

**HOUSING LAND AVAILABILITY REPORT
AS AT 31st MARCH 2021**

**Nottingham City Council
16 September 2021**

Introduction

National Planning Policy Framework (NPPF)

- 1 This report presents Nottingham City Council's assessment of its five year housing supply, based on an update of the Strategic Housing Land Availability Assessment (SHLAA). Trajectory information is also included.

2019 NPPF

- 2 The 2019 NPPF also requires a five year supply of housing to be demonstrated. Paragraph 74 states "Strategic policies should include a trajectory illustrating the expected rate of housing delivery over the plan period, and all plans should consider whether it is appropriate to set out the anticipated rate of development for specific sites. Local planning authorities should identify and update annually a supply of specific deliverable¹ sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies², or against their local housing need where the strategic policies are more than five years old³. The supply of specific deliverable sites should in addition include a buffer (moved forward from later in the plan period) of:
 - a) 5% to ensure choice and competition in the market for land; or
 - b) 10% where the local planning authority wishes to demonstrate a five year supply of deliverable sites through an annual position statement or recently adopted plan⁴, to account for any fluctuations in the market during that year; or
 - c) 20% where there has been significant under delivery of housing over the previous three years, to improve the prospect of achieving the planned supply⁵"
3. With regard to the buffer referred to, Nottingham City has not experienced a "significant under delivery of housing". Annual completions in the City

¹ Deliverable: To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. In particular:

a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).

b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.

² For the avoidance of doubt, a five year supply of deliverable sites for travellers – as defined in Annex 1 to Planning Policy for Traveller Sites – should be assessed separately, in line with the policy in that document.

³ Unless these strategic policies have been reviewed and found not to require updating.

⁴ For the purposes of paragraphs 73b and 74 a plan adopted between 1 May and 31 October will be considered 'recently adopted' until 31 October of the following year; and a plan adopted between 1 November and 30 April will be considered recently adopted until 31 October in the same year.

⁵ From November 2018, this has been measured against the Housing Delivery Test, where this indicates that delivery was below 85% of the housing requirement

are historically strong with annual average requirements being exceeded, including in the past 3 years.

- The Core Strategy requires 475 homes per year from April 2011 to March 2013, 880 homes per year April 2013 to March 2018, and 1,190 homes per year April 2018 to March 2023.
 - The Core Strategy is now over 5 years old so from 9 September 2019 the local housing need calculated using the Government's standard methodology of 1,149 dwellings per annum has been used. Apportioning the 2019/20 need out between before and after the ACS was 5 years old (ie 8th September 2019) gives a housing requirement of 1,167 for 2019/20.
 - The requirement for 2020/21 is 1,265 dwellings (based on 1,149pa until 16th December 2020 and 1,551pa from 17th December 2020 to 31st March 2021) based on the Standard Methodology in use at the time.
 - The requirement for 2012/13 was met, the requirement for March 2013/14 was not. The requirement for 2014/15 was missed by four dwellings, and requirements for 2015/16, 2016/17, 2017/18, 2018/19, 2019/20 and 2020/21 were met.
 - Despite not meeting the annual target in 2013/14 and 2014/15, due to the economic circumstances at the time, completions have now caught up, and the overall provision required by the Core Strategy to March 31st 2021. 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. Based on the Government's Standard Methodology the requirement to 2021 would be 8,972.
 - Thus the requirement has been met in eight of the last twelve years (which can be taken as an economic cycle), and completions are ahead of requirements of the Core Strategy.
4. It is clear, therefore, that Nottingham does not have "significant under delivery of housing over the previous three years". Consequently, a buffer of 5% is required in Nottingham's case rather than 20% – i.e. the equivalent of 5.25 years' supply of deliverable sites is required in total.

Core Strategy Adopted 8 September 2014

5. The Aligned Core Strategy recognises the economic circumstances and weak housing market in the early years of the plan period by providing for housing provision to be delivered in 5 year tranches. Housing delivery is anticipated to be lower in the early years of the Core Strategy, increasing in the middle and later years.

6. The Core Strategy provides for a minimum net increase of 17,150 dwellings in the City between 2011 and 2028. The delivery is distributed as follows:

	Total in period	Annual average
2011/2013	950	475
2013/2018	4,400	880
2018/2023	5,950	1,190
2023/2028	5,850	1,170

- 7 The NPPF requires Councils to produce a trajectory setting out anticipated annual housing delivery over the Local Plan period. Trajectories are an illustration of anticipated housing delivery at a particular point in time, and are therefore reviewed annually as housing and site information is updated. The trajectory and table are attached to this report at Appendix C.
8. The Core Strategy also sets out a methodology for assessing five year housing land supply for Nottingham. Footnote 32 to paragraph 3.2.11 of the Core Strategy describes the agreed methodology, which allocates any shortfall in housing over the remaining plan period in an approach known as the 'Liverpool approach'. The Inspector at the examination considered locally specific evidence which she considered justified the use of this methodology. However, the information in this report uses both the 'Liverpool' and 'Sedgefield' methodologies.

Five-Year Land Supply Assessment

Period Covered

9. The assessment covers the period from **1st April 2021 to 31st March 2026**. It is therefore based on known completions data for the period to 31st March 2021.

Site Assessments

10. The sites for 5 dwellings or more are identified within the supply of deliverable and developable sites which have been drawn from the Strategic Housing Land Availability Assessment (SHLAA). Each site has been assessed, taking account of its availability, suitability, and deliverability for housing purposes. This has included the identification of any key planning policy (or other) constraints or designations, identification of the planning status for each site, and an assessment of the likely viability of development.
11. Based on the Government's Standard Methodology, the requirement from 2011 to 2028 is 20,438. The total number of dwellings on all deliverable and developable sites exceeds the number needed to meet the minimum new homes up to 2028; the total difference being 6,353. (26,791 from the

Cumulative Completions row in the Trajectory at Appendix C minus 20,438, the housing requirement 2011 to 2028).

