | 3,477 |
| Current Outline Permission | 806 |
| Prior Approval | 15 |
| Perm. awaiting Sect. 106 | 0 |
| Permission in Principle | 0 |
| Local Plan Allocation | 686 |
| 10 or more dwellings without planning permission | 412 |
| less than 10 dwellings without planning permission | 17 |
| Total | 9,930 |
| - Lapse Rate / non-implementation rate of 2.57% of sites not under construction (based on the Greater Nottingham Joint Methodology Report for SHLAAs Document) | -139 |
| **Total** | **9,791** |

**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 Provision 2011-24 | 14,209 |
|  |  |
| Dwellings completed to March 2024 | 16,369 |
|  |  |
| Surplus at 2024 against policy requirements (16,369 – 14,209) | 2,160 |
| Surplus per annum 2024-28 | +540 |
|  |  |
| **Total Dwelling Provision 2024-29** | **6,547 (5 x 1,247 x 1.05)** |

**Years of supply**

|  |  |
| --- | --- |
| 5 year Housing Requirement | 6,547 |
| Annual Requirement | 1,309 (1,247 + 5%) |
| Total supply (9,791+1,513 windfall inc. sites less than 5 dwellings – 50 demolitions) | 11,254 |
| Difference between supply and requirement (11,254-6,547) | +4,707 |
| **Total year’s supply**  **11,254 / 1,309)** | **8.59** |

**Sedgefield method:**

|  |  |
| --- | --- |
| 5 year Housing Requirement (5 year minus surplus (6,547 -(540 x 4)) | 4,387 |
| Total supply (9,791+ 1,513 windfall inc. sites less than 5 dwellings – 50 demolitions) | 11,254 |
| Difference between supply and requirement (11,254- 4,387) | +6,867 |
| **Total five year supply**  **((11,254/ 4,387) x 5)** | **12.83** |

* + 1. The City Council has also produced a housing trajectory to 2029 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 2029.
    2. The number of children aged under 16 has been rising since 2003 and rose by 100 between 2022 and 2023. 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 1,450 in the year to 2023 (to the remainder of England and Wales only).
    3. **The Historic Environment**

* + 1. In March 2024 there were 32 Conservation Areas in the City. In March 2024 in the City 757 building entries were Listed grade II, 38 Grade II\* and 11 Grade I. In March 2024 there were 636 Locally Listed Buildings.

**Policy 11 of the Aligned Core Strategy**

**Policies HE1 & HE2 the Local Plan Part 2**

* + 1. In March 2024 there were 21 places at risk: 11 Conservation Areas and 10 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.
    2. 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**

* + 1. For 2020-22, life expectancy at birth for males was 75.8 years and females was 80.5 years. In the pre pandemic years of 2017-19, males was 77.0 years and females was 71.1 years. The reduction is in part due to COVID. (Policy LS3 of the Local Plan Part 2).
    2. 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. Culture, Tourism and Sport

**Policy 13 of the Aligned Core Strategy**

* + 1. There were no new major tourist and sport venues opened in 2023/24, though the castle did reopen in June 2023 following the collapse of the Nottingham Castle Trust.
    2. Managing Travel Demand & Transport Infrastructure Priorities
    3. 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).

**Policies 14 & 15 of the Aligned Core Strategy**

**Policies TR1, TR2 & TR3 of the Local Plan Part 2**

* + 1. 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).
    2. 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. 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.
    4. The AM peak period inbound traffic flow to the Inner Traffic Area was 37,718 in 2023 compared with 37,988 vehicles in 2022 – this shows an increase of 1.5% from 37,150 in 2011 and an decrease of 0.7% from 37,988 in 2022. Due to Covid-19 there were no updates for 2020 and 2021.
    5. Policies to improve accessibility and reduce congestion are being successfully implemented. In 2023/24 the combined number of passenger journeys by bus and tram in Greater Nottingham was 71.24 million of which the tram contributed 17.49 million passenger journeys. This represents a 6% increase from 67.18 million in 2003/04. In 2023/24 bus and tram patronage was 71.24 million, a rise of 38.70% from 51.36 million in 2022/23. 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).
    6. For the City: The 2023 figure was 566 million miles for traffic, a 0.5% increase from the pre-pandemic 2019 figure of 563 million. For Greater Nottingham: The 2023 figure was 1,710 million miles for traffic, a 2.3% decrease from 2019 figure of 1,750 million. (Policy TR1 of the Local Plan Part 2).
    7. At the moment we cannot provide an index figure. We are however 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).
    8. 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
  1. DEVELOPMENT MANAGEMENT POLICIES – OUR ENVIRONMENT
     1. Green Infrastructure, Parks and Open Space

