

Nottingham Authority Monitoring Report

24 December 2021



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

This report will:

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

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1. EXECUTIVE SUMMARY OF THE KEY FINDINGS

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

- 1.1.1. Note that the Covid-19 restrictions may have had an impact on some of the 2020/21 figures for example transport patronage.
- 1.1.2. The net number of new dwellings built in 2020/21 was 1,407 (including 676 non-student dwellings). There were 1,410 completions, but 3 demolitions. Of these 97.1% (including student dwellings), were built on Previously Developed Land (PDL), the net dwelling increase was 1,407 compared with 1,806 in 2019/20.
- 1.1.3. In the future it will be increasingly important to improve the balance of communities, - for example through the implementation of Policy 8: Housing Size, Mix and Choice of the Core Strategy. It is also increasingly important to achieve a more sustainable design for new builds as (for example) per policy CC1: Sustainable Design and Construction of the local plan part 2.
- 1.1.4. The employment land situation in Nottingham is being considered within the wider strategic context, and the City Council is working with other Local Authorities to ensure a balanced portfolio of employment land is available. It also needs to respond to changing economic circumstances and opportunities related to initiatives such as the Industrial Strategy.
- 1.1.5. Policies to improve accessibility and reduce congestion are being successfully implemented. In 2020/21 the combined number of passenger journeys by bus and tram in Greater Nottingham was 25.90 million of which the tram contributed 4.15 million passenger journeys. This represents a 61.4% decrease from 67.18 million in 2003/04. Bus and tram patronage fell from 78.94 million in 2019/20 to 25.90 million in 2020/21, a decrease of 67.1%, due to the significant effects of the Covid-19 pandemic seen since March 2020. In 2018/19 the figure was 82.75 million, and in 2017/18 it was 81.93 million. (Policy TR1 of the Local Plan Part 2)

Preparing Documents

- 1.1.6 The AMR considers actual Local Development Document (LDD) preparation against the milestones contained in the October 2018 Local Development Scheme. The City Council has adopted additional LDDs such as site specific Supplementary Planning Documents (SPDs). The City Council also consulted on a Draft Eastside Supplementary Planning Document between 14 July until 24 September 2021. The Education SPD

was adopted on 19th August 2021. An SPD on affordable housing contributions for new PBSAs was adopted on 18th May 2021.

2. INTRODUCTION

2.1. Background

- 2.1.1 The National Planning Practice Guidance 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 2020 to 31 March 2021 and is the 10th such report to be produced by the City Council's Planning Policy Section (There were previously 7 Annual Monitoring Reports) Prepared annually, the AMR is part of the Local Plan. It assesses the implementation of the Local Development Scheme (LDS) and the extent to which policies and objectives in Local Planning documents are being successfully implemented.
- 2.1.3 The AMR monitors against the 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 will be 'spatial' rather than purely land-use plans, and will embrace wider social, environmental and economic objectives.
- 2.1.6 The monitoring of the Local Plan is undertaken within a wide policy context related to the Government's sustainable communities agenda. The AMR is in line with relevant national guidance eg National Planning Policy Framework, and is intended to be both dynamic and systematic.

2.2 Links to other strategies

- 2.2.1 It is important that the Local Plan links to other strategies, particularly Nottingham City's Council Plan 2019-23, which shares the same objective of sustainable development. Therefore the AMR maximises the communality in the baseline and monitoring requirements. Planning policy needs to be more aligned with the Carbon Neutral Charter and Action Plan passed through full council on the 13th of January 2020.

- 2.2.2 The Council considers it important to adopt an integrated approach to monitoring which takes full account of the monitoring requirements of the Sustainability Appraisals which accompany other Local Planning documents.
- 2.2.3 Nottingham City is both a mineral and waste authority. As the [Nottinghamshire and Nottingham Waste Core Strategy](#) (2013) was produced in partnership with Nottinghamshire County Council, the city has a joint responsibility for waste planning, and for this reason the Nottingham City LDS includes milestones for the production of the joint Waste Local Plan which is currently under review. Both waste and mineral monitoring are carried out by the City. There has been an application for mineral extraction at Mill Hill which is subject to consideration by both Nottinghamshire County Council and Nottingham City Council as the site straddles the administration boundary. Nottinghamshire County Council and Nottingham City now produce a separate Waste Local Plan Authority Monitoring Report which is available at <http://www.nottinghamshire.gov.uk/planning-and-environment/minerals-and-waste-planning-policy/monitoring>.
- 2.2.4 The AMR is part of a series of monitoring documents produced by Nottingham City Council including the 'Delivery Report' on the Local Transport Plan and the Infrastructure Funding Statement ([IFS 2020-21](#)).

Core Strategy Alignment

- 2.2.5 Broxtowe Borough, Gedling Borough and Nottingham City have produced an Aligned Core Strategy (ACS). This is closely aligned with the Core Strategies of Rushcliffe and Erewash. Ashfield prepared a separate document for its Core Strategy.
- 2.2.6 The ACS was adopted by the City Council on 8 September 2014. It was subject to a High Court Legal Challenge which was considered at a hearing in March 2015 and was subsequently dismissed.
- 2.2.7 The Greater Nottingham authorities are continuing to progress an aligned approach working closely with Nottinghamshire and Derbyshire County Councils. A Greater Nottingham Joint Planning Advisory Board (JPAB) has been established. It is made up of Borough, City and County Councillors who have a lead responsibility for planning and transport matters from the partner authorities. JPABs role is to advise and make recommendations to the constituent local authorities. Work is underway on the review of the Core Strategies, towards producing a Greater Nottingham Strategic Plan.

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 2019 the City had 3.3 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 2018 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 2020/21 the Environment Agency (EA) raised objections to 9 planning application on flood risk grounds and none on water quality grounds. 3 were undecided, 1 was refused. The other 5 were permitted as the objection was resolved/conditioned/withdrawn, and therefore none were granted contrary to EA advice. (Policy CC3 of the Local Plan Part 2).

3.2.4 The Spatial Strategy

Policy 2 of the Aligned Core Strategy

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

3.2.6 Employment Provision and Economic Development

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

- 3.2.7** The latest data for the number of jobs shows a 0.5% increase in the City from 196,000 in 2018 to 197,000 in 2019. This has risen from 177,000 in 2011 (figure adjusted by NCC for known errors). In Greater Nottingham the number was unchanged at 315,000. Jobs in the East Midlands increased by 1.0% from 2,070,000 to 2,090,000. (Policies EE1& EE4 of the Local Plan Part 2).
- 3.2.8** During 2020/21 there was a loss of 3,564sqm of offices to residential and 336sqm of industrial and warehousing to residential.
- 3.2.9** Government statistics in 2016 showed that in 2012 Office stock was 814,000sqm in the City (641,000sqm stock in City Centre) of which 161,700sqm (19.8%) was vacant (74,300sqm vacant office in City Centre). The 2016 statistics also showed that in 2012 Industrial stock in the City was 1,734,000sqm of which 46,800sqm (2.7%) was vacant. These Government statistics have been updated since 2016.
- 3.2.10** New Government up to date Business Rate statistics have made it possible to look back at gains and losses for 2011/21. During 2011/21 there was a 65,408sqm gross gain, but a 42,448-83,000 sqm net loss of office floorspace in the City. During 2011/21 there was a 10,030 sqm (approx. 2.5ha) gross gain, but a 72,480-211.000sqm (approx. -18 to -42.75ha) net loss in industrial floorspace. However, the Valuation Office Agency (VOA) data includes the loss of the 112,531sqm Horizon Factory that closed in 2018/19 so that is why the VOA loss is so high. (Policy EE1 of the Local Plan Part 2). Net loss of industrial land was in part due to regeneration policies, such as the redevelopment of the Waterside area.
- 3.2.11** Data for the period from 1st April 2020 to 31st March 2021 shows:
40,637sqm of Grade A offices were developed in 2020/21:
- 36,519sqm of offices at phase 1 Unity Square, Sheriffs Way
 - 4,118sqm of offices at 28-48 Carrington Street