Housing Land Supply Summary

12. The requirement for 2011 to 2021 is 8,972 (the 2011 to 2013 requirement (950) plus 100% of the 2013 to 2018 requirement (4,400) plus 20% of the 2018-23 requirement of 5,950 (1,190), plus an apportioned figure of 1,167 dwellings for 2019/20, plus 1,265 apportionment figure of the Standard Methodology figure for 20/21. Actual net completions between 2011 and 2021 were 10,689. This surplus of 1,717 is distributed throughout the remainder of the plan-period i.e. it is 245 per year for the period 2021 to 2028.
14. The Aligned Core Strategy Local Plan is now over 5 years old so from 31/3/21 the local housing need calculated using the Government's standard methodology ie $1,638 \times 5 = 8190 + 5\% = 8,599$.

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

15. The conclusion is, therefore, that Nottingham City has more than the required 5 year supply, including a 5% buffer, under both the Liverpool and Sedgfield methodologies.

Windfall allowance

16. The NPPF (at paragraph 70) says that local planning authorities may make an allowance for windfall sites (sites as sites not specifically identified in the development plan (which includes Local Plan) in the five-year supply if they have compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply.

17. Because of the nature of sites in a large urban area (i.e. they were mainly formerly used for non-housing uses and may become available at short notice) Nottingham has a history of large numbers of windfall sites coming forward for development. Even with the introduction of SHLAAs, which are intended to list all sites that may be suitable for housing and are likely to be developed, and in a recovering housing market, they are continuing to come forward in significant numbers. In the City for the first 3 years of the trajectory, an allowance of 111 dwellings pa is included to take into account dwellings on sites of less than 5 dwellings, reflecting the amount of dwellings that are normally developed each year on sites of less than 5 dwellings, including 30 dwellings pa to allow for dwellings being developed without the need for planning permission (eg flats above shops), based on a three year rolling average of this type of development.

Year	Dwellings on sites of less than 5 dwellings including No-Apps
2014/15	137
2015/16	139
2016/17	144
2017/18	111
2018/19	83
2019/20	79
2020/21	87
Average	111

18. The City Council uses a 5 year average rather than 10 years as data collection commenced in 2015/16, and therefore the early years averages are artificially low, as they only relate to schemes which received planning permission after data started to be collected. Based on past trends a windfall allowance of 560 dwellings per annum from year 4 onwards is used (rounding down to the nearest 10 from 563), - this is based on workings in the Greater Nottingham Joint Methodology Report for SHLAAs Document – City Appendix⁶.

⁶ <https://www.gnplan.org.uk/media/3371771/shlaa-joint-methodology-report.pdf>

	Average Windfall Completions
2011/13 Total for 2008/13 was 541 giving an average per annum of 108. Total 2011/13 is therefore 216	216
2013/14	108*
2014/15	80
2015/16	301
2016/17	382
2017/18	580
2018/19	733
2019/20	471
2020/21	648
10 years	3519
Average over 10 years	352
Average over 5 years	563

* as no data was available for 2013/14, the 2008/13 average annual figure of 108 has been included to give a 10 year figure

Developable sites

19. Developable sites as at 31st March 2021 would accommodate 3,977 dwellings (2,387 dwellings to 2028) (see Appendix B) after 2026. The requirement of the NPPF is to identify sites for years 6 to 10 and, if possible, years 11 to 15. Including dwellings on deliverable sites which are anticipated to continue to deliver housing from 2026 (1,996), 1,423 dwellings to 2028, sites have been identified for 5,973 dwellings (3,810 dwellings to 2028).
20. Additionally, from 2026 to 2028 there are a predicted 1,120 windfalls and 60 demolitions and includes an assumption of 12 dwellings on sites where planning permission lapses, so that the total expected net completions is 4,858 to 2028. This compares with 2,340 required by the Aligned Core Strategy between 2026 and 2028 (see paragraph 6 above) and a local housing need calculated using the Government's standard methodology of 3,276.

21. However, the trajectory anticipates that by 31st March 2026 housing completions will be 4,771 dwellings above the cumulative housing target of 17,162, so the requirement between 2026 and 2028 is expected to be met with a 6,353 dwelling surplus above the Government's Standard Methodology. This means that the requirement to the end of the ACS Plan period can be accommodated.
22. Preparation of a new Strategic Plan for Greater Nottingham has begun, with a growth options consultation document published in July 2020, covering the period 2018 to 2038. The Government's Standard Methodology requirement from 2021 to 2038 is 27,846 dwellings and there is a projected supply of 23,553 dwellings giving a shortfall of 4,293 dwellings.

Schedules of sites

22. The full schedule of sites which are considered to be deliverable within the period from 1st April 2021 to 31st March 2026 is set in Appendix A. Appendix B contains a list of developable sites in the SHLAA, i.e. those where it is unlikely that housing will be delivered by 2026 but there is a reasonable prospect of their doing so by the end of the ACS period (2028). Development on the sites listed in Appendices A and B forms the basis of the housing trajectory (see Appendix C).
23. 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 calculation is based on the total number of cluster bedspaces divided by the national average student household size (2.5).
24. Further details on the majority of the sites, i.e. those that were in the SHLAA last year, can be found in the SHLAA report.

Appendix A: Schedule of Deliverable Sites (as at 31st March 2021)

Sites Under-Construction at 31st March 2021

SHLAA	Site Name/Address	Latest planning application reference no.	Deliverable 2021 to 2026	Developable 2026 to 2028	Total 2021 to 2028
139	Master Vohras Academy, Ilkeston Road	19/00393/POUT	41	0	41
169	Ellis and Everard site, Haydn Road	17/01018/PFUL3	28	0	28
275	Red Cross Society (Notts HQ), Gregory Street	18/00700/PFUL3	23	0	23
326	Waterside - Daleside Road, Trent Lane Basin,	16/01542/PRES4	147	106	253
507	Chalfont Drive - Former Government Buildings	15/01345/PVAR3	166	0	166
521	Traffic Street Site, Traffic Street	15/03198/PFUL3	62	0	62
525	Canal Quarter - Queens Road, East of Nottingham Station, Queens Road	19/01642/PFUL3	450	150	600
527	Canal Quarter - Waterway Street, Traffic Street	18/00819/PFUL3	492	75	567
531	Car Sales, 79-85 Talbot Street (Also known as the Christian Centre)	17/01620/PFUL3	134	0	134
537	Petrol Filling Station, London Road	16/01352/PFUL3	85	0	85
668	Waterside - Trent Lane, Park Yacht Club	17/01930/PFUL3	67	52	119
679	Russell Drive - Radford Bridge Allotments	15/03129/PVAR3	43	0	43