* + 1. Green Flags are awarded annually and recognise excellence in parks and open spaces, not only for reaching high environmental standards, but also for involving local communities in their upkeep, development and use. The Council achieved Green Flag Awards for 16 parks in 2011, The latest list was announced in summer 2024. Nottingham City Council has received 3 Green Flag Awards, Victoria Embankment, Highfields Park and Wollaton Park. Highfields Park, Victoria Embankment and Wollaton Park have also achieved their Green Heritage Site Accreditation, supported by Historic England, for the management of their historic features. Policy EN1 of the Local Plan Part 2)

**Policy 16 of the Aligned Core Strategy**

**Policies EN1, EN2, EN3, EN4 & EN5 of the Local Plan Part 2**

* + 1. The city has been given 6 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)
    2. Improvements for 2023/24 have included Ronald Street play area (completed August 23) 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. The number of agreements containing Open Space contributions that were completed in 2023/24 is 16, valued at £583,062. These sums will only come to fruition if the permissions are enacted and payment triggers reached.
    4. 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.
    5. 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 2023/24 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).

* + 1. At 31 March 2024 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 31/3/24 all 14 Local Nature Reserves are in positive conservation management. (Policy EN6 of the Local Plan Part 2)
    2. 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 2024. 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 [Planning for Student Accommodation web page](http://www.nottinghamcity.gov.uk/planningforstudentaccommodation). 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](https://www.nottinghamcity.gov.uk/media/vzxjnxaa/land-and-planning-policies-document-lapp-2020.pdf#page=102) (see also [Appendix 6](https://www.nottinghamcity.gov.uk/media/vzxjnxaa/land-and-planning-policies-document-lapp-2020.pdf#page=330)). 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.

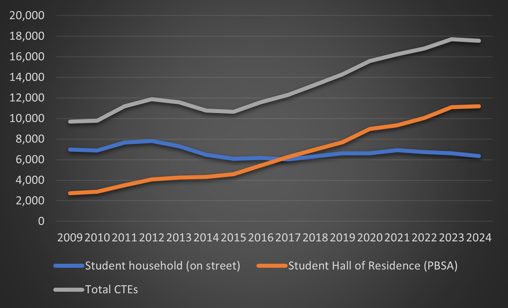
Breakdown of CTE households in Nottingham

|  |  |  |  |
| --- | --- | --- | --- |
| **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 Completions**

3.6.3 For student housing developments the Government has issued guidance (Para 10 of the [Housing Delivery Test Measurement Rule Book](https://www.gov.uk/government/publications/housing-delivery-test-measurement-rule-book/housing-delivery-test-measurement-rule-book?utm_source=chatgpt.com), December 2024) as to how they should contribute to completions. In order to calculate the number of units created in a new PBSA scheme the Council will use the following calculation: Studios counted as 1 unit and clusters flats the calculations is based on the total number of cluster bedspaces divided by the national average student household size (2.4 since December 2024; previously it was 2.5).



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 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.

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 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.

**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 markt 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.

**Summary from the 2023-24 survey;**

* 31 providers responded to the survey, representing approx. 92% of the known PBSA bedspaces within Nottingham.
* Reported vacancy rate for the 2022-23 academic year is 3.5% which is a marked increase from the 2022-23 academic year which was 0.8%.
* A much higher proportion of studios are reported to be vacant at almost 5% (4.7%).
* With cluster beds having a lower vacancy rate at 3% (2.8%).
* In general, older PBSA schemes, outside of the City Centre and University campuses have higher number of vacancies.
* There is also a loose correlation that those schemes with a higher proportion of studios also having a higher proportion of vacancies.