NOTTINGHAM CITY CHANGES											
	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
OFFICE floorspace sqm based on Business Rates	809,000	813,000	813,000	815,000	795,000	780,000	766,000	761,000	746,000	725,000	726,000
	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2011/21
Gross gain based on monitoring	333	8871	2937	0	6700	0	1325	0	4,605	40,637	65408
Decline/loss to residential based on monitoring	0	-14841	-9142	-17912	-5256	-14213	-15900	-4100	-2,928	-3564	-87856
Decline/loss to residential based on monitoring & 2,000sqm pa to other uses	-2000	-16841	-11142	-19912	-7256	-16213	-17900	-6100	-4928	-5564	-107856
Decline/loss based on Business Rates and monitoring	3,667	-8,871	-937	-20,000	-21,700	-14,000	-6,325	-15,000	-25,605	-39,637	-148408
Net change based on monitoring	-1,667	-7,970	-8,205	-19,912	-556	-16,213	-16,575	-6,100	-323	35,073	-42448
Net change based on Business Rates	4,000	0	2,000	-20,000	-15,000	-14,000	-5,000	-15,000	-21,000	1,000	-83000
	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
INDUSTRY floorspace sqm based on Business Rates	2,035,000	2,035,000	2,027,000	2,012,000	1,997,000	1,977,000	1,973,000	1,969,000	1,860,000	1,842,000	1824000
	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2011/21
Gross gain based on monitoring	3950	0	533	4995	0	0	552	0	0	0	10030
Decline/loss to residential based on monitoring	-9802	-3445	-1757	-725	-673	-1,042	-500	-2600	-21630	-336	-42510
Decline/loss to residential based on monitoring & 4000sqm pa to other uses	-13802	-7445	-5757	-4725	-4673	-5042	-4500	-6600	-25630	-4336	-82510
Decline/loss based on Business Rates and monitoring	-3,950	-8,000	-15,533	-19,995	-20,000	-4,000	-4,552	-109,000	-18,000	-18,000	-221030
Net change based on monitoring	-9,852	-7,445	-5,224	270	-4,673	-5,042	-3,948	-6,600	-25,630	-4,336	-72480
Net change based on Business Rates	0	-8,000	-15,000	-15,000	-20,000	-4,000	-4,000	-109,000	-18,000	-18,000	-211000

3.2.10 Between April 2010 and March 2011 54.2% of people aged 16-64 were in employment in the City. This figure increased to 70.9% in between January and December 2020. There has been a statistically significant increase in employment compared to the year from January to December 2019 but the more recent figures should be viewed with caution as the pandemic has had unusual impacts on the Annual Population Survey which is the source of these figures. These figures will include furloughed workers and the rate will be boosted by many university students being away from the City during the pandemic.

3.2.11 GVA per head of population in the City is the highest of all the ITL3 areas (Cities and sub-regional groups of Local Authorities) in the East Midlands, fourth highest of the Core Cities and ranks 30th out of 133 ITL3 areas in England. The latest data for 2018 shows a 3.9% increase between 2018 and 2019 in Nottingham from £30,500 to £31,700, while the England average increased from £29,300 to £30,200.

3.2.12 The latest data shows that in 2019 Nottingham had 1,510 new business registrations.

3.2.14 The employment land situation in Nottingham needs to be considered within the wider strategic context, and the City Council is working with other Local Authorities to ensure a balanced portfolio of employment land is available.

- 3.2.15 77.6% of the working age population have qualifications of NVQ level 2 or above in 2020, compared with 78.2% nationally. 66.2% of the population had qualifications of Level 2 or above in 2011. (Policy EE4)
- 3.2.16 The average house price in March 2020 in the City was £165,403 (+11.3% over 12 months), the East Midlands was £215,787 (+10.3%) and England & Wales was £268,190 (+9.7%). 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. The figures are from the UK House Price Index, Land Registry. The City average house price has always been lower than the East Midlands and country because the City has a large proportion of terraced dwellings in the lower price bracket (31%), and a small proportion of more costly detached dwellings (15%), compared with national figures of 26% and 23% respectively (Source: 2011 Census).
- 3.2.17 The City ranked 11th most disadvantaged out of 317 areas, and 29% of population of the City lived in the 10% most disadvantaged Super Output Areas (SOAs are smaller areas than Wards) in the country (Index of Multiple Deprivation 2019 (IMD)). This is a change from 8th most deprived and 32% of the population in 2015.
- 3.2.18 In August 2021 16,413 people aged 16-64 were claiming unemployment benefits (7.1%) up from 13,188 in February 2015 (5.9%). In the most disadvantaged SOAs, (10% most deprived in the 2019 IMD) unemployment was 12.4%. The high unemployment rate casts further doubt over the employment rates in 3.2.10
- 3.2.19 **Role of the City, Town, District and Local Centres**

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

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

Retail sector- total floorspace (thousand m2)	2011-12	2016-17	2020-21	2011/12-2020/21 change	2011/12-2020/21 % change
Nottingham	750	754	727	-23	-3.1

- 3.2.21 During 2020/21 work was underway to regenerate the Broadmarsh. New retail offers include 3,065sqm of retail including Lidl store (use class A1), 6 shop units and a drive through coffee shop at the Former Beechdale

Baths and the former N C V Garage Hucknall Road.(Policies SH1, SH2, SH3 & SH4 of the Local Plan Part 2).

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

3.2.23 In 2020/21 there was a 4,118sqm gross gain, but a 2,652sqm loss and a 1,466sqm net gain of office floorspace in the City Centre. Between 2011/21 there was a 18,452sqm gain, 56,197sqm loss, and a 37,745sqm net loss of office floorspace in the City Centre. (Policies SH1, SH2 & SH3 of the Local Plan Part 2). Much of this relates to Permitted Development of lower quality office floorspace.

3.2.24 In 2020/21, 758 dwellings (including 90 non-students dwellings) were completed in the City Centre. Between 2011-2021 5,134 dwellings (including 1,299 non-student dwellings) were completed in the City Centre. In addition, a number of large student and non-student developments are either under-construction or have planning permission. (Policies SH1, SH2 & SH3 of the Local Plan Part 2).

3.2.25 The number of jobs in the City Centre was 71,000 in 2019. The number of jobs in the City Centre was 70,500 in 2018.