1119	Hyson Green Community Centre, St Pauls Avenue	17/00931/PFUL3	12	0	12
1629	2-6 Alfreton Road	17/01058/PFUL3	35	0	35
1639	Waterside - Meadow Lane	13/02877/PFUL3	197	90	287
1787	Ruddington Lane - Rear of 107-127	17/01760/PFUL3	29	0	29
1945	Arkwright Walk(regeneration site), Arkwright Walk, Meadows	16/01999/PFUL3	25	0	25
2234	Springwood Centre, Ransom Drive	17/01394/PFUL3	9	0	9
2257	85 Arnold Road	18/01703/PACPD	50	0	50
2314	Site Of 43A Gregory Boulevard, Nottingham	17/02657/PFUL3	33	0	33
2352	Farmlands, 12A Ranskill Gardens, Nottingham NG5 9DX	17/00568/PFUL3	3	0	3
2389	21 Carlton Road, Nottingham NG3 2D	17/00861/PFUL3	6	0	6
2405	Site Of The Red Cow Public House, Gregory Street, Nottingham NG7 2NQ	17/01924/PFUL3	9	0	9
2433	Millstream Court, Peveril Street, Nottingham	18/01883/PACPD	12	0	12
2434	2A Sherwood Rise, Nottingham	18/01887/PACPD	10	0	10
TOTAL			2168	473	2641

Full Planning Permissions at 31st March 2021

SHLAA Ref	Site Name/Address	Latest planning application reference no.	Deliverable 2021 to 2026	Developable 2026 to 2028	Total 2021 to 2028
160	P J Towey Construction, 197 Gladstone Street, NG7 6HX	19/02892/PFUL3	5	0	5
1097	72 Lower Parliament Street	20/00651/PFUL3	5	0	5
1533	41 Pilcher Gate and 20 St Mary's Gate	16/01140/PFUL3	5	0	5
2378	503 And 505 Alfreton Road, Nottingham NG7 5NH	17/02034/PFUL3	5	0	5
2500	28 Crossley Street Nottingham NG5 2LF	19/00007/PFUL3	5	0	5
2547	27 Long Row Nottingham NG1 2DR	20/01066/PFUL3	5	0	5
2549	36 Bentinck Road, Nottingham, NG7 4AF	20/02334/PFUL3	5	0	5
2555	Horse And Jockey Public House Mill Street Nottingham NG6 0JW	20/01889/PFUL3	5	0	5
209	Whittle Painting, 21 Merchant Street	19/00425/PFUL3	6	0	6
2223	The Beeches, Mapperley Rise NG3 5GE	19/00376/PFUL3	6	0	6
2475	228 Cinderhill Road, Nottingham, NG6 8SB	18/01367/PFUL3	6	0	6
2497	Springfield House, 180 Hucknall Lane, Hucknall Lane, Nottingham, NG6 8AJ	16/01051/PFUL3	6	0	6
2505	103-105 Derby Road, NG1 5BB	19/01081/PFUL3	6	0	6
2530	1-3 Herbert Road, Nottingham, NG5 1BS	19/02125/PFUL3	6	0	6
2545	28-28A Magdala Road Nottingham NG3 5DF	20/01918/PFUL3	6	0	6
744	Former day nursery, Gordon Road	20/00368/PFUL3	7	0	7
2537	15 Market Street Nottingham, NG1 6HY	20/00319/PFUL3	7	0	7
2538	114 - 122 Alfreton Road, Nottingham	20/00510/PFUL3	7	0	7
2542	Whitefriars House 25 Friar Lane Nottingham NG1 6DA	20/00798/PFUL3	7	0	7
2556	106 Mansfield Road Nottingham NG1 3HD	20/02369/PFUL3	7	0	7
2560	190 Derby Road Nottingham NG7 1NF	20/01950/PFUL3	7	0	7

2430	229 Beechdale Road, Nottingham, NG8 3EZ	18/02380/PFUL3	8	0	8
2507	257 Mansfield Road, NG1 3FT	19/02483/PFUL3	8	0	8
2541	1 Newcastle Terrace Nottingham NG7 1LS	20/00731/PFUL3	8	0	8
2559	The Elm Tree 53 Beech Avenue Nottingham NG7 7LR	20/01505/PFUL3	8	0	8
26	Auto Repair and Breakaway Motor Project 47 Hungerhill Road, Old Farm Road	19/01941/PFUL3	9	0	9
2188	1 Howard Street NG1 3LT	18/00669/PFUL3	9	0	9
2278	20 Upper Parliament Street, Nottingham NG1 2AD	16/00062/PFUL3	9	0	9
2508	31A-33 Carlton Road, NG3 2DG	19/00545/PFUL3	9	0	9
2539	8 Bridlesmith Gate, Nottingham, NG1 2GS	20/00696/PFUL3	9	0	9
2544	59 Cliff Road Nottingham NG1 1GT	20/01773/PFUL3	9	0	9
2334	26 - 28 Corporation Oaks, Nottingham NG3 4JY	20/01129/PFUL3	11	0	11
2554	Carlton Road Library Carlton Road Nottingham NG3 2FN	20/01144/PFUL3	11	0	11
2509	5 Pelham Road, NG5 1AP	20/00162/PFUL3	12	0	12
2511	1 - 12 Macmillan Close, NG3 6GJ	19/01775/PFUL3	12	0	12
2529	St James Hotel Conference Centre, Rutland Street, Nottingham	19/01957/PFUL3	12	0	12
2534	6 And 8 Gregory Boulevard, Nottingham, NG7 6BG	20/00214/PFUL3	12	0	12
2535	26 And 28 Gregory Boulevard, Nottingham, NG7 6BG	20/00215/PFUL3	12	0	12
2532	1 Elm Bank, Nottingham, NG3 5AJ	19/02747/PFUL3	13	0	13
2557	Angelace House, Holland Street Nottingham, NG7 5DS	20/00746/PFUL3	14	0	14
2452	Site Of John Barleycorn, Nuthall Road, Nottingham	19/01905/PFUL3	15	0	15
2427	Middletons, Trowell Road, Nottingham, NG8 2DH	20/01250/PFUL3	16	0	16
2512	806 Woodborough Road, NG3 5QJ	19/01437/PFUL3	16	0	16
2531	The Viceroy Restaurant, 326 - 330 Hucknall Road, Nottingham, NG5 1FS	19/02335/PFUL3	16	0	16
2550	Shell For Mechanics Arms And Flat Over, Alfred Street North, Nottingham NG3 1AA	19/02365/PFUL3	16	0	16
2232	Land off Tunstall Drive	17/02282/PFUL3	17	0	17
2513	Site Of Spices Restaurant And Flat, Wollaton Vale, Nottingham	19/01186/PFUL3	17	0	17
2028	Meadows Police Station (Regeneration Site), Meadows Way	17/02512/PFUL3	21	0	21
508	1, 2 and Lacetex Ltd, Holland Street	18/02666/PFUL3	22	0	22
2206	6 Victoria Street, NG1 2EW	20/00980/PFUL3	22	0	22