**Results from the PBSA vacancy surveys**

|  |  |
| --- | --- |
| **Academic Year** | **Reported Vacancy Rate %** |
| 2023-24 | 3.5% |
| 2023-23 | 1.1% |
| 2022-23 | 0.8% |
| 2021-22 | 1.1% |
| 2020-21 | N/A\* |
| 2019-20 | 0.6% |
| 2018-19 | 0.3% |
| 2017-18 | 0.5% |
| 2016-17 | 1.2% |
| 2015-16 | 0.7% |
| 2014-15 | 1.6% |

\* 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](http://www.nottinghamcity.gov.uk/planningforstudentaccommodation) 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 2024

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 March 2025 LDS.

**On track i 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**  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**  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. Minerals matters are covered in the Land and Planning Policies DPD. |
| **Other LDF Documents** | |
| **Authority Monitoring Report** | **On track.** Preparation commenced August 2023 and finalised in Nov/Dec 2024 |

Chart showing Progress in preparing Local Development Documents: End of October 2024 (please refer to key)



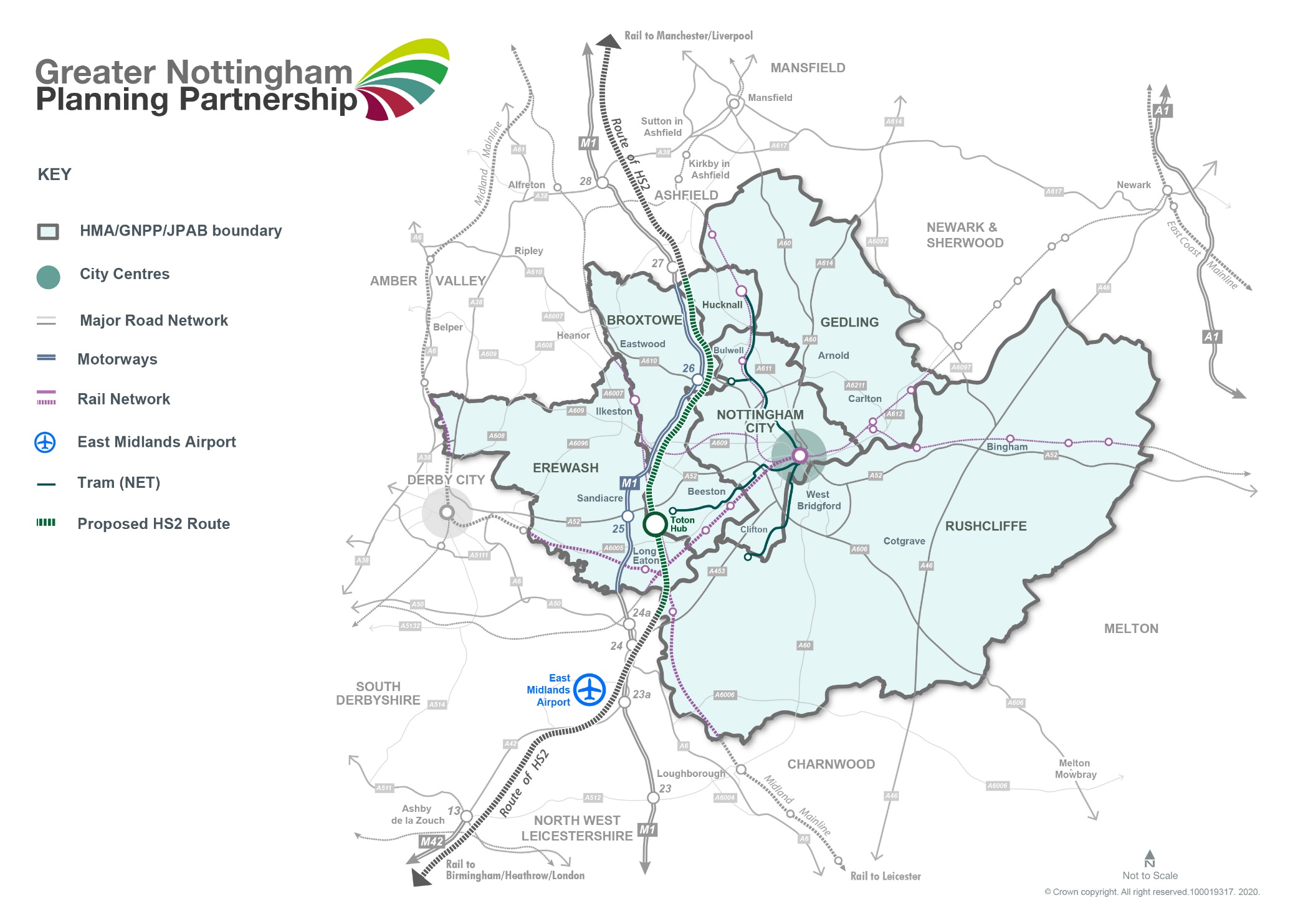
**Key to accompany the Progress chart (featured above)**