3.3 DEVELOPMENT MANAGEMENT POLICIES – PLACES FOR PEOPLE

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

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

3.3.2 Between 2003 and 2019 the population of Nottingham has had an increase of 61,600 or 22.3% to 337,100. (Source: ONS, 2020 Mid Year Estimates).

- 3.3.3 Nottingham is the smallest geographically (7,461 hectares) of the Core Cities and has a density of 45.2 residents per hectare in 2019.
- 3.3.4 The City is relatively ethnically diverse with 34.6% (25.2% in 2001) of the population coming from Black and Minority ethnic groups (i.e. all categories except White British) - this compares with 14.6% in the East Midlands and 20.2% nationally (Source: ONS, 2011 Census).
- 3.3.5 The City has a large proportion of single adult households (49.2%) (50.4% in 2001), e.g. single parent families, compared with 40.9% nationally (Source: 2011 Census).
- 3.3.6 Using the latest Council Tax Records, there are approximately 145,900 residential properties in the City, and a 2020 Mid Year population estimate of 337,100, this gives an average of 2.31 people per property. According to the 2011 Census (the latest information available) there were 126,131 households in the City (116,112 in 2001), and an average of 2.30 people per household, an increase from 2.22 in 2001. Nationally the figure is higher at 2.36 people per household but this is unchanged since 2001.
- 3.3.7 The 2011 Census showed that Nottingham had a higher percentage of overcrowded households (12.6%) (9% in 2001) than nationally, 8.7%. The occupancy rating for bedrooms, rather than rooms which gives 6.0% of 'overcrowded' households locally compared to 4.6% nationally. The difference is likely to be mostly down to student housing where the living room is a bedroom or student bedsit type accommodation.
- 3.3.8 Nottingham has an average of 4.9 rooms per household compared to 5.4 nationally.
- 3.3.9 The City has a large proportion of council rented properties (20.8%), and a low proportion of owner occupied (45.6%), compared with national figures of 9.4% and 64.2% respectively (Source: 2011 Census). Both locally and nationally, the proportion of owner occupied and Council rented properties has fallen since the 2001 Census with the private rented sector now being the second largest provider (21.6% in Nottingham and 15.4% nationally).
- 3.3.10 The net number of new dwellings built in 2020/21 was 1,407 (including 676 non-student dwellings). There were 1,410 completions, but 3 demolitions (Policies HO1 & HO2 of the Local Plan Part 2)
- 3.3.11 The Aligned Core Strategy was adopted in September 2014. The increase in dwellings achieved between April 2011 and March 2021 was 10,689 net (i.e. an average of 1,069 per annum), including 5,349 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 10,689 dwellings figure is above the 8,920 dwellings of the Core Strategy Policy and above the 8,992 in the Core Strategy trajectory. (Policies HO1 & HO2 of the Local Plan Part 2). Based

on the Governments Standard Methodology (as at 31 March 2020) the requirement to 2021 would be 8,972.

- 3.3.12 In 2020/21, 83 new affordable dwellings (based on planning definition) were completed in the City. This is a change in the percentage of total completions - to 12.3% of gross completions excluding purpose-built student dwellings). The percentage was 1.6% in 2019/20. 1,433 (21.1% of gross exc student) during 2011/21 were affordable (Policy HO3 of the Local Plan Part 2) .
- 3.3.13 No additional permanent pitches were provided (Gypsy & Traveller) in 2020/21. There were no transit pitches and 60 permanent pitches (including 20 travelling show people) in total as at 31st March 2021. (Policy HO7 of the Local Plan Part 2)
- 3.3.14 As far as housing suitable for families is concerned (defined as having 3 or more bedrooms), the proportion of family housing built in the City was 38.4% of all dwellings completed (Outside the City Centre and excluding purpose-built student dwellings). The proportion was 40.1% in 2019/20. The figure is 41.1% during 2011/21. As the general trend has been upwards since 2003, this can be considered to be as anticipated.
- 3.3.15 In 2020/21 97.7% of new-build and converted dwellings (including purpose-built student dwellings) were built on Previously Developed Land (PDL). Between 2011 and 2021, 94.9% of dwellings were built on PDL (using the definition current at the time).
- 3.3.16 At 1st April 2021, planning permission and prior approvals existed for sites to accommodate 9,788 dwellings, with an additional 332 dwellings on sites awaiting S106. Of these, 2,363 were on sites which were already under construction.
- 3.3.17 The City Council has prepared a five-year land supply assessment in accordance with Government guidance. The full assessment, including a schedule of all sites which the Council considers to be deliverable within the five year period, is available. It uses results from the Nottingham Strategic Housing Land Availability Assessment. The City Council has prepared a five-year land supply assessment in accordance with Government guidance. The full assessment, including a schedule of all sites which the Council considers to be deliverable within the five year period, is available. It uses results from the Nottingham Strategic Housing Land Availability Assessment. A summary of the findings of the assessment is set on the following page. It concludes that at 31 March 2021, the City had about 7.63 years supply of deliverable sites using the 'Liverpool' approach and 8.18 using the 'Sedgefield' approach¹.

¹ The Government has subsequently changed the Standard Method, and this will be incorporated into future AMRs.

Summary of deliverable sites at 31/3/21:

5 year supply

Under Construction	2,168
Current Full Permission	3,944
Current Outline Permission	1,493
Prior Approval	563
Perm. awaiting Sect. 106	307
Permission in Principle	0
Local Plan Allocation	749
10 or more dwellings without planning permission	734
less than 10 dwellings without planning permission	109
Total	10,067
- Lapse Rate / non-implementation rate of 2% of sites not under construction (based on the Greater Nottingham Joint Methodology Report for SHLAAs Document)	-112
Total	9,955

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 Provision 2011-21	8,972
Dwellings completed to March 2021	10,689
Surplus at 2021 against policy requirements (10,689--8,972)	1,717
Surplus per annum 2021-28	+245
Total Dwelling Provision 2021-26	8,190

(a) Liverpool method:

5 year Housing Requirement (5 year target plus 5% buffer minus surplus (8,190 + 409 - (245 x 5))	7,374
Total supply (9,955+ 1,453 windfall inc. sites less than 5 dwellings – 150 demolitions)	11,258
Difference between supply and requirement (11,258- 7,374)	+3,884
Total five year supply ((11,258 / 7,374) x 5)	7.63

(b) Sedgefield method:

5 year Housing Requirement (5 year target plus 5% buffer minus surplus (8,190 + 409 – 1,717)	6,882
Total supply (9,955 + 1,453 windfall inc. sites less than 5 dwellings – 150 demolitions)	11,258
Difference between supply & requirement (11,258- 6,882)	+4,376
Total five year supply ((11,258 / 6,882) x 5)	8.18

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

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

3.3.20 The Historic Environment

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

3.3.21 In March 2021 there were 32 Conservation Areas in the City. In March 2021 in the City 753 building entries were Listed grade II, 39 Grade II* and 11 Grade I. In March 2020 there were 115 Locally Listed Buildings. In March 2021 there were 118 Locally Listed Buildings.

