

**HOUSING LAND AVAILABILITY REPORT
AS AT 31st MARCH 2018**

**Nottingham City Council
Updated 29th November 2018**

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. It follows the adoption of the Nottingham City Aligned Core Strategy (Part 1 of the Local Plan) in September 2014, and was prepared during the Local Plan examination to ensure that the Inspector had the most up to date information available.
- 2 A new NPPF was published in July 2018. The NPPF contains transitional arrangements for the examination of local plans submitted on or before 24 January 2019 (paragraph 214), but the NPPF is a material consideration in planning decisions (paragraph 2). As this document is pertinent to both the Local Plan examination, and to planning decisions, compliance with the relevant parts of both versions of the NPPF are included below.

2012 NPPF

3. The 2012 NPPF requires planning authorities to maintain a supply of available land for housing. It says (paragraph 47) that planning authorities should:
 - identify and update annually a supply of specific deliverable¹ sites sufficient to provide five years' worth of housing against their housing requirements with an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land. Where there has been a record of persistent under delivery of housing, local planning authorities should increase the buffer to 20% (moved forward from later in the plan period) to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land; and
 - Identify a supply of specific, developable² sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15.
4. With regard to the "additional buffer" referred to in the NPPF, Nottingham City does not have a "record of persistent under delivery of housing". Annual completions in the City are historically strong with annual average requirements all being exceeded until the national housing crash took full

¹ To be considered deliverable, sites 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 and in particular that development of the site is viable. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years, for example they will not be viable, there is no longer a demand for the type of units or sites have long term phasing plans.

² To be considered developable, sites should be in a suitable location for housing development and there should be a reasonable prospect that the site is available and could be viably developed at the point envisaged.

effect (see Appendix D). Although completions did fall below the required averages during the recession, this was due to economic circumstances, and a return to more normal market conditions is now feeding through into completions. In the four years since the adoption of the Core Strategy completion levels returned to match those anticipated. The record of strong delivery can be demonstrated with reference to the most recent relevant plans (ie those that were in force at the time³, see also Appendix D – Comparison of actual completions against adopted plan at year-end).

- The Nottinghamshire and Nottingham Structure Plan (February 2006)⁴, gave Nottingham an average annual net dwelling provision of 925 for the period April 2001 to March 2021. In line with the Department for Communities and Local Government (CLG) definitions at the time, this excluded purpose-built student dwellings.
- It was superseded in February 2006, at which time it required 6,475 homes to be completed, with actual completions being 7,705.
- The East Midlands Regional Plan (March 2009), which included purpose-built student dwellings in line with a change in CLG definitions, provides for an annual average net increase of 1,000 between April 2006 and March 2026.
- Between April 2006 and March 2010, the annual average was 1,137 (including student dwellings), so the Regional Plan provision was being exceeded until then.
- The Regional Plan requirement was not met in April 2010 to March 2011 or in April 2011 to March 2012.
- Although the Core Strategy was not adopted until September 2014, the Regional Plan was abolished in March 2013, so there was no adopted plan for 31 March 2013 or 31 March 2014. Core Strategy figures have been used for these years. The Core Strategy requires 475 homes per year from April 2011 to March 2013, and 880 homes per year April 2013 to March 2018.
- 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 and 2017/18 were met.
- Despite not meeting the annual target in 2013/14 and 2014/15, completions have now caught up, and the overall provision required by

³ The Nottingham Local Plan was adopted in February 2005. As the Structure Plan was adopted in February 2006, the Local Plan housing figure was not in force at the end of any monitoring year.

⁴ Although the Nottingham Local Plan was adopted in November 2005, it was prepared under the 1996 Structure Plan. The Nottinghamshire and Nottingham Joint Structure Plan was adopted in February 2006.

the Core Strategy to 2017/18 of 5,350 new homes has been exceeded, with 6,020 new homes being completed.

- Thus the requirement has not been met in only four of the last ten years (which can be taken as an economic cycle), and completions are ahead of requirements of the Core Strategy.
5. It is clear, therefore, that the falling of the City's housing completions below plan targets over four of the last ten years was due to the state of the national economy and housing market at the time, and Nottingham does not have "a record of persistent under delivery of housing". Consequently, an additional buffer at the lower level 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.

2018 NPPF

- 6 The 2018 NPPF also requires a five year supply of housing to be demonstrated. Paragraph 73 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 deliverable⁵ sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies⁶, or against their local housing need where the strategic policies are more than five years old⁷. 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

⁵ 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. Sites that are not major development, and 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 (e.g. they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans). Sites with outline planning permission, permission in principle, allocated in the development plan or identified on a brownfield register should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.

⁶ 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.

⁷ Unless these strategic policies have been reviewed and found not to require updating.

recently adopted plan⁸, 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 supply⁹”

7 The approach to under delivery is now clarified, and Nottingham City has met its housing requirement as set out in the Core Strategy for all of the past three years, (see Appendix D). Nottingham therefore does not have a record of “significant under delivery of housing”, and therefore a five year buffer is appropriate.

Core Strategy Adopted September 2014

8. 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.

9. 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

10 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.

11. 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

⁸ 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.

⁹ From November 2018, this will be measured against the Housing Delivery Test, where this indicates that delivery was below 85% of the housing requirement

methodology. However, the information in this report uses both the 'Liverpool' and 'Sedgefield' methodologies.

Five-Year Land Supply Assessment

Period Covered

12. The assessment covers the period from 1st April 2018 to 31st March 2023. It is therefore based on known completions data for the period to 31st March 2018.

Site Assessments

13. The sites identified within the supply of deliverable and developable sites 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.
14. The total number of dwellings on all deliverable and developable sites exceeds the number needed to meet the minimum new homes up to 2028 in Policy 2 of the Core Strategy; the total difference being 2,598. (19,748 from the Cumulative Completions row in the Trajectory at Appendix C minus 17,150, the housing requirement 2011 to 2028).