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
|  | **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

Map of Nottingham City's administrative boundary


**MAP OF NOTTINGHAM IN CONTEXT OF GREATER NOTTINGHAM**

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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 (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.

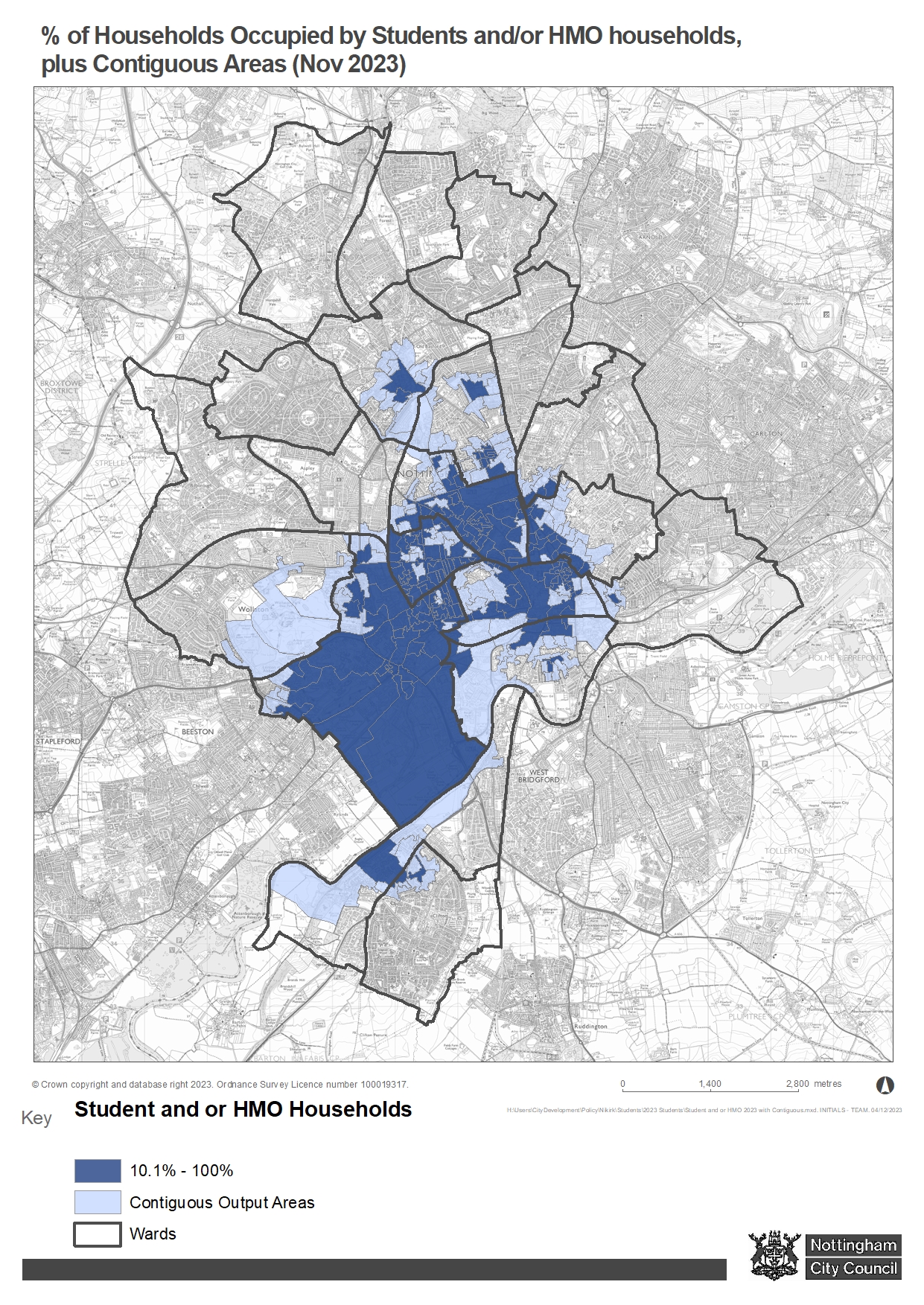
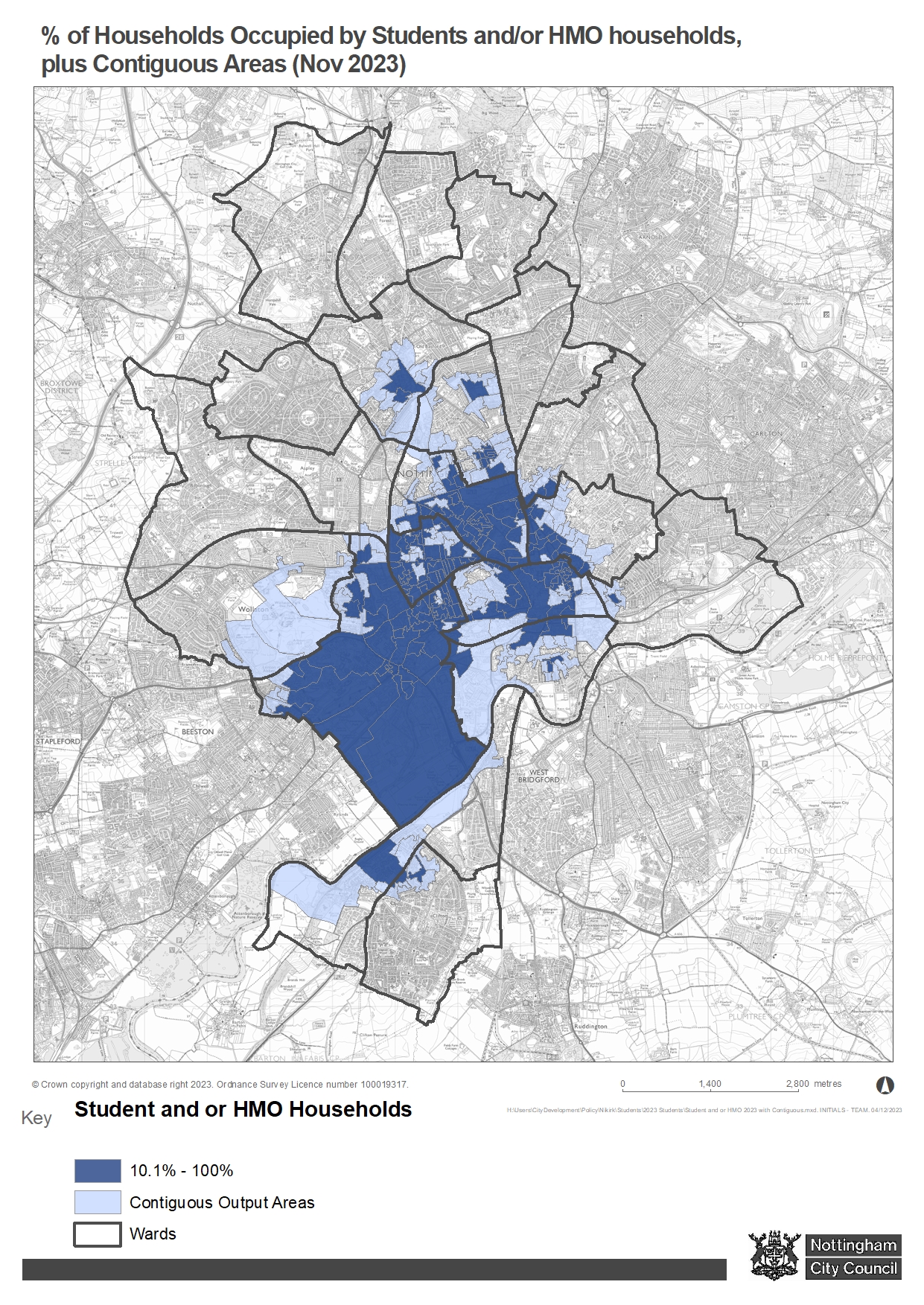
**Supplementary Planning Document (SPD) -** An SPD is a Local Development Document that may cover a range of issues, thematic or site specific, and provides further detail of policies and proposals in a ‘parent’ DPD.