3.3.22 In March 2021 there were 20 places at risk: 14 Conservation Areas and 6 listed buildings. This does not include grade II listed buildings. (Policy HE1 of the Local Plan Part 2). A 15 year Heritage Strategy was produced in 2015. National Lottery Heritage Fund supported scheme are being delivered in conservation area grants in the Carrington Street area and for the Castle. A further heritage-led regeneration scheme is being delivered with grant support from Historic England as part of the Nottingham Heritage Action Zone in Old Market Square and the Lace Market conservation areas

3.3.23 Local Services and Healthy Lifestyles

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

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

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

3.3.26 Culture, Tourism and Sport

Policy 13 of the Aligned Core Strategy

3.3.27 There were no new major tourist and sport venues opened in 2020/21, however, Nottingham Castle re-opened.

3.3.28 Managing Travel Demand & Transport Infrastructure Priorities

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

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

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

3.3.31 The Local Plan and Core Strategy sets the context for ensuring that development is in sustainable locations. An indicator of the success of this overarching policy, and other policies which have regard to it, is that 100% of the new homes are within 30 minutes public transport time of a hospital,

GP, primary and secondary school, employment and a major retail centre. These figures are on track. (Policy TR1 of the Local Plan Part 2)

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

3.3.33 The AM peak period inbound traffic flow to the Inner Traffic Area was 37,100 vehicles in 2019 – this shows a decrease of 0.1% from 37,150 in 2011 and an increase of 2.2% from 36,300 in 2018. Due to Covid-19 there was not a 2020 update.

3.3.34 In 2020/21 the combined number of passenger journeys by bus and tram in Greater Nottingham was 25.90 million of which the tram contributed 4.15 million passenger journeys. This represents a 61.4% decrease from 67.18 million in 2003/04. In 2020/21 bus and tram patronage fell from 78.94 million in 2019/20, a decrease of 67.1%, due to the significant effects of the Covid-19 pandemic seen since March 2020. In 2018/19 the figure was 82.75 million, and in 2017/18 it was 81.93 million. (Policy TR1 of the Local Plan Part 2)

3.3.35 For the City: 2019 figure was 563 million miles for traffic, a 2.4% decrease from the 2018 figure of 577 million. For Greater Nottingham: 2019 figure was 1,750 million miles for traffic, a 1.5% decrease from 2018 figure of 1,777 million. The 2017 figure for the City was 570 million miles for traffic, a 0.9% increase from the previous year of 565 million. For Greater Nottingham: 2017 figure was 1,764 million miles for traffic, a 1.1% increase from 1,745 million miles the previous year. Due to Covid-19 there was not a 2020 update. (Policy TR1 of the Local Plan Part 2).

3.3.36 In 2020 the Cycling index was 125.0 from a 2010 baseline of 100, i.e. a 25.0% increase. The 2019 figure was 140.1. The fall in 2020 was due to the significant effects of the Covid-19 pandemic seen since March in that year. (Policy TR1 of the Local Plan Part 2)

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

- to promote land use which improves accessibility and provides real transport choices while reducing the need to travel.

- an integrated approach which seeks to reduce use of the private car, particularly for travel to work, increase use of public transport and use of other alternative modes
- encourage mixed use development and development in or close to existing centres

3.4 DEVELOPMENT MANAGEMENT POLICIES – OUR ENVIRONMENT

3.4.1 Green Infrastructure, Parks and Open Space

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

3.4.2 Green Flags are awarded annually and recognise excellence in parks and open spaces, not only for reaching high environmental standards, but also for involving local communities in their upkeep, development and use. The list was announced in summer 2020. The Council achieved Green Flag Awards for 16 parks in 2011, this rose to 41 parks and open spaces by 2020, as well as 25 Green Flag Community Awards and 4 Green Heritage Awards. (Policy EN1 of the Local Plan Part 2)

3.4.3 Improvements for 2020/21 have included the refurbishment of Woodthorpe play area and installation of new fitness area and refurbishment of Gabrielle Close play area. (Policy EN1 of the Local Plan Part 2).

3.4.4 The number of agreements containing Open Space contributions that were completed in 2020/21 is 20 valued at £1.244m. These will only come to fruition if the permissions are enacted and payment triggers reached.

3.4.5 Existing trees and the planting of trees is also important in the City.

3.4.5 Biodiversity

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

3.4.6 In 2020/21 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)

3.4.7 At 31 March 2021 61% of the Local Wildlife Sites (LWS) are under positive conservation management (33 out of 54). The city supports LWS covering a total area of 697ha. At 31/3/20:61% of the LWS were under positive conservation management (33 out of 54). At 31/3/21:All 14 Local Nature Reserves are in positive conservation management. At 31/3/20 all 14 Local Nature Reserves were in positive conservation management. (Policy EN6 of the Local Plan Part 2)

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

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

3.4.9 There are no minerals workings at present within the City, and no mineral workings between 2011 and 2021. There were no new or extended mineral workings supported by comprehensive restoration and aftercare of sites, although there is a planning application for gravel extraction at Mill Hill near Clifton under consideration. (Policies MI1 & MI2 of the Local Plan Part 2).

3.5 MAKING IT HAPPEN

Infrastructure and Developer Contributions

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

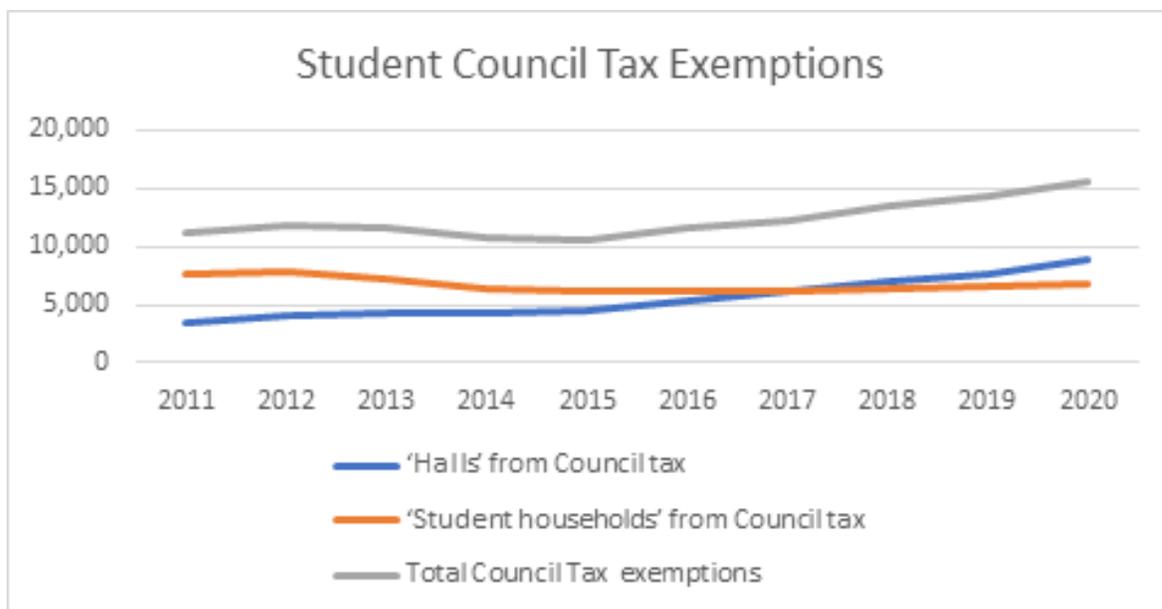
3.5.1 A Community Infrastructure Levy charging schedule has not been prepared. (Policy IN4 of the Local Plan Part 2)

3.6 BUILDING BALANCED COMMUNITIES

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

Breakdown of CTE households in Nottingham

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



3.6.3 A table showing the number of students attending the City's two universities and available bedspaces is included in Appendix 4. For the past 6 years both Universities have increased their student numbers. In the 2020/21 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 and so is not a complete series of data that can be compared (see footnotes in appendix 4). Despite the growth in PBSA bedspaces the growth in students has exceeded this and so there has been a shortfall. Further growth of PBSA is intended to overcome this shortfall, continue to meet the needs of an increasing student population and provide additional bedspaces to accommodation students switching from traditional student accommodation to PBSA and help rebalance communities in areas where there are high concentrations of student houses. There are saturation rules for conversions of C3 houses to HMOs as part of the new Local Plan Part 2. The Council are not only promoting PBSAs as an alternative to shared housing but are also regulating conversions to protect neighbourhoods from becoming even more saturated with HMOs.