Housing Land Supply Summary

15. Overall housing requirements for the Aligned Core Strategies and calculation of the 5 year supply available:
16. The 5 year requirement for 2018 to 2023 is calculated by looking at the ACS requirement for 2018 to 2023 (and subtracting the surplus of 2011 to 2018 completions over the ACS requirement for that period).
17. The ACS requirement for 2011 to 2018 is 5,350 (the 2011 to 2013 requirement (950) plus 100% of the 2013 to 2018 requirement (4,400). Actual net completions between 2011 and 2018 were 6,020. This surplus of 670 is allocated throughout the remainder of the plan-period, i.e. it is 67 per year for the period 2018 to 2028.

Summary of deliverable sites:

5 year supply

Under Construction	2,123
Current Full Permission not under construction	3,270
Current Outline Permission	369
Prior Approvals	377
Permission Awaiting S106	315
Local Plan allocations	1,639
10 or more dwellings without planning permission	200
Less than 10 dwellings without planning permission	0
TOTAL	8,293

5 year requirement

ACS Dwelling Provision and 5 year Requirement	
	Net Dwellings
Dwelling Provision 2011-13	950
Dwelling Provision 2013-18	4,400
Total Dwelling Provision 2011-18	5,350
Dwellings completed to March 2018	6,020
Surplus at 2018 against policy requirements (6,020-5,350)	670
Surplus per annum 2018-28	+67
Total Dwelling Provision 2018-23	5,950

(a) Liverpool method:

5 year Housing Requirement (5 year target minus surplus plus 5% buffer (5,950 - (67 x 5)) + 297)	5,912
Total supply (8,293 + 535 windfall and – 150 demolitions)	8,678
Difference between supply and requirement (8,678- 5,912)	+2,766
Total five year supply ((8,678 / 5,912) x 5)	7.34

(b) Sedgfield method:

5 year Housing Requirement (5 year target minus surplus plus 5% buffer	5,577
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(5,950 - 670 + 297)	
Total supply (8,293 + 535 windfall and – 150 demolitions)	8,678
Difference between supply & requirement (8,678 - 5,577)	+3,101
Total five year supply ((8,678 / 5,577) x 5)	7.78

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

Windfall allowance

19. The NPPF (2012 version at paragraph 48 and 2018 version at paragraph 70) says that local planning authorities may make an allowance for windfall sites 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.

20. 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 which 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.

Past windfall rate

21. Due to a change in the way figures were reported, there is a break in the City Council's windfall data in 2013/14. Data exists for April 2008 to March 2013 and for April 2014 to March 2018. However, now that there is four years of data continuity since April 2014, significant weight can now be applied to the more recent figures.

Historic Trend - April 2008 to March 2013

22. The historic data (April 2008 to March 2013) shows how windfalls came forward over the period of the recession; 194 sites totalling 1,189 dwellings were granted planning permission between April 2008 and March 2013 without having been included in the 2008 SHLAA (excluding garden sites). This was an annual rate of 238 dwellings. By 31st March 2013, there were 541 dwellings completed on these sites, 468 of them purpose-built student flats. This amounts to 108 dwellings per annum or 135 if the first year is excluded. (It is reasonable to do this because it would normally take at least a year for a site to receive planning permission and have completions

on it, the exception being for those dwellings which come forward without planning permission, see paragraphs on windfall below.)

Recent Trends - April 2014 to March 2018

23. More recent data shows that windfalls not only continue to come forward, but the numbers have increased over the historic levels. Between April 2014 and March 2018, 341 sites totalling 2,779 dwellings were granted planning permission/prior approval (without having been included in the SHLAA (excluding garden sites, this figure includes dwellings where no planning application was required). The annual average over these four years is 85 sites and 695 dwellings granted planning permission.

Table: Windfall Sites and dwelling numbers granted permission by year

Year	Total planning permission/prior approval (Dwelling numbers)	Planning permission, if applicable. (Dwelling numbers)	Number of Planning Permitted Sites	Prior Approvals (Dwelling numbers)	Number of Prior Approval Sites
2014/15	1,006	407	95	599	13
2015/16	739	397	58	342	11
2016/17	604	566	50	38	6
2017/18	430	426	106	4	2

24. The location of prior approvals, largely being existing office space, is difficult to predict, and as such many of these sites were not included in the SHLAA. It should be noted that many prior approvals are for large student housing schemes in the City Centre and these large student schemes have a good record of delivery. It will be noted from the table above that windfall prior approvals have tailed off significantly over the monitoring period, whilst planning permissions have remained buoyant; excluding prior approvals leaves an annual average rate of 449 dwellings per year in windfall planning permissions, a significant increase over the 238 reported during the period April 2008 to March 2013.

25. The table below shows completions on Windfall sites for the four years of the more recent data. Completions on windfall sites where planning permission was granted prior to 2014/15 are not included, due to changes in the way figures were reported. Therefore, for 2014/15, the figure of 80 completions are those that were granted planning permission/prior approval in 2014/15, ie they are "in year" windfall completions. As previously noted, it usually takes at least a year for a site to deliver homes

following the grant of planning permission, so numbers increase in subsequent years.

Table: Completions on windfall sites by year (not including residential gardens)

Year	Cumulative planning permission/prior approval	Cumulative Windfall Completions	Annual windfall completions
2014/15	1,006	80	80
2015/16	1,745	381	301
2016/17	2,349	763	382
2017/18	2,779	1,343	580

26. Of the 2,779 dwellings granted planning permission on non SHLAA sites between 2014/15 to 2017/18, 1,343 (net) have been completed. Of these 548 were prior approvals and 675 were student housing.
27. For the four years, the average level of completions on windfall sites is 336 per year. Taking into account the fact that completions on windfall sites granted planning permission prior to 2014/15 are not included, the actual average is likely to be higher.