596	Prestige Windows, 602 The Wells Road	17/00579/PFUL3	23	0	23
2438	15 Wheeler Gate, Nottingham	19/02056/PFUL3	23	0	23
2501	Land Adjacent, 28 Union Road, Nottingham	19/00557/PFUL3	23	0	23
342	West Trent Works, Wilford Crescent	16/01986/PFUL3	24	0	24
2154	The Irwin Business Centre, Church Street, Old Basford	19/00558/PFUL3	24	0	24
2321	177 Forest Road West Nottingham	17/02891/PFUL3	29	0	29
2528	S And N Fashions, Damad House, 490 Radford Road	18/00426/PFUL3	29	0	29
2320	Factory Between 42 To 98 Morley Avenue, Nottingham	18/01789/PFUL3	31	0	31
2242	Land between Rick St and Howard Street off Glasshouse St, NG1 3LP	19/01256/PFUL3	36	0	36
2536	Garages South Hamilton Court, Farnborough Road, Nottingham	20/00317/PFUL3	36	0	36
96	Corner of Nottingham Road, Lincoln Street, 450-452 Nottingham Road Old Basford	18/01382/PFUL3	42	0	42
279	Eagle Press island site, Robin Hood Way	19/00937/PFUL3	42	0	42
2022	Maville House, Maville Works, Beech Avenue	20/01436/PACPD	45	0	45
2428	112 - 128 Derby Road And 181 - 195 Wollaton Street, Nottingham, NG1 5FB	20/02495/PFUL3	47	0	47
2543	Oakdene Residential Unit, 10 Woodborough Road, Nottingham NG3 1AZ	20/01126/PFUL3	48	0	48
1761	College Way - Melbury School Playing Field	20/00264/PFUL3	50	0	50
669	1 Brook Street	16/00429/PFUL3	51	50	101
430	31 Curzon Street/185-191 Huntingdon Street	19/02337/PFUL3	58	0	58
536	Pemberton Street	17/01930/PFUL3	85	0	85
2558	IQ Nottingham 143 Lower Parliament Street Nottingham	20/01095/PFUL3	85	0	85
2523	406 And 408 Derby Road And Northern Dairies LTD, Radmarsh Road Nottingham	19/02325/PFUL3	90	0	90
440	Eastglade, Top Valley - Former Eastglade School Site, Birkdale Way	19/02811/PFUL3	106	0	106
2520	Land Adjacent To Southwell Hall, Jubilee Campus, Triumph Road, Nottingham	19/02650/PFUL3	112	0	112
2235	9 - 10 Short Hill And 54 - 56 High Pavement	16/02249/PFUL3	117	0	117
2450	Gala Club, St Anns Well Road, Nottingham, NG3 1ED	19/02566/PFUL3	124	0	124
2454	York House, Mansfield Road, Nottingham	18/02566/PFUL3	126	0	126
241	Beckhampton Road - Fomer Padstow School Detached Playing Field	20/00831/PFUL3	129	0	129
529	Canal Quarter - Arkwright Street East	19/00936/PFUL3	136	194	330
333	123 Huntingdon Street	18/00449/PFUL3	147	0	147

347	Canal Quarter - Crocus Street Southpoint	18/02107/PFUL3	150	0	150
1940	Site Of Adam House And Burton House Player Street Nottingham	19/02261/PFUL3	197	0	197
541	Creative Quarter - Sneinton Market, Southwell Road	20/00890/PVAR3	217	0	217
2522	11 And Workshop To North Of Turning Head, Deakins Place, Nottingham	19/01998/PFUL3	280	0	280
2521	Units 1 2 3 4 7 And 9, Radmarsh Road, Nottingham	20/00141/PFUL3	303	0	303
524	Canal Quarter - Sheriffs Way/Arkwright Street, Meadows Way	18/00131/PFUL3	382	0	382
TOTAL			3944	244	4188

Outline Planning Permissions at 31st March 2021

SHLAA Ref:	Site Name/Address	Latest planning application reference no.	Deliverable 2021 to 2026	Developable 2026 to 2028	Total 2021 to 2028	Beyond 2028	Dwellings from 2021
141	Alfreton Road - Forest Mill	16/02524/POUT	201	109	310	0	310
271	Millennium Garage, Woodborough Road	18/00183/POUT	55	0	55	0	55
346	Canal Quarter - Island Site, Manvers Street	18/01354/POUT	500	200	700	573	1273
405	Woodyard Lane - Siemens, Lambourne Drive	19/01113/PRES4	110	0	110	0	110
458	Boots, Thane Road	14/02038/POUT	230	0	230	0	230
543	Between Cowan Street and Beck Street	18/00565/POUT	42	0	42	0	42
653	Denewood Crescent - Denewood Centre	19/01881/PRES4	120	0	120	0	120
1961	Creative Quarter - Brook Street East	17/00751/POUT	41	0	41	0	41
2456	Triumph Road	19/02581/POUT	188	0	188	0	188
2540	45, 47, 47A And 49 Russell Road, Nottingham, NG7 6HD	20/00715/POUT	6	0	6	0	6
TOTAL			1493	309	1802	573	2375