PBSA Vacancy Survey

3.6.4 Since 2014 the Council carried out a vacancy survey of PBSA which has confirmed that there have been consistently very low rates of vacancies in all types of PBSA within the city. Due to the disruption caused to University education and student accommodation by the pandemic there was concern that a repeat of the same survey for the 2020-21 academic year would result in high head-line figures of

vacancies in stark contrast to the previous low vacancies and not represent a true picture of the PBSA market. Instead a survey was undertaken to establish the reasons for the high vacancies (if indeed there were high vacancies) and whether PBSA providers considered the market would return to 'normal' once covid restrictions were removed.

Summary from the 2020-21 survey;

- 32 providers responded to the survey (these represent almost 90% of the total bedspaces within the city)
- 12 providers felt that vacancies were higher due to International travel restrictions, 8 considered it was due to students living at home to study, 9 providers felt that students deferring had increased vacancies and 3 provider gave "other" reasons including Covid itself, students returning home and the ability to study online.
- Of most interest, **84% considering that the PBSA market will return to 'normal'/past trends once Covid restrictions were removed.** With a further 10% stated that they were not sure of the impact on the market.

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

Results from the PBSA vacancy surveys

Academic Year	Reported Vacancy Rate %
2014-15	1.6%
2015-16	0.7%
2016-17	1.2%
2017-18	0.5%
2018-19	0.3%
2019-20	0.6%
2020-21	N/A*

* Due to pandemic, alternative survey carried out – this found that 84% of providers considering that the PBSA market will return to 'normal'/past trends once Covid restrictions are removed.

4. PROGRESS IN PREPARING LOCAL DEVELOPMENT DOCUMENTS

PROGRESS IN PREPARING LOCAL DEVELOPMENT DOCUMENTS TO THE END OF OCTOBER 2021

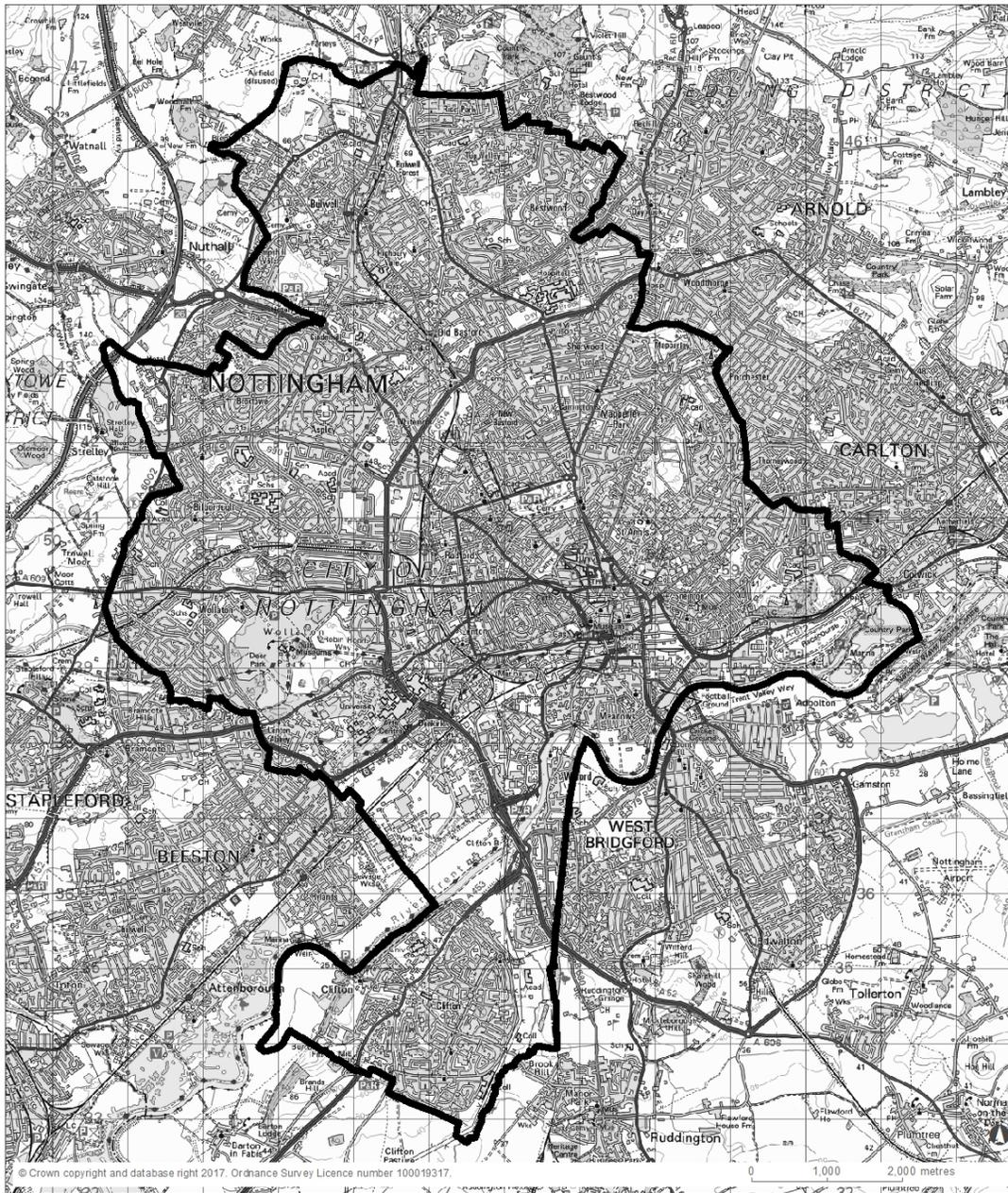
All the milestones are set out in the table below. The AMR will consider actual LDD preparation progress only against the milestones contained in the October 2018 LDS.