Windfall allowance

28. Based on this annual average, and taking account of the trend of fewer prior approvals feeding into completions, a conservative windfall allowance of 150 dwellings per year from all sources is included for years 3 to 5 (see Appendix D). A conservative estimate of 30 dwellings which do not require planning permission/prior approval is included for years 1 and 2. These dwellings do not have a lag between planning permission/prior approval and development (since they do not require planning permission), and they are not captured as part of the analysis of sites which underpins the 5 year land supply. This equates to 510 dwellings in the 5 year supply (2017/18 to 2021/22) to allow for windfall sites. (Windfall completions are assumed to rise to 150 in year 3 as it is conservatively assumed that windfall completions which require planning permission/prior approval are already captured within the information on sites with planning permission/prior approval, given that a planning permission has a period of 3 years to commence).
29. This justification for including windfall sites in the 5 year land supply also applies to the inclusion of windfall sites in the longer term trajectory (see Appendix D). In the longer term, it is likely that more large sites which are not for students will also come forward, including on employment sites which are currently in use, and so the windfall allowance increases beyond the 5 year period.

30. Completions on windfall sites will continue to be monitored, and where the evidence indicates changes in assumptions are required, these will be reflected in future Housing Land Availability Reports.

Developable sites

31. Developable sites as at 31st March 2018 would accommodate 3,378 dwellings (2,945 dwellings to 2028) (see Appendix B) after 2023. 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 after 2023 (1,005), sites have been identified for 4,383 dwellings (3,950 dwellings to 2028).

32. Additionally, after 2023 there are a predicted 1,250 windfalls and only 150 demolitions so that the total expected net completions is 5,050 to 2028. This compares with 5,850 required by the Aligned Core Strategy between 2023 and 2028 (see paragraph 9 above).

33. However, the trajectory anticipates that by 31st March 2023 housing completions will be 3,398 dwellings above the cumulative housing target of 11,300, so the requirement between 2023 and 2028 is only 2,452 dwellings. This means that the requirement with regard to years 6 to 10 has been met and the years to the end of the Plan period also identified.

Schedules of sites

34. The full schedule of sites which are considered to be deliverable within the period from 1st April 2018 to 31st March 2023 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 2023 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).

35. Further details on the vast majority of the sites, i.e. those that were in the SHLAA last year, can be found in the SHLAA report (which is currently being updated).

Appendix A: Schedule of Deliverable Sites (as at 31st March 2018)

Sites Under-Construction at 31st March 2018

SHLAA	Site name	Latest planning application reference no.	Deliverable 2018 to 2023	Developable 2023 to 2028	Total 2018 to 2028
268	Springfield The Crescent, Alexandra Park	15/01653/PFUL3	10	0	10
326	Waterside - Daleside Road, Trent Lane Basin,	15/01646/PVAR3	115	161	276
331	97 Ransom Road	13/02766/PFUL3	3	0	3
347	Canal Quarter - Crocus Street Southpoint	17/00845/PVAR3	350	0	350
391	6 Ilkeston Road, Junction of Ilkeston Road and Alfreton Road Canning Circus	16/00915/PFUL3	69	0	69
503	Derby Road - Sandfield Centre	17/01772/PFUL3	95	0	95
507	Chalfont Drive - Former Government Buildings	15/01345/PVAR3	324	0	324
518	Caliba Queens House, Queens Road	17/02705/PVAR3	222	0	222
526	Canal Quarter - Station Street/Carrington Street	18/00926/PFUL3	319	0	319
605	Land adjacent to 32 Anslow Avenue	12/01166/PFUL3	1	0	1
613	472 Mansfield Road	17/02272/PVAR3	1	0	1
676	Coopers Club, 360 Highbury Vale	16/00701/PFUL3	10	0	10

SHLAA	Site name	Latest planning application reference no.	Deliverable 2018 to 2023	Developable 2023 to 2028	Total 2018 to 2028
679	Russel Drive - Radford Bridge Allotments	15/03129/PVAR3	110	0	110
696	Daleside Road - Former Colwick Service Station,	14/03073/PFUL3	16	0	16
818	14 Durham Avenue	13/01907/PFUL3	1	0	1
860	Land to rear 18 Bentinck Road	08/03875/PFUL3	1	0	1
1021	21 Larkdale Street	12/00473/PFUL3	1	0	1
1034	222 Ilkeston Road	12/02564/PFUL3	2	0	2
1119	Hyson Green Community Centre, St Pauls Avenue	13/03117/PFUL3	12	0	12
1527	52 Hereford Road	16/02826/PFUL3	1	0	1
1538	Land north of 641-649 Woodborough Road	16/02103/PFUL3	2	0	2
1559	511 Mansfield Road	10/02018/PFUL3	1	0	1
1563	3 and land to rear of 3-5 Oakdale Road	15/022/NOAPPN	1	0	1
1629	2-6 Alfreton Road Alfreton Road	17/01058/PFUL3	35	0	35
1633	Woodhouse Way - Woodhouse Park	14/00335/PRES4	52	0	52
1726	28 Nuthall Road	17/02744/PFUL3	3	0	3

SHLAA	Site name	Latest planning application reference no.	Deliverable 2018 to 2023	Developable 2023 to 2028	Total 2018 to 2028
1732	Land to rear of 28-30 Walbrook Close	14/01259/PFUL3	1	0	1
1736	Flat 3, 1 Shirley Road	09/01584/PFUL3	1	0	1
1762	Bulwell Lane - Former Coach Depot	15/01102/PFUL3	24	0	24
1806	9 -9A Castle Street	12/01005/PFUL3	6	0	6
1871	Land Adjacent to 273 Gladstone Street	12/02249/PFUL3	1	0	1
1873	34 Village Road, NG11 8NE	12/00748/PFUL3	1	0	1
1927	47 Radford Road NG7 5DR	13/01979/PFUL3	2	0	2
1930	86 Parkside	14/00446/PFUL3	1	0	1
1945	Arkwright Walk(regeneration site) , Arkwright Walk, Meadows	16/01999/PFUL3	80	0	80
1988	20 Thorneywood Rise NG3 2PD	13/00916/PFUL3	1	0	1
2014	198 Sneinton Dale	13/00800/PFUL3	6	0	6
2032	Morley School (aka Wells Rd Junior School and Eco Works site), St Anns (regeneration site), Wells Road	15/02118/PFUL3	17	0	17
2033	Stepney Court (Regeneration scheme), Strelley Road	16/02942/PVAR3	37	0	37
2034	Conway Close (Regeneration Site)	16/00656/NFUL3	10	0	10