**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**

% of Households Occupied by Students and/or HMOs, and Contiguous Areas (November 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](http://documents.nottinghamcity.gov.uk/download/7574#page=330) 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\*** |
| 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** |
| 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** |
| 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** | **36,586** | **38,793** | **41,020** |
| 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** | **8,707#** | **6,500#** | **4,273#** |

\* 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 in the suggested timeframes all 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](https://www.arcgis.com/apps/dashboards/0689085f65b0421e900188e813f1e45a).

**Completed 2024/25 Academic Year Schemes (providing 25+ bedspaces)**

|  |  |  |
| --- | --- | --- |
| **Site** | **Bedspaces** | **Planning Ref** |
| Adam & Burton House, Player Street, NG7 5PP | 197 | 19/02261/PFUL3 |
| Carlton Buildings, 2-10 Broad Street, NG1 3AL | 31 | 22/00684/PFUL3 |
| Bromley Place, 37-41 Lower Parliament Street, NG1 3DD | 271 | 21/00797/PFUL3 |
| Arcadian, 248-262 Huntingdon Street, NG1 3NB | 293 | 21/01023/PFUL3 |
| The Waterways, 1 Pump Way, NG1 1AB | 354 | 21/01294/PFUL3 |
| Redgate, 15 Traffic Street, NG2 1NE | 297 | 21/01004/PFUL3 |
| Winfield Court, Boots Island Site, City Link, NG2 4LA  NG2 4RU | 702 | 21/01032/PFUL3 |
| Raleigh House, 68 - 84 Alfreton Road, NG7 3NN | 67 | 22/00899/PFUL3 |
| The Place (Prestige Student Living), Units 1 To 4 Queens Road, NG2 3NA | 409 | 22/00593/PFUL3 |
| 11-13 Low Pavement, NG1 7DQ | 34 | 22/01911/PFUL3 |
| **Total** | **2,655** |  |

**Anticipated delivery 2025/26**

|  |  |  |
| --- | --- | --- |
| **Site** | **Bedspaces** | **Planning Ref** |
| Centre Court (formally Forest Mill), Alfreton Road, NG7 3JL | 790 | 22/00045/PFUL3 |
| 8 Clinton Terrace, Derby Road, NG7 1LY | 26 | 22/00587/PFUL3 |
| Fusion, King Edward Street, NG1 1EL | 552 | 21/01033/PFUL3 |
| Fabric, Former Chaddesden House site, 77 Talbot Street, NG1 5G | 323 | 21/02417/PFUL3 |
| Brightside, Radmarsh Road/Derby Rd, NG7 2GJ | 222 | 19/02325/PFUL3 |
| The Douglas Bar, 191 Alfreton Road, NG7 3NW | 25 | 22/01976/PFUL3 |
| 11-13 First Floor Thurland Street, NG1 3DR | 26 | 21/02741/PFUL3 |
| Bendigo Building, Brook Street, NG1 1DY | 661 | 21/00968/PFUL3 |
| 86 And Flat Over Radford Road, NG7 5FU | 28 | 22/00964/PFUL3 |
| 104-106 Upper Parliament Street, NG1 6LF | 29 | 23/01672/PFUL3 |
| 203a Ilkeston Road, Nottingham, NG7 3FW | 176 | 24/00084/PVAR3 |
| Stanley House (Phase 2), Talbot Street, NG1 5EW | 45 | 20/00966/PFUL3 |
| Smaller schemes less than 25 beds | 116 | Various |
| **Total** | **3,019** |  |