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

DOCUMENT	NOTES
Development Plan Documents (DPDs)	
Aligned Core Strategy	The Examination included public hearings held between 15 and 17 October, 5 and 7, 12 and 13 November 2013, and 11 and 13 February 2014. Following the hearings the three Councils consulted upon a series of Main Modifications to the ACS between 17 March and 30 April 2014. On 24 July 2014 the Planning Inspector issued her report. The ACS was adopted by the City Council on 8 September 2014. The ACS was subject to a High Court Legal Challenge which was considered at a Hearing in March 2015 and has since been dismissed.
Nottingham Local Plan Part 1: Review of the Greater Nottingham Strategic Policies	Broadly on track Review has started. A timetable for key milestones is currently being finalized. 5 months slippage from LDS timetable. There was a Growth Options consultation 6 July to 14 September 2020.
Nottingham Local Plan Part 2: Land and Planning Policies Development Plan Document	An issues and options document was out for consultation 26/9/11-21/11/11. A Preferred Option was approved by Executive Board on 17/9/13 for consultation, which took place 7/10/13-2/12/13. 2 additional sites were also consulted on: Owners, neighboring occupiers and residents between 22/8/14 and 3/10/14 and Statutory Consultees between 17/9/14 and 29/10/14. A Publication Version consultation took place 29/01/16-11/03/16. A site (Thane Road-Horizon Factory) was consulted on 28/9/16-9/11/16. Consultation has taken place on a Revised Publication Draft 29/9/17-10/11/17. The Local Plan was Submitted on 23rd April 2018. The Examination commenced on 19 th November 2018. Inspectors Report for fact checking has been returned. The final document was adopted on 13th January 2020.
Nottinghamshire and Nottingham Revised Joint Waste Local Plan	Broadly on track The Strategy was adopted by the County Council in November 2013 and the City Council in December 2013. A Waste Issues & Options was produced in March 2020 for consultation.
Other LDF Documents	
Authority Monitoring Report	On track. Preparation commenced August 2020 and finalised in Nov/Dec 2021

APPENDIX 1 : AREA COVERED BY NOTTINGHAM CITY LOCAL PLAN

Nottingham Local Development Scheme
Area covered by the Local Plan



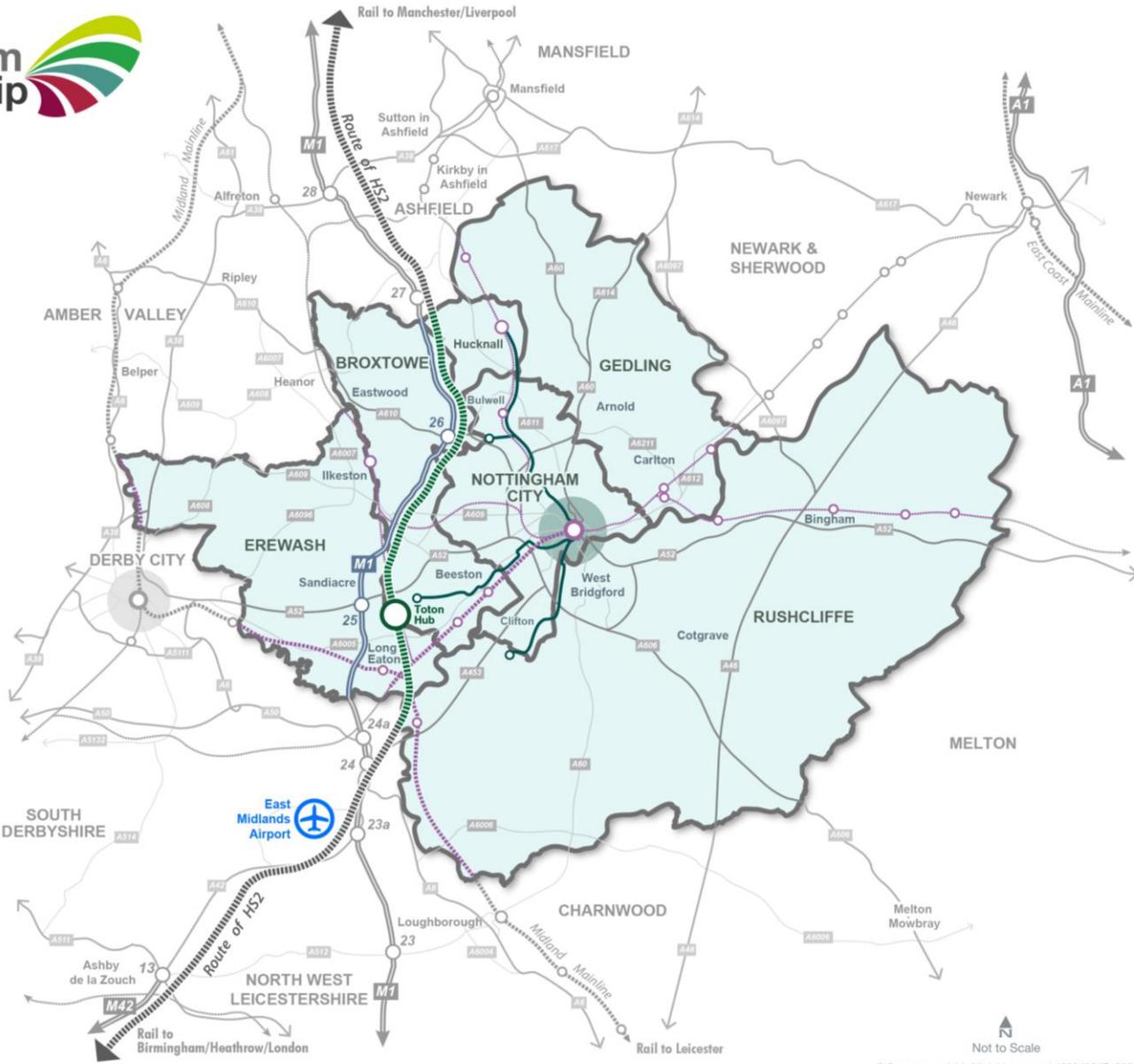
 Area covered by the Local Plan



MAP OF NOTTINGHAM IN CONTEXT OF GREATER NOTTINGHAM



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



Not to Scale
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APPENDIX 2 : GLOSSARY