SHLAA	Site name	Latest planning application reference no.	Deliverable 2018 to 2023	Developable 2023 to 2028	Total 2018 to 2028
2036	Church Square (Regeneration Site), off Maxwell Close	17/00044/PFUL3	17	0	17
2048	26 Tollerton Green	13/00701/PFUL3	1	0	1
2096	43 Thames Street	14/02743/PFUL3	1	0	1
2114	84 Derby Road	14/00611/PFUL3	2	0	2
2144	Second floor staircase XI Tutors Flat Lenton and Wortley Hall University of Nottingham, University Boulevard	15/006/NOAPPN	1	0	1
2152	375 Alfred Street North NG3 1AA,	15/00454/PFUL3	2	0	2
2167	53 - 74 Sandon Street Nottingham NG7 7AN	15/01214/PFUL3	2	0	2
2185	91 Nottingham Road, NG7 7AJ	15/02057/PFUL3	1	0	1
2234	Springwood Centre, Ransom Drive	17/01394/PFUL3	50	0	50
2287	Site Of Mellors Court Sullivan Close Nottingham	16/01616/PFUL3	26	0	26
2313	19 Bentinck Road Nottingham NG7 4AA	16/00743/PFUL3	1	0	1
2374	278 Alfreton Road Nottingham NG7 5LS	17/01394/PFUL3	4	0	4
2379	7-9 Hounds Gate Nottingham NG1 7A	17/02037/PFUL3	3	0	3
2388	Winchester Court Chestnut Walk Nottingham	16/02797/PFUL3	44	0	44

SHLAA	Site name	Latest planning application reference no.	Deliverable 2018 to 2023	Developable 2023 to 2028	Total 2018 to 2028
2389	21 Carlton Road Nottingham NG3 2D	17/00861/PFUL3	6	0	6
2390	8 Graylands Road Nottingham NG8 4ER	17/01049/PFUL3	1	0	1
2396	Flat at Dominin House, Castle Boulevard, Nottingham, NG7 1FN	17/005/NOAPPN	1	0	1
2397	21 Albert Terrace, Nottingham, Nottingham, NG7 6JA	17/006/NOAPPN	3	0	3
2398	92 Sandon Street, Nottingham, Nottingham, NG7 7AN	17/007/NOAPPN	1	0	1
2401	8 Mapperley Road Nottingham NG3 5AA	16/02496/PFUL3	1	0	1
2419	4 - 6 Pelham Road Nottingham NG5 1AP	15/01856/PFUL3	1	0	1
2420	Radford Mill Warehouse Garden Street Nottingham	16/01897/PFUL3	6	0	6
2421	HMO Over 7-11 Radford Road Nottingham NG7 5DQ	16/02494/PVAR3	1	0	1
2422	51 Victoria Road, Nottingham, NG5 2NA	17/037/NOAPPN	2	0	2
			2123	161	2284

Full Planning Permissions at 31st March 2018

SHLAA Ref	Site name	Latest planning application reference no.	Deliverable 2018 to 2023	Developable 2023 to 2028	Total 2018 to 2028
67	N I Pearson and Sons, Latham Street	17/00077/PFUL3	5	0	5
81	Car Park South West Of 31 Thames Street Nottingham, 1	18/00221/PFUL3	3	0	3
124	Small businesses (Former Peacemills), Perry Road	17/00487/PFUL3	21	0	21
130	Mixed underused site 36 Wollaton Road	17/02139/PFUL3	2	0	2
134	Advantage Car Centre , Canterbury Road NG8 1PQ	14/02896/PFUL3	1	0	1
140	Ilkeston Road - Radford Mill	16/02301/PFUL3	335	0	335
231	5 Little Oakwood Drive Nottingham NG5 5AE,	16/02403/PFUL3	1	0	1
233	149 Hucknall Lane	17/02721/PFUL3	1	0	1
257	Land at 55 Aspley Park Drive	15/02635/PFUL3	1	0	1
274	Site of the former The Globe, 196 Denman Street Central	16/01872/PFUL3	21	0	21
275	Red Cross Society (Notts HQ), Gregory Street	18/00700/PFUL3	23	0	23
283	Old Rectory, Village Road	15/00539/PFUL3	6	0	6
290	24 Fishpond Drive, Fishpond Drive	17/01541/PFUL3	2	0	2
308	Land adjacent to 4 Elm Bank	15/02416/PFUL3	2	0	2

SHLAA Ref	Site name	Latest planning application reference no.	Deliverable 2018 to 2023	Developable 2023 to 2028	Total 2018 to 2028
313	Enderleigh, The Crescent	17/01820/PFUL3	10	0	10
325	Land adjacent to 230 Greenwood Road	17/01795/PFUL3	1	0	1
327	Police garage and offices, 24 - 30 Shakespeare Street	15/01670/PVAR3	44	0	44
341	Land adjacent 18 Gregory Street	17/00842/PFUL3	2	0	2
342	West Trent Works, Wilford Crescent	16/01986/PFUL3	24	0	24
351	Land at 12 Beauvale Road and 15 - 17 Woolmer Road	15/01440/PFUL3	1	0	1
360	Land between Bancroft and 4 Barrack Lane	14/01401/PFUL3	16	0	16
364	Land rear of 24 - 28 Goose Gate, 7 Woolpack Lane	16/02197/PFUL3	1	0	1
379	Lortas Road, Perry Road	14/01958/PFUL3	35	0	35
381	Green Lane - Fairham House	16/02648/PFUL3	24	0	24
401	Various uses, Alfred Street North	17/02465/PFUL3	5	0	5
430	31 Curzon Street/185-191 Huntingdon Street	14/01925/PFUL3	251	0	251
500	Bestwood Road - Former Bestwood Day Centre	17/00241/PFUL3	48	0	48
506	Beechdale Road - South of Former Co-op Dairy	15/02582/PRES4	36	0	36
508	1,2 and Lacetex Ltd, Holland Street	15/01567/PFUL3	15	0	15