**Anticipated delivery 2026/27**

|  |  |  |
| --- | --- | --- |
| **Site** | **Bedspaces** | **Planning Ref** |
| 16-22 St Marks Street, Nottingham, NG3 1DE | 63 | 19/02337/PFUL3 |
| The Cricket Players Public House, Radford Road, NG7 5GN | 82 | 22/00678/PFUL3 |
| Car Park Junction Of Cowan Street Bath Street And 1A Brook Street, NG1 1DY | 91 | 18/00565/POUT |
| 63 Maid Marian Way, NG1 6AJ | 121 | 21/00174/PFUL3 |
| 5 - 17 Huntingdon Street, 387-391 Alfred Street north and land off Kilbourn Street, NG3 1AA | 210 | 21/00632/PFUL3 |
| Land To West Of 69 Salisbury Street | 76 | 21/01804/POUT |
| The Plough Inn, 17 St Peters Street, NG7 3EN | 32 | 21/01510/PFUL3 |
| 16B Lower Parliament Street (Peacocks/Poundland), NG1 3DA | 104 | 22/00889/PFUL3 |
| 3 Wilford Road, NG2 1NE | 395 | 22/00188/PFUL3 |
| Former Leather Works Denman Street, NG7 3GX | 73 | 21/00001/PFUL3 |
| Land South East Of 95 Faraday Road, NG7 2DU | 29 | 22/01671/PFUL3 |
| Damad House 490 Radford Road NG7 7EA | 136 | 23/02055/PFUL3 |
| Site Of 2 Queens Road, NG2 3BE | 86 | 22/02422/PFUL3 |
| 10 - 26 Union Road And 3 St Marks Street, NG3 1FH | 249 | 21/00085/POUT |
| Ortzen Court, Ortzen Street, NG7 4BF | 48 | 23/00711/PFUL3 |
| Finley House Temporary car park, Pemberton St/London Rd/Canal St, NG1 1GS | 81 | 23/01690/PFUL3 |
| 2A Triumph Road, NG7 2GA | 169 | 22/00001/PFUL3 |
| Former Nottingham Central Library, Angel Row, NG1 6HL | 162 | 24/01329/PFUL3 |
| **Total** | **2,207** |  |

**Anticipated delivery 2027/28**

|  |  |  |
| --- | --- | --- |
| **Site** | **Bedspaces** | **Planning Ref** |
| 38-46 Goose Gate, NG1 1FF | 100 | 21/01479/PFUL3 |
| Chainey Place, 66-68 London Road, NG2 3AH | 245 | 23/00213/PFUL3 |
| Crocus Street, Land North East Of Victor House, Crocus Street, NG2 3EF | 420 | 18/00131/PFUL3 |
| 265 Ilkeston Road, NG7 3FY | 109 | 23/00584/PFUL3 |
| Norton Street development (land rear of Players Court & Radford House), NG7 3HT | 587 | 24/00076/PFUL3 |
| Rick Street, NG1 3LS | 249 | 22/00735/PFUL3 |
| Former Debenhams building, Long Row, NG1 2DB |  | 22/01871/PREAPP |
| Site of former Ropewalk pub, 107-111 Derby Road, NG1 5BB | 64 | 24/01952/PFUL3 |
| Site of former Nottingham Legend pub, Lower Parliament Street, NG1 1GD | 59 | 24/01783/PFUL3 |
| Phase 2B Island Quarter, Island Quarter, City Link NG2 4RU | 394 | 24/00281/PFUL3 |
| **Total** | **2,227** |  |

**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 | 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 - Hempshill 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:

Authority Monitoring Report - Nottingham City Council:

Paul Tansey: Senior Planner, Planning Policy & Research Team, Development & Growth, Nottingham City Council, Loxley House, Station Street, Nottingham, NG2 3NG

Email: [paul.tansey@nottinghamcity.gov.uk](mailto:paul.tansey@nottinghamcity.gov.uk)

Telephone: 0115 876 3973

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

**Useful web sites:**

[http://www.nottinghaminsight.org.uk/insight/](http://www.nottinghaminsight.org.uk/insight/partnerships/voluntary/population.aspx)

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

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