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

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

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

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

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

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

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

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

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

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

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

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

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

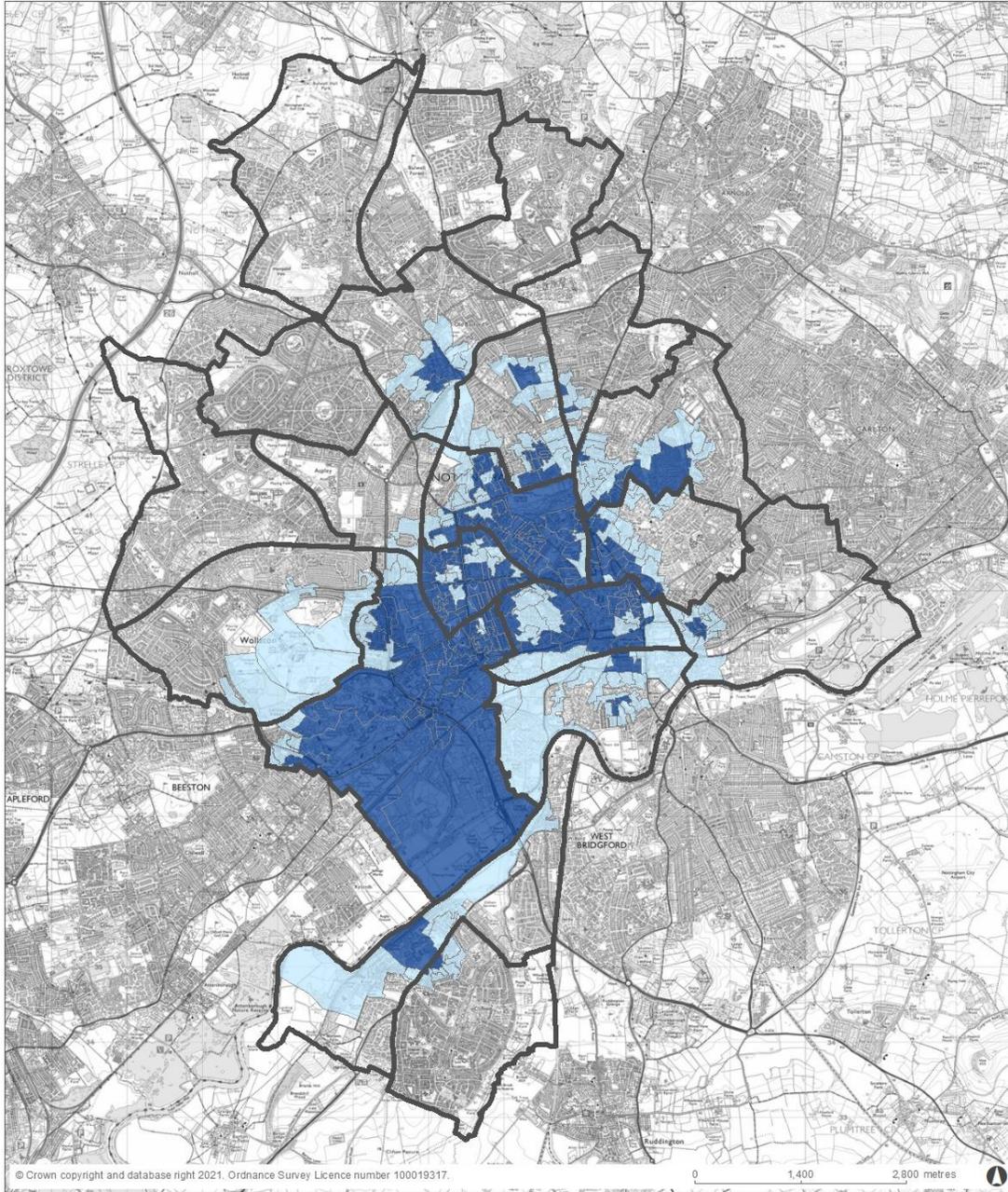
Supplementary Planning Document (SPD) - An SPD is a Local Development Document that may cover a range of issues, thematic or site specific, and provides further detail of policies and proposals in a 'parent' DPD.

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

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

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

% of Households Occupied by Students and/or HMOs, and Contiguous Areas (November 2020)



Key **Student and or HMO Households**

- 10.1% - 100%
- Contiguous Output Areas
- Wards



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 of these.

APPENDIX 4: STUDENT BEDSPACES COMPLETED AND PROJECTED

The Table below shows the total number of students along with the number of Purpose Built Student Accommodation (PBSA) and remaining number of students who need accommodating in the City. For future years (2021-2024) additional bedspaces are based on extant or anticipated planning permissions (see appendix 5) and a 2% increase in the total number of students.

	2013/ 2014	2014/ 2015	2015/ 2016	2016/ 2017*	2017/ 2018	2018/ 2019	2019/ 2020*	2020/ 2021*	2021/ 2022*	2022/ 2023	2023/ 2024	2024/ 2025
Total number of full-time students (Sept-Sept) ^[1]	50,956	50,512	52,636	54,418	56,418	51,701	49,261	52,455	53,504	54,575	55,666	56,779
Number of students who need accommodation within the City (excluding those who live outside the City ^[2] or are 'home' students) ^[3]	34,489	35,660	37,122	38,550	39,759	40,778	41,727	44,154	45,037	45,938	46,857	47,794
Total completed purpose built student bedspaces ^[4] (including university owned and managed bedspaces)	18,190	19,191	19,693	21,082	22,058	22,780	24,117	25,768	27,136	30,611	31,253	32,619
Remaining students who will need to be accommodated in private flats or houses in the City	16,299	16,469	17,429	17,468	17,701	17,998	17,610	18,085	17,901	15,327	15,604	15,175

Notes

[1] Full time students within the City from the two Universities. There is a discontinuity in the data at 2018 and 2019 following work with the Universities to ascertain more accurate figures.

[2] Prior to 2018/19, the number requiring accommodation was estimated using HESA survey data: 2010/11 to 2013/14 - 80.1% U of N and 65.7% NTU; 2014/15 to 2017/18 - 77.8% for UoN and 75.6% for NTU. From 2018/19 the figures are based on better intelligence from the Universities.

[3] Prior to 2018/19, those living at home or with parents /guardians was estimated using survey data from HESA which suggested that 7.8% of NTU and 5% of UoN students that are based in Nottingham City lived at 'home' with either their parent(s) or guardian(s) or within their own home and therefore do not need accommodating within student accommodation. From 2018/19, the figures are based on better intelligence from the Universities.

[4] This includes both NTU and UoN accommodation and all privately owned purpose built student bedspaces. Figures for 2020-21 onwards are based on approvals (or submitted schemes) and not a projection forward from past rates. Some of these schemes may not come forward/get approval. Some other minor adjustments to number of PBSA amended as more information has become available including through the PBSA vacancy survey.

APPENDIX 5: DETAILS OF FUTURE STUDENT ACCOMMODATION

The following tables show the number of bedspaces from extant (and known proposed) Purpose Built Student Accommodation schemes. The tables do not include any pre-application consultation schemes or schemes on Local Plan allocations that do not have permission/applications on. The first table sets out the schemes that were complete for 2020/21 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 four academic years. There is no guarantee that these schemes will come forward in the suggested timeframes all get planning permission but it gives an indication of the likely pipeline of schemes into the future.

Completed 2020/21 Academic Year Schemes (providing 25+ bedspaces)

Site	Total Beds	Reference
96-98 North Sherwood Street	30	17/01004/PFUL3
Boulevard Wharf, Land North Of Canal (Castle Wharf) Castle Boulevard	66	17/00882/PFUL3
Mansion Place extension (Former Hockley Point), Boston Street	59	19/01774/PFUL3
Medici*, 1 Hockley	129	13/01435/PVAR3
The Gas Works & Clare Court, Lower Parliament Street	92	18/00227/PFUL3
Sandhills (Former Christian Centre), Talbot Street	330	17/01620/PFUL3
Site Of 43A Gregory Boulevard	33	17/02657/PFUL3
Stanley House, Talbot Street	107	18/02215/PFUL3
Study Lodge, Lambert House, Talbot Street	288	19/02426/PFUL3
The Nest, Derby Road	57	17/01999/PFUL3
Vita, Station street	321	18/00926/PFUL3
Other schemes (less than 25)	139	Various
Total	1651	

* Some delay in completion and temporary planning permission granted (21/00271/PFUL3) to use part of the scheme for non-student occupation until end of August 2021

2021/22 Anticipated Schemes (providing 25+ bedspaces)