SHLAA Ref	Site name	Latest planning application reference no.	Deliverable 2018 to 2023	Developable 2023 to 2028	Total 2018 to 2028
511	Albany Works site, Carlton Road	16/00859/PFUL3UL3	8	0	8
521	Traffic Street Site Traffic Street	15/03198/PFUL3	62	0	62
524	Canal Quarter - Sheriffs Way/Arkwright Street, Meadows Way	18/00131/PFUL3	240	65	305
527	Canal Quarter - Waterway Street , Traffic Street	18/00163/PFUL3	144	26	170
528	Carrington Street	18/01048/PFUL3	16	0	16
531	Car Sales, 79-85 Talbot Street	17/01620/PFUL3	68	0	68
541	Creative Quarter - Sneinton Market, Southwell Road	17/02557/PFUL3	77	33	110
594	Land north of canal and Sainsbury's, Castle Boulevard	17/00882/PFUL3	75	0	75
596	Prestige Windows, 602 The Wells Road	17/00579/PFUL3	23	0	23
610	Land between Knights Close and Harvest Close	17/02638/PFUL3	21	0	21
621	Garages south of 20 Church Street Church Street	16/00655/PFUL3	4	0	4
636	Land At 16 Alma Road	14/01180/PFUL3	1	0	1
645	Car dealers/industrial area, Site Of 350 To 358 Haydn Road Nottingham NG5 1EA	15/02814/PFUL3	20	0	20
658	Charles II Public House, Bestwood Park Drive West	15/01512/PFUL3	9	0	9
668	Waterside - Trent Lane, Park Yacht Club	15/01202/PFUL3	81	79	160

SHLAA Ref	Site name	Latest planning application reference no.	Deliverable 2018 to 2023	Developable 2023 to 2028	Total 2018 to 2028
669	1 Brook Street	16/00429/PFUL3	101	0	101
744	Former day nursery, Gordon Road	16/02368/PFUL3	6	0	6
801	Store rear of 35 Blyth Street	17/02207/PFUL3	1	0	1
826	Land to rear of 17 Private Road	16/01826/PFUL3	1	0	1
1012	13 Lenton Avenue	14/02512/PFUL3	1	0	1
1043	359 Aspley Lane	14/01474/PFUL3	1	0	1
1128	27 St Marys Gate	15/03127/PFUL3	10	0	10
1137	Grosvenor House High St / 52a Gawthorne Street	18/00253/PFUL3	2	0	2
1523	Land adjacent to 1 Beckhampton Road	17/01492/PFUL3	1	0	1
1533	41 Pilcher Gate and 20 St Mary's Gate	16/01140/PFUL3	5	0	5
1566	56-58 Upper Parliament Street	17/01589/PFUL3	2	0	2
1639	Waterside - Meadow Lane	13/02877/PFUL3	140	160	300
1698	Lord Alcester Public House 35 St Matthias Road	17/00101/PFUL3	2	0	2
1727	Land to rear of 125 Derby Road	15/02393/PFUL3	1	0	1
1751	Brook Street Warehouse, 13 Gedling Street Nottingham NG1 1DS	16/02322/PFUL3	4	0	4

SHLAA Ref	Site name	Latest planning application reference no.	Deliverable 2018 to 2023	Developable 2023 to 2028	Total 2018 to 2028
1782	Former Gardeners Public House, The Wells Road	15/02767/PFUL3	10	0	10
1787	Ruddington Lane - Rear of 107-127	17/01760/PFUL3	20	0	20
1812	Wine Cellar, 572 Woodborough Road	17/02741/PFUL3	1	0	1
1831	22A Forest Road	17/01732/LLIS1	3	0	3
1870	111a Alfreton Road	17/02496/PFUL3	4	0	4
1872	1 Hockley	13/01435/PVAR3	56	0	56
1910	Radford Road - Former Basford Gasworks	14/00963/PVAR3	0	62	62
1917	St Peters Vicarage And Church Hall, 177 Hartley Road	13/03119/PVAR3	7	0	7
1951	Allotments East Of Dakeyne Street Adjacent Queen Adelaide Public House, Windmill Lane	17/02351/PFUL3	3	0	3
1952	Queen Adelaide Public House, 99 Windmill Lane	17/02187/PFUL3	14	0	14
1997	110 to 112 Mansfield Road	15/03237/PFUL3	1	0	1
2019	65 Long Row	17/01936/PFUL3	3	0	3
2061	5 to 7 Russell Drive	15/01918/PFUL3	1	0	1
2066	Site At Junction Of Sherwood Vale And Woodthorpe Road	16/02719/PFUL3	1	0	1
2106	180 to 182 Derby Road	15/01078/PFUL3	1	0	1

SHLAA Ref	Site name	Latest planning application reference no.	Deliverable 2018 to 2023	Developable 2023 to 2028	Total 2018 to 2028
2109	93 Luther Close	16/01743/PFUL3	1	0	1
2132	Rear of Sherwood Inn, 548 Mansfield Road	15/00251/PVAR3	7	0	7
2133	174 Derby Road	17/02432/PFUL3	8	0	8
2145	Land off Key Street to rear of Fine Print Ltd, Hooton Street	17/00107/PFUL3	4	0	4
2148	The White House , Beech Avenue	14/00712/PFUL3	48	0	48
2153	1 And 3 Bulwer Road	15/00526/PFUL3	2	0	2
2154	The Irwin Business Centre, Church Street, Old Basford	15/00549/PFUL3	15	0	15
2155	2 And 3 Newcastle Chambers NG1 6HL	15/00554/LLIS1	8	0	8
2156	11 Emneth Close NG3 3DN	15/00614/PFUL3	1	0	1
2158	3 Lenton Road , NG7 1DP	15/00724/PFUL3	1	0	1
2159	St John House , Queens Walk NG2 2DF	15/00758/PFUL3	2	0	2
2160	3 Derby Terrace , Derby Road , NG7 1ND	15/00807/PFUL3	2	0	2
2161	Land At Junction Of 375 Alfred Street North And Kilbourn Street NG3 1AA	15/00846/PFUL3	1	0	1
2163	410 - 414 Radford Road NG7 7NP	15/00854/PFUL3	8	0	8
2166	3 - 5 High Pavement	15/01153/PFUL3	1	0	1

SHLAA Ref	Site name	Latest planning application reference no.	Deliverable 2018 to 2023	Developable 2023 to 2028	Total 2018 to 2028
2174	119 Foxhall Road NG7 6LH	15/01627/PFUL3	2	0	2
2175	215, University Boulevard NG9 2GJ	15/01647/PFUL3	3	0	3
2177	4 Park Drive NG7 1DA	15/01665/PFUL3	1	0	1
2178	5 Malvern Court, Mapperley Road NG3 5AG	15/01674/PFUL3	1	0	1
2179	6 Craven Road , NG7 5GD	15/01679/PFUL3	1	0	1
2186	City Segment Of Site Of Former Garages, Bagnall Avenue	16/00236/PFUL3	4	0	4
2187	66 Bute Avenue, NG7 1QA	15/02129/PFUL3	1	0	1
2190	The Moog , Newdigate Street NG7 4FD	15/02161/PFUL3	8	0	8
2192	164 Lenton Boulevard NG7 2BZ	15/02269/PFUL3	2	0	2
2194	15 Osmaston Street NG7 1SD	15/02434/PFUL3	2	0	2
2198	R H R Medical Centre, Calverton Drive Strelley, NG8 6QN	15/02617/PFUL3	1	0	1
2201	28 Bath Street NG1 1DF	15/02773/PFUL3	1	0	1
2206	6 Victoria Street, NG1 2EW	15/03173/LLIS1	14	0	14
2207	7 Lucknow Court , NG3 5EG	16/00009/PFUL3	1	0	1
2209	480A Mansfield Road , NG5 2EL	16/01344/PFUL3	1	0	1

SHLAA Ref	Site name	Latest planning application reference no.	Deliverable 2018 to 2023	Developable 2023 to 2028	Total 2018 to 2028
2213	32 Faraday Road NG7 2DU	15/01515/PFUL3	1	0	1
2216	108 Southchurch Drive NG11 8AD	15/01911/PFUL3	3	0	3
2219	15 Bar Lane NG6 0HT	15/02178/PFUL3	1	0	1
2220	Land East Of 1 Chancery Court , NG11 7AP	15/02608/PFUL3	1	0	1
2222	39 Watson Avenue, NG3 7BN	15/03046/PFUL3	2	0	2
2223	The Beeches , Mapperley Rise NG3 5GE	15/03052/PFUL3	4	0	4
2224	38 Bells Lane, Nottingham NG8 6EW	15/03119/PFUL3	1	0	1
2235	9 - 10 Short Hill And 54 - 56 High Pavement	16/02249/PFUL3	117	0	117
2240	Blackstone Walk Meadows (regeneration site) , Blackstone Walk Meadows	16/01999/PFUL3	23	0	23
2251	32 Russell Street	16/01445/PFUL3	124	0	124
2252	Old Town Hall, Highbury Road	16/01831/PFUL3	21	0	21
2254	5-7 Waverley Street and 146 Portland Road	17/00917/PFUL3	11	0	11
2256	The Dunkirk Inn, 71 Montpelier Road	17/01754/pful3	15	0	15
2261	Land East Of 2 Ortzen Court Ortzen Street Nottingham	15/02455/PFUL3	3	0	3
2262	Building Rear Of 8 Sophie Road Nottingham	15/03181/PFUL3	1	0	1

SHLAA Ref	Site name	Latest planning application reference no.	Deliverable 2018 to 2023	Developable 2023 to 2028	Total 2018 to 2028
2268	227 Edwards Lane Nottingham NG5 6EQ	16/00714/PFUL3	1	0	1
2271	Land North Of 30 Broad Street Nottingham	16/00860/PFUL3	4	0	4
2272	15 Bladon Close Nottingham NG3 5FY	17/00452/PFUL3	2	0	2
2273	2 - 4 Brightmoor Street Nottingham NG1 1FD	16/00888/PFUL3	1	0	1
2274	275 Derby Road Nottingham NG7 2DP	16/01036/PFUL3	4	0	4
2275	16 Crowley Close Nottingham NG8 4HG	16/01044/PFUL3	1	0	1
2276	18 Western Boulevard Nottingham NG8 1PG	16/01058/PFUL3	1	0	1
2278	20 Upper Parliament Street Nottingham NG1 2AD	16/00062/PFUL3	6	0	6
2279	182 - 184 Carlton Road Nottingham NG3 2BB	16/01271/PFUL3	4	0	4
2280	506 Nuthall Road Nottingham NG8 5DJ	16/01267/PFUL3	2	0	2
2281	40 Mapperley Road Nottingham NG3 5AS	16/01317/PFUL3	1	0	1
2283	316A Hucknall Road Nottingham NG5 1FG	16/01544/PFUL3	1	0	1
2284	119 Colwick Road Nottingham NG2 4AN	16/01564/PFUL3	1	0	1
2288	21 Bar Lane Nottingham NG6 0HT	16/01634/PFUL3	1	0	1
2290	18 Trentham Drive Nottingham NG8 3LW	16/01713/PFUL3	1	0	1

SHLAA Ref	Site name	Latest planning application reference no.	Deliverable 2018 to 2023	Developable 2023 to 2028	Total 2018 to 2028
2292	8 Derby Terrace Derby Road Nottingham NG7 1ND	16/01757/PFUL3	3	0	3
2294	76 St James's Street And 7 St James's Terrace Nottingham NG1 6FJ	16/01797/PFUL3	3	0	3
2295	19 And 21 Colwick Road Nottingham NG2 4AL	16/01822/PFUL3	2	0	2
2296	75 Beech Avenue Nottingham NG7 7LR	16/01825/PFUL3	1	0	1
2298	8A Oxford Street Nottingham NG1 5BN	16/01973/PFUL3	5	0	5
2299	170 Alfreton Road Nottingham NG7 3NU	16/02024/PFUL3	4	0	4
2300	2 Colville Villas Nottingham NG1 4HN	16/02093/PFUL3	1	0	1
2303	20 Ashdale Road Nottingham NG3 7BD	16/02470/PFUL3	1	0	1
2305	Archer House 14-22 Castle Gate Nottingham NG1 7AW	16/02734/PVAR3	107	0	107
2306	43 Burlington Road Nottingham NG5 2GR	16/02764/PFUL3	1	0	1
2308	70 Charlecote Drive Nottingham NG8 2SB	16/02921/PFUL3	1	0	1
2309	Site of the Winning Post Farnborough Road Nottingham NG11 8GF	17/01386/pful3	11	0	11
2310	310-314 Radford Road Nottingham NG7 5GN	17/00139/PFUL3	2	0	2
2314	Site Of 43A Gregory Boulevard Nottingham	17/02657/PFUL3	33	0	33
2315	102 Mansfield Road Nottingham NG1 3HD	16/00567/LLIS1	1	0	1

SHLAA Ref	Site name	Latest planning application reference no.	Deliverable 2018 to 2023	Developable 2023 to 2028	Total 2018 to 2028
2316	25 Park Valley Nottingham	16/00649/PFUL3	1	0	1
2321	177 Forest Road West Nottingham	17/02891	13	0	13
2329	1-3 Lister Gate Nottingham NG1 7DE	17/01436/PFUL3	28	0	28
2330	Provident Works Newdigate Street, NG7 4FD	18/00855/PFUL3	56	0	56
2331	Hockley Point (Former Sneinton House Hostel), Boston Street, NG1 1ED	17/02457/PFUL3	3	0	3
2332	Graystacks 2, 171A Castle Boulevard, NG7 1GY	17/00748/PFUL3	7	0	7
2333	100 - 104 Derby Road, NG1 5FB	17/01999	49	0	49
2334	26 - 28 Corporation Oaks Nottingham NG3 4JY	14/02877/PFUL3	7	0	7
2335	Djanogly Court Chelsea Street New Basford Nottingham NG7 7JG	16/00168/PFUL3	16	0	16
2336	64 The Wells Road Nottingham Nottingham City NG3 3AR	16/00335/PFUL3	2	0	2
2337	58 Parkdale Road Nottingham NG3 7GN	16/02288/PFUL3	1	0	1
2339	15 Ambergate Road Nottingham NG8 3GD	16/02452/PFUL3	2	0	2
2341	46 Albury Drive Nottingham NG8 5QR	16/02672/PFUL3	1	0	1
2342	122 Parkside Nottingham NG8 2N	17/00147/PFUL3	1	0	1
2343	Land At 63 Porchester Road Nottingham NG3 6JH	17/00268/PFUL3	1	0	1

SHLAA Ref	Site name	Latest planning application reference no.	Deliverable 2018 to 2023	Developable 2023 to 2028	Total 2018 to 2028
2344	Sutton Place 49 Stoney Street Nottingham NG1 1LX	17/00271/PFUL3	21	0	21
2345	The White Swan 46 Church Street Old Basford Nottingham NG6 0GD	17/00291/PFUL3	9	0	9
2346	169A Noel Street Nottingham NG7 6AR	17/00302/PFUL3	5	0	5
2347	411 Mansfield Road Nottingham NG5 2DP	17/00334/PFUL3	1	0	1
2348	34 Oakdale Road Nottingham NG3 7EE	17/00414/PFUL3	1	0	1
2351	85 Sneinton Boulevard Nottingham NG2 4FN	17/00495/PFUL3	3	0	3
2352	Farmlands 12A Ranskill Gardens Nottingham NG5 9DX	17/00568/PFUL3	8	0	8
2353	First House Bilborough Road Nottingham NG8 4DU	17/00702/PFUL3	1	0	1
2354	Forest Cottage Bestwood Road Nottingham NG6 8UD	17/00737/PFUL3	1	0	1
2355	Garage At Ground Floor Under 50 Glasshouse Street Nottingham NG1 3LW	17/00779/PFUL3	2	0	2
2356	26-32 Cyprus Road Nottingham NG3 5EB	17/00800/PFUL3	3	0	3
2358	30-32 Long Row Nottingham NG1 2DR	17/00812/LLIS1	2	0	2
2359	40 Radford Road Nottingham NG7 5F	17/00826/PFUL3	4	0	4
2361	2 Oxford Street Nottingham NG1 5BH	17/02494/PFUL3	4	0	4
2362	28 Regent Street City Centre Nottingham NG1 5BQ	17/01034/LLIS1	2	0	2

SHLAA Ref	Site name	Latest planning application reference no.	Deliverable 2018 to 2023	Developable 2023 to 2028	Total 2018 to 2028
2363	41 Herbert Road Nottingham NG5 1BS	17/01083/PFUL3	1	0	1
2364	19 Ambergate Road Nottingham NG8 3GD	17/01282/PFUL3	1	0	1
2365	10 Hamilton Road Nottingham NG5 1AU	17/01398/PFUL3	8	0	8
2366	244 Wollaton Road Nottingham NG8 1HQ	17/01499/PFUL3	1	0	1
2367	Ken Wilde House 28 Addison Street Nottingham NG1 4GY	17/01564/PFUL3	4	0	4
2368	31 Forman Street Nottingham NG1 4AA	17/01576/PFUL3	3	0	3
2369	702 Mansfield Road Nottingham NG5 3FW	17/01598/PFUL3	1	0	1
2370	129 Mansfield Road Nottingham NG1 3FQ	17/01657/PFUL3	1	0	1
2371	15 Hounds Gate Nottingham NG1 7AA	17/01738/PFUL3	4	0	4
2375	Site To The Rear Of 481-483 Nottingham Road Nottingham NG6 0FB	17/01865/PFUL3	2	0	2
2376	66-72 Hounds Gate Nottingham NG1 6BA	17/01882/PFUL3	11	0	11
2377	34 Market Street Nottingham NG1 6HW	17/01887/LLIS1	2	0	2
2378	503 And 505 Alfreton Road Nottingham NG7 5NH	17/02034/PFUL3	5	0	5
2380	49 And 49A Wilford Grove Nottingham NG2 2DR	17/02060/PFUL3	3	0	3
2381	Land At 9 Cavendish Crescent South Nottingham NG7 1EN	17/02118/PFUL3	1	0	1