Prior Approvals at 31st March 2021

SHLAA Ref:	Site Name/Address	Latest planning application reference number	Deliverable 2021 to 2026	Developable 2026 to 2028	Total 2021 to 2028
2018	Mayfair Court, North Gate	20/01591/PACPD	38	0	38
2435	New Brook House, 385 Alfreton Road, Nottingham	18/01994/PACPD	136	0	136
2436	Inland Revenue Castle, Meadow Road, Nottingham	18/00354/PACPD	332	0	332
2510	96-100 North Sherwood Street, NG1 4EE	19/01467/PACPD	10	0	10
2533	29 Lake Street Nottingham NG7 4BT	19/02801/PACPD	6	0	6
2546	50A Park Road Nottingham NG7 1JG	20/01929/PACPD	7	0	7
2548	2 First Avenue Forest Fields, Nottingham, NG7 6JL	20/02140/PACPD	5	0	5
2553	Wycliffe Works Wycliffe Street Nottingham NG7 7JB	19/02849/PACPD	20	0	20
2561	70 Carlton Road Nottingham	20/02358/PACPD	9	0	9
TOTAL			563	0	563

Sites where planning permission is awaiting the signing of a Section 106 agreement (as at 31st March 2021)

SHLAA Site No.	Site Name/Address	Planning application reference no.	Deliverable 2020 to 2026	Developable 2026 to 2028	Total 2021to 2028	Total 2021 to 2038
549	Clifton West, Hawksley Gardens	18/00056/POUT	285	0	285	285
2258	William Olds Youth Centre, 84 Chiltern Way	18/00143/POUT	22	0	22	22
TOTAL			307	0	307	307

Local Plan Allocations at 31st March 2021

SHLAA Site No.	Site name	Local Plan Part 2 Site No.	Deliverable 2021 to 2026	Developable 2026 to 2028	Total 2021 to 2028
226	Highbury Road - Former Henry Mellish School Site	SR12	45	0	45
243	Ridgeway - Former Padstow School Detached Playing Field,	SR05	55	0	55
244	Eastglade Road - Former Padstow School Site	SR08	200	100	300
253	Arnside Road - Former Chronos Richardson	SR13	60	0	60
442	Chingford Road Playing Field, Wigman Road	SR21	90	60	150
702	Sturgeon Avenue - The Spinney	SR48	35	0	35
1759	Farnborough Road - Former Fairham Comprehensive School	SR51	147	49	196
1760	Edwards Lane - Former Haywood School Detached Playing Field	SR09	60	58	118
1962	Piccadilly - Former Henry Mellish School Playing Field	SR10	57	0	57
TOTAL			749	267	1016

Permission in Principle at 31st March 2021

SHLAA Site No.	Site name	Reference No.	Deliverable 2021 to 2026	Developable 2026 to 2028	Total 2026 to 2028
	NONE				

Other Deliverable Sites at 31st March 2021

SHLAA Site No.	Site name	Comment	Deliverable 2021 to 2026	Developable 2026 to 2028	Total 2021 to 2028		
23	Furniture Store, Sherwin Road, off Lenton Boulevard	Council owned. Site cleared and fenced off, obvious alternative use is residential. Assume deliverable	40	0	40		
2231	Land to rear of 129-137 Ruddington Lane	Developer information - possible extension to PA55 as part of response to Local Plan 2016. Site suitable for residential subject to review of flooding	8	0	8		
2233	Former Elms School, off Cranmer Street	Former NCC school site subject to active regeneration proposals by City's development partner. Delivery within 5 years achievable. Annual update from Development Management, Property & Regeneration.	45	0	45		
2451	Ntl Diamond Plaza, Daleside Road, Nottingham, NG2 4DS	Potential for residential development if the negative effects are mitigated well.	60	30	90		
2453	St Peters Court, St Peters Street, Nottingham	Awaiting pre-application advice. Met with Development Management, Property & Regeneration	88	0	88		
2455	1 Walleth Street, Nottingham, NG2 3EL	agent confirmed timescales	141	0	141		
2524	167-175 Huntingdon Street	Developer interest	400	100	500		
2551	Palmerston House, Mount Street	Agent confirmed timescales	61	0	61		
TOTAL OF OTHER DELIVERABLE SITES			843	130	973	2028 onwards	2021 onwards
TOTAL OF ALL DELIVERABLE SITES			10,067	1,423	11,490	573	12,063

Appendix B: Schedule of Developable Sites (as at 31st March 2021)

SHLAA Reference	Site Name/Address	Reporting Status	Planning Application Reference (as at 31st March 2021)	Notes	Local Plan Part 2 Ref:	Developable dwellings 2026-2028	Developable dwellings 2021-2028	Developable dwellings Beyond 2028	Developable dwellings from 2021
138	Disused garage, Ilkeston Road, Opposite Cobden Street	10 or more dwellings without planning permission		City Council owned site. Cleared site with temporary permission for vehicle related uses that lapsed in Dec'17, which is not therefore a significant barrier to bringing forward permanent development of the site. Adjacent to existing residential properties and suited to residential		20	20	10	30
407	Site of the Wilford Public House, Gritley Mews	10 or more dwellings without planning permission		Vacant and cleared site. Principle for residential remains appropriate in this residential environment.		10	10	5	15
429	Victoria Works, Cairns Street	10 or more dwellings without planning		Brownfield City Centre site capable of some residential development. Active Pre-app discussions underway		200	200	0	200

		permission							
1680	Burrows Court / Site of Red Cow Public House, Windmill Lane	10 or more dwellings without planning permission		Expired permission but principle of residential established and site has potential to come forward later in the plan period. Refurbishment of existing flats underway, Application for 17 houses, 41 flats submitted.		58	58	0	58
1910	Radford Road - Former Basford Gasworks	10 or more dwellings without planning permission	14/00963/PVAR3	Permission lapsed in August 2019. There is recent interest and the site is suitable and development likely late in the plan period.	SR19	116	116	0	116
1998	1, 1A And 3 And 3A Canning Chambers, Canning Circus	10 or more dwellings without planning permission		Although residential permission has lapsed, the principle of residential has been established.		12	12	0	12
2148	The White House, Beech Avenue	10 or more dwellings without planning permission		Site had prior approval, but there was a fire. Principle of residential development accepted		70	70	0	70
2326	Site Of Plumblin Displays' Faraday Road,	10 or more dwellings without		Brownfield site capable of residential development		12	12	0	12