Site	Total Beds	Reference
Straits Village (Former Aura)*, Huntingdon Street	301	18/00449/PFUL3
Avenue D and Avenue E Sneinton Market, Sneinton Market	36	17/02557/PFUL3
York House, Mansfield Road	472	18/02566/PFUL3
Dojo House, Ilkeston Road	41	19/00393/POUT
The Vantage (Former Plumb Centre), Waterway Street West	420	18/00819/PFUL3
Other schemes (less than 25)	98	Various
Total	1368	

* Scheme delayed until September 2021

2022/23 Anticipated Schemes (providing 25+ bedspaces)

Site	Total Beds	Reference
1 Howard Street And 24-26 Glasshouse Street	69	19/01256/PFUL3
149-169 Lower Parliament Street	215	18/02624/PFUL3
16-22 St Marks Street	58	19/02337/PFUL3
34 Tennyson Street	60	19/00771/PFUL3
Land Adjacent 28 Union Road	50	19/00557/PFUL3
Deakins Place, Turning Head Deakins Place	702	19/01998/PFUL3
Former Gala Club, St Anns Well Road	396	19/02566/PFUL3
Radmarsh Road/Derby Rd	222	19/02325/PFUL3
Site Of Adam House & Burton House, Player Street	197	19/02261/PFUL3
Southwell Hall, University Of Nottingham, Wollaton Road	280	19/02650/PFUL3
Temporary Car Park (Former Almshouses), London Road/Canal Street	67	17/01992/PFUL3
Upper Floors, 3-23 Wheeler Gate	41	19/02056/PFUL3
Ten Traffic Street, Car Park South Side Traffic Street	522	20/00592/PFUL3
Former Leather Works, Denman Street	73	21/00001/PFUL3
22 to 26 Lister Gate	156	20/02686/PFUL3
112-128 Derby Road and 181-195 Wollaton Street	48	20/02495/PFUL3
63 Maid Marian Way, Nottingham	121	21/00174/PFUL3
The Nottingham Legend, Lower Parliament Street	40	21/00192/PFUL3
203A Ilkeston Road	158	21/00400/PFUL3
Total	3475	

2023/24 Anticipated Schemes (providing 25+ bedspaces)

Site	Total Beds	Reference
Car Park Junction Of Cowan Street Bath Street And 1A Brook Street	91 [#]	18/00565/POUT
3 Triumph Road	270	19/02581/POUT
Site Of Former Service Station, 266 Ilkeston Road	32	21/00055/POUT
10 - 26 Union Road And 3 St Marks	249	21/00085/POUT
Total	642	

[#] Scheme has outline for student or residential and so may not come forward for student.

2024/25 Anticipated Schemes (providing 25+ bedspaces)

Site	Total Beds	Reference
Land At Site Of Forest Mill, Alfreton Road	0 [~]	16/02524/POUT

Boots Island Site, City Link,	666	18/01354/POUT
406 And 408 Derby Road And Northern Dairies LTD Radmarsh Road, Nottingham	700	20/00141/PFUL3
Total	1366	

~ Scheme has outline planning permission for residential. It is anticipated that there will be an element of student provision but numbers unknown.

APPENDIX 6: USEFUL CONTACTS

For further information on this document please contact:

Authority Monitoring Report - Nottingham City Council:

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Sajeeda Rose, Corporate Director for Growth and City Development

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

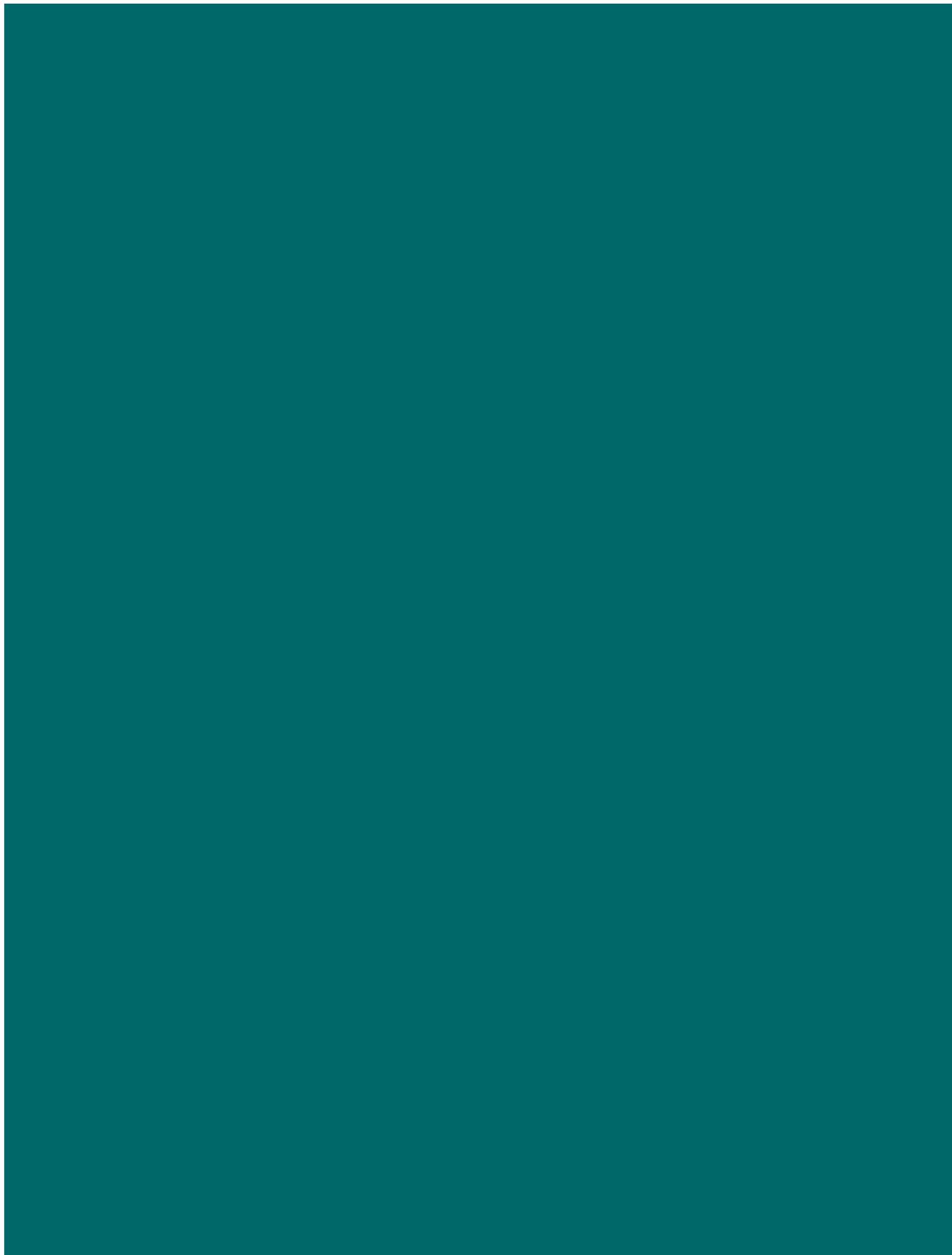
Useful web sites:

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

www.communities.gov.uk

The AMR is available to local communities in hard copy.

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





Safe clean, ambitious
Nottingham
A city we're all proud of