SHLAA Ref	Site name	Latest planning application reference no.	Deliverable 2018 to 2023	Developable 2023 to 2028	Total 2018 to 2028
2382	Electricity Substation North West Of 29 Northampton Street Nottingham	17/02234/PFUL3	1	0	1
2383	30 Ebers Road Nottingham NG3 5DZ	17/02367/PFUL3	1	0	1
2384	277 Woodborough Road Nottingham NG3 4JT	17/02381/PFUL3	5	0	5
2385	Hendon Court Hendon Rise Nottingham NG3 3AQ	17/02509/PFUL3	4	0	4
2386	10 King Street Nottingham NG1 2AS	17/02681/PFUL3	1	0	1
2393	Flat At 25 Albert Grove Nttm NG7 1PB	17/014/NOAPPN	1	0	1
2394	Ground, First and second 15 Ransom Road, NG3 3LH	17/030/NOAPPN	2	0	2
2399	City Segment Of Garage Site 6 Bestwood Lodge Drive Nottingham	16/00908/PFUL3	2	0	2
2400	23 Burlington Road Nottingham NG5 2GR	16/01085/PFUL3	1	0	1
2402	Land To The Rear Of 15 Manthorpe Crescent Mapperley Nottingham NG5 4EF	16/02719/PFUL3	1	0	1
2403	29 Northdown Road Nottingham NG8 3PF	17/00733/PFUL3	1	0	1
2404	Pearl Assurance House, 2 To 12 (even) Wheeler Gate And 1 To 9 (odd) Friar Lane Nottingham, 8, NG1 3DR	17/01240/PFUL3	15	45	60
2405	Site Of The Red Cow Public House Gregory Street Nottingham NG7 2NQ, 1	17/01924/PFUL3	9	0	9
2406	123 And 125 Derby Road Nottingham NG7 1LS, 1	17/02043/PFUL3	4	0	4
2407	12 - 16 Lower Parliament Street Nottingham NG1 3DA,	17/02162/PFUL3	20	0	20

SHLAA Ref	Site name	Latest planning application reference no.	Deliverable 2018 to 2023	Developable 2023 to 2028	Total 2018 to 2028
2408	219-223 Mansfield Road Nottingham NG1 3FS	17/02480/PFUL3	3	0	3
2409	Garages East Of 10 Mapperley Street Nottingham	17/02556/PFUL3	1	0	1
2410	217 Mansfield Road Nottingham NG1 3FS	17/02589/PFUL3	5	0	5
2411	Garages North West Of 2 Querneby Avenue Nottingham,	17/02616/PFUL3	1	0	1
2412	106 Alferton Road Nottingham NG7 3NS	17/02668/PFUL3	4	0	4
2413	26 Kinross Crescent Nottingham NG8 3FU	17/02823/PFUL3	2	0	2
2414	36 Chisbury Green Nottingham NG11 9HP	17/02826/PFUL3	1	0	1
2415	1A Ravensmore Road Nottingham NG5 2AH,	17/02882/PFUL3	1	0	1
2416	14 Basford Road Nottingham NG6 0JN	18/00160/PFUL3	1	0	1
2417	Storage Area Above 234 Southchurch Drive Nottingham NG11 8AA	18/00250/PFUL3	2	0	2
2418	18 Castle Boulevard Nottingham NG7 1FL	18/00308/PACPD	2	0	2
			3270	470	3740

Outline Planning Permissions at 31st March 2018

SHLAA Site No.	Site name	Latest planning application reference no.	Deliverable 2018 to 2023	Developable 2023 to 2028	Total 2018 to 2028
141	Alfreton Road - Forest Mill	16/02524/POUT	141	169	310
653	Denewood Crescent - Denewood Centre	17/02244/NOUT	110	0	110
1961	Creative Quarter - Brook Street East	17/00751/POUT	43	0	43
169	Ellis and Everard site, Haydn Road	15/03103/POUT	29	0	29
390	Salisbury Street	16/00815/POUT	21	0	21
2267	48A Park Lane Nottingham NG6 0DT	16/00540/POUT	8	0	8
160	P J Towe Construction, 197 Gladstone Street, NG7 6HX	15/02866/POUT	5	0	5
236	1a Montague Street, 1a, Montague Street	16/01909/POUT	4	0	4
2277	Bestwood Library 516 Arnold Road Nottingham NG5 5HN	16/01109/POUT	3	0	3
1573	70 Wilton Street, NG6 0ER	15/01804/POUT	1	0	1
2293	The Nest Sutherland Road Nottingham NG3 7AP	16/01782/POUT	1	0	1
2311	11 Paton Road Nottingham NG5 1ND	17/00170/POUT	1	0	1
2349	Bakersfields Library Watson Avenue Nottingham NG3 7BN	17/00448/POUT	1	0	1
2357	33 Gunthorpe Drive Nottingham NG5 3DW	17/00806/POUT	1	0	1
			369	169	538

Prior Approvals at 31st March 2018

Site name	Site Name	Latest planning application reference no.	Deliverable 2018 to 2023	Total 2018 to 2028
1940	Players Court, Player Street	13/02679/PACPD	189	189
1996	515A Mansfield Road	13/02641/PACPD	2	2
2004	No Limits House, Unit 2, Guy Birkin Place, Beech Avenue	13/01893/PACPD	4	4
2012	1 Castle Quay	13/02671/PACPD	6	6
2017	11 Market Street	15/02344/PACPD	13	13
2018	Mayfair Court, North Gate	13/01894/PACPD	10	10
2022	Maville House, Maville Works, Beech Avenue