	Nottingham	planning permission							
2443	Shell for Southglade Convenience Store and Notts Cars, Southglade Road, Nottingham, NG5 5GF	10 or more dwellings without planning permission	18/01215/PFUL3	Pending Planning Permssion		23	23	0	23
2448	267A Trowell Road, Nottingham, NG8 2FE	10 or more dwellings without planning permission	18/02221/PREAPP	Awaiting Decision		10	10	0	10
2449	34 Tennyson Street and Adventure Playground, Nottingham, NG7 4FU	10 or more dwellings without planning permission	19/00771/PFUL3	Potential for residential development if the negative effects are mitigated well.		10	10	0	10
2457	Former Medi Park, adj. QMC	10 or more dwellings without planning permission		Brownfield site capable of residential development		25	25	0	25
2459	Methodist Bridgeway Hall/ Salvation Army Site	10 or more dwellings without planning		Brownfield site capable of residential development		50	50	0	50

		permission							
2525	Huntingdon House, 278-290 Huntingdon Street	10 or more dwellings without planning permission	18/02277/PREAPP	Brownfield site capable of residential development		150	150	0	150
390	Salisbury Street	current outline permission	16/00815/POUT	Outline Planning permission. Suitable residential scheme with few constraints. Agent confirmed higher density scheme likely to come forward	SR36	21	21	0	21
35	Porchester Car Sales, Porchester Road, near Carlton Road	less than 10 dwellings without planning permission		Short term lease held owners wish to pursue residential once lease runs out no other significant constraints to delivery therefore developable beyond 5 years.		0	0	6	6
143	United Carpets, Hartley Road	less than 10 dwellings without planning permission		Retail use, in suitable location for housing likely to be available and achievable in the long term therefore developable.		0	0	8	8
168	Disused Petrol Filling Station, Nottingham Road/ Rosetta Road	less than 10 dwellings without planning permission		Existing use is temporary, in a suitable location, likely to be available and achievable in the medium term therefore developable.		0	0	7	7
650	Factory	less than		Vacant industrial building.		0	0	6	6

	Willoughby Street, Prospect Place	10 dwellings without planning permission		May be broadly suitable for residential development subject to policy. Site is available and could be achievable in the medium term. Therefore developable.					
1795	BGU Manufacturing, Meadow Lane	less than 10 dwellings without planning permission		Active manufacturing/warehouse site. Site put forward by owner for mixed use, including residential. Site is in a suitable location for residential development, but currently in use. Within the Waterside Regeneration Zone. No planning permission on site.		0	0	8	8
99	Vernon Road - Former Johnsons Dyeworks	Local Plan Allocation		Part of the site may be developed for non residential uses. Owners actively working together to bring site forward, flood risk constraints and contamination land issues, but work in progress, therefore likely that the site will be delivered in the long te	SR15	40	40	47	87
148	Bobbers Mill Bridge - Bobbers Mill Industrial	Local Plan Allocation		Brownfield site, suitable for residential development. Contamination, land	SR25	80	80	20	100

	Estate,			assembly and flood risk to be resolved. Delivery anticipation late in the plan period					
150	Bobbers Mill Bridge - Land Adjacent to Bobbers Mill Industrial Estate	Local Plan Allocation		Brownfield site, suitable for residential development. Contamination, land assembly and flood risk to be resolved. Delivery anticipation late in the plan period	SR24	19	19	0	19
254	Stanton Tip - Hempsill Vale	Local Plan Allocation		Timescale for delivery expected to be 6+ years for 500 housing units. A willing owner is positively engaged with Nottingham City Council. Development likely to come forward mid/end of Core Strategies plan period due to contamination and profile of the sit	SR11	200	200	300	500
256	Area between Linby Street and Filey street and to Main Street	Local Plan Allocation		Residential uses are dependent on the delivery of a wider flood risk mitigation scheme. Therefore, in agreement with the EA, the estimated dwelling numbers of 13 for this site are not included in the overall housing figures for plan period.	SR04	0	0	0	0

380	Haydn Road/Hucknall Road - Severn Trent Water Depot	Local Plan Allocation		Site suitable for residential development with willing owners. developable late in the plan period	SR17	30	30	40	70
382	Derby Road - Former Hillside Club, Leengate	Local Plan Allocation		Principle of residential use established. Site is suitable and capable of development within the plan period. However, PBSA or potentially even PRS (on the basis that 1-2 bed flats could also be occupied by students) is not realistic.	SR39	20	20	15	35
384	Wilkinson Street - Former PZ Cussons	Local Plan Allocation		Outline planning permission for residential development (expired Nov 2013). Site has been cleared (with exception of chimney). NCC engaging with owners to address flood risk constraints. Development likely late in the plan period	SR23	77	77	0	77
459	Castle Quarter, Maid Marian Way - College Site,	Local Plan Allocation		Major regeneration site with opportunity for element of retail. NCC gain control of site when College Hub complete (autumn 2020)	SR57	50	50	25	75
506	Beechdale Road - South of Former Co-op	Local plan allocation	15/02582/PRES4	Permission has lapsed. Principle of residential development established	SR26	36	36	0	36

	Dairy								
516	Waterside - Freeth Street	Local Plan Allocation		Brownfield site within Waterside which is subject to proactive regeneration activity by NCC. Suitable for residential development.	SR72	80	80	305	385
540	Creative Quarter - Bus Depot, Lower Parliament Street	Local Plan Allocation		Part NCC owned subject to proactive regeneration proposals by NCC. Requires relocation of existing businesses therefore delivery anticipated late in the plan period.	SR56	135	135	0	135
545	Waterside - Iremonger Road, London Road	Local Plan Allocation		Brownfield site within Waterside which is subject to proactive regeneration activity by NCC. Suitable for residential development	SR69	60	60	65	125
649	Prospect Place	Local Plan Allocation		Site cleared, suitable for residential with a willing owner. Met with Property & Regeneration	SR38	23	23	0	23
1579	Robin Hood Chase, St Ann's Well Road	Local Plan Allocation		Annual update from Development Management, Property & Regeneration	SR31	14	14	0	14
1630	Carlton Road - Castle College	Local Plan Allocation		Former college on brownfield site within largely residential area. Suitable for community use with element of	SR32	19	19	0	19

				residential.					
1638	Waterside - Cattle Market, Cattle Market Road	Local Plan Allocation		Brownfield site within Waterside which is subject to proactive regeneration activity by NCC. Suitable for an element of residential development	SR70	52	52	13	65
1963	Royal Quarter - Burton Street, Guildhall, Police Station and Fire Station	Local Plan Allocation	19/00098/PREAPP	Site owned by NCC. Agreement in place with developer for mixed use including residential. Met with Development Management, Property & Regeneration	SR53	240	240	110	350
2259	Broadmarsh	Local Plan Allocation		Considered that Broadmarsh could deliver residential	SR58	400	400	600	1000
431	Marco Island, Huntingdon Street	Perm. awaiting Sect. 106	17/00893/PFUL3	Brownfield City Centre site capable of further residential development		25	25	0	25
ALL DEVELOPABLE SITES						2387	2387	1590	3977

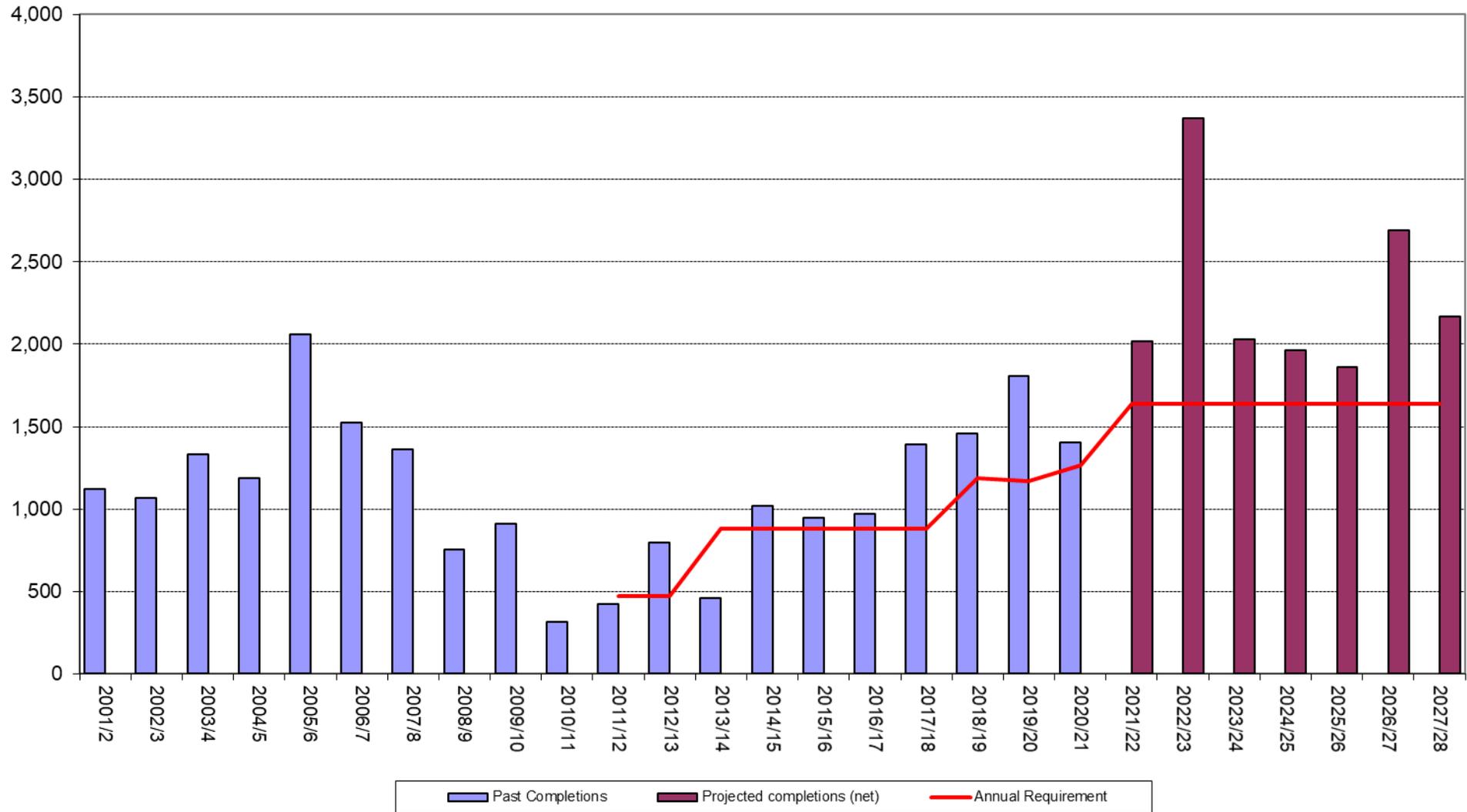
Appendix C: Housing Trajectory for Nottingham City

	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2011/28
Past Completions (net)	422	799	463	1,022	947	974	1,393	1,456	1,806	1,407	-	-	-	-	-	-	-	10,689
Waterside											124	72	44	43	128	221	219	851
Boots Campus											20	70	70	70	0	0	0	230
Stanton Tip											0	0	0	0	0	100	100	200
Other sites deliverable by 2028 (taken from Strategic Housing Land Availability Assessment)											1,814	3,202	1,854	1,339	1,217	1,848	1,322	12,596
Windfall allowance inc less than 5 dwellings											111	111	111	560	560	560	560	2,573
Demolitions											-30	-30	-30	-30	-30	-30	-30	-210
Lapsed (2% of dwellings on sites not under construction)											-21	-53	-22	-16	-14	-7	-5	-138
Projected completions (net)	-	-	-	-	-	-	-	-	-	-	2,018	3,372	2,027	1,966	1,861	2,692	2,166	16,102
Cumulative Completions	422	1,221	1,684	2,706	3,653	4,627	6,020	7,476	9,282	10,689	12,707	16,079	18,106	20,072	21,933	24,625	26,791	26,791
PLAN - Annual Housing Target	475	475	880	880	880	880	880	1,190	1,167	1,265	1,638	1,638	1,638	1,638	1,638	1,638	1,638	20,438
PLAN - Housing Target (cumulative)	475	950	1,830	2,710	3,590	4,470	5,350	6,540	7,707	8,972	10,610	12,248	13,886	15,524	17,162	18,800	20,438	20,438
MONITOR - No. dwellings above or below cumulative housing target	-53	271	-146	-4	63	157	670	936	1,575	1,717	2,097	3,831	4,220	4,548	4,771	5,825	6,353	6,353

The Trajectory represents the situation at a particular point in time and is updated annually through the Council's Housing Land Availability Reports.

Purpose-built student units (dwellings) are included in the figures, including the Aligned Core Strategies strategic allocation, in line with current Department for Communities and Local Government definitions.

Housing Trajectory - Nottingham City (net completions)



Appendix D

Comparison of actual completions against adopted plan at year-end (e.g. 31/3/1998 for 1997/98)

April to March	Gross comps exc. Student dwellings	Demolitions	Net comps exc. Student dwellings	Student dwellings (net)	Net comps inc. student dwellings	Nottm Local Plan (400 p.a. Gross 1991 to 2011) adopted Oct 1997***			Structure Plan (925 p.a. Net 2001 to 2021) adopted Feb 2006			Regional Plan (1,000 p.a. Net 2006 to 2026) adopted March 2009			Aligned Core strategy (475 p.a. Net 2011 to 2013, 880 Net 2013 to 2018) adopted September 2014			The need based on apportioning the Government's standard methodology from 9 September 2019				
						Required (cumulative)	Actual**	Actual minus required	Required (cumulative)	Actual	Actual minus required	Required (cumulative)	Actual	Actual minus required	Required (cumulative)	Actual	Actual minus required	Required (cumulative)	Actual	Actual minus required		
1997-98	380	-	-	-	-	2,800	3,713	913	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1998-99	414	-	-	-	-	3,200	4,127	927	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1999-2000	473	-	-	-	-	3,600	4,600	1,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2000-01	373	13	360	6	366	4,000	4,973	973	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2001-02	1140	22	1,118	6	1,124	4,400	6,113	1,713	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2002-03	808	22	786	279	1,065	4,800	6,921	2,121	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2002-03	1124	21	1,103	229	1,332	5,200	8,045	2,845	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2004-05	1254	200	1,054	132	1,186	5,600	9,299	3,699	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2005-06	1453	399	1,054	1,003	2,057	-	-	-	4,625	5,115	490	-	-	-	-	-	-	-	-	-	-	-
2006-07	1574	256	1,318	205	1,523	-	-	-	5,550	6,433	883	-	-	-	-	-	-	-	-	-	-	-
2007-08	1382	110	1,272	88	1,360	-	-	-	6,475	7,705	1,230	-	-	-	-	-	-	-	-	-	-	-
2008-09****	573	36	537	213	750	-	-	-	-	-	-	3,000	3,633	633	-	-	-	-	-	-	-	-
2009-10	789	136	653	259	912	-	-	-	-	-	-	4,000	4,545	545	-	-	-	-	-	-	-	-
2010-11	476	258	218	96	314	-	-	-	-	-	-	5,000	4,859	-141	-	-	-	-	-	-	-	-
2011-12	279	301	-22	444	422	-	-	-	-	-	-	6,000	5,281	-719	-	-	-	-	-	-	-	-
2012-13*	369	60	309	490	799	-	-	-	-	-	-	-	-	-	950	1,221	271	-	-	-	-	-
2013-14*	524	358	166	297	463	-	-	-	-	-	-	-	-	-	1,830	1,684	-146	-	-	-	-	-
2014-15	662	4	658	364	1,022	-	-	-	-	-	-	-	-	-	2,710	2,706	-4	-	-	-	-	-
2015-16	748	7	741	206	947	-	-	-	-	-	-	-	-	-	3,590	3,653	63	-	-	-	-	-
2016-17	677	643	34	940	974	-	-	-	-	-	-	-	-	-	4,470	4,627	157	-	-	-	-	-
2017-18	798	20	778	615	1393	-	-	-	-	-	-	-	-	-	5,350	6,020	670	-	-	-	-	-
2018-19	889	21	868	588	1456	-	-	-	-	-	-	-	-	-	6,540	7,476	936	-	-	-	-	-
2019-20	1154	10	1144	662	1806	-	-	-	-	-	-	-	-	-	7,730	9,282	1,552	7,707	9,282	1,575	-	-
2020-21	676	3	673	734	1407	-	-	-	-	-	-	-	-	-	8,920	10,689	1,769	8,972	10,689	1,717	-	-

Total Requirement 2011-28	20,438
Housing Delivery to 31st March 2021	10,689
Total remaining requirement 2021 – 28	9,749
SHLAA sites 2021 – 28	13,877
Windfalls inc sites less than 5 dwellings 2021 – 28	2,573
Demolitions 2021 – 28	-210
Lapsed/non-implementation of sites not under construction	-138
Potential delivery 2021 – 28	16,102
Total potential delivery over plan period 2011 – 28	26,791

Breakdown of Supply 2011 to 2028

Under Construction	2,641
Current Full Permission	4,188
Current Outline Permission prior approval	1,823
Perm. awaiting Sect. 106	563
Permission in Principle	332
Local Plan Allocation	0
10 or more dwellings without planning permission	2,591
less than 10 dwellings without planning permission	1,630
TOTAL	109
- Total Demolitions	13,877
+windfalls inc sites less than 5 dwellings	210
-Lapsed/non-implementation of sites not under construction	2,573
Completions 2011/21	138
Completions 2011-28	10,689
	26,791

Breakdown of Supply 2021 to 2038

Under Construction	2,641
Current Full Permission	4,188
Current Outline Permission prior approval	2,396
Perm. awaiting Sect. 106	563
Permission in Principle	332
Local Plan Allocation	0
10 or more dwellings without planning permission	4,131
less than 10 dwellings without planning permission	1,645
TOTAL	144
- Total Demolitions	16,040
+windfalls inc sites less than 5 dwellings	510
-Lapsed/non implementation of sites not under construction	8,173
Total 2021/38	150
	23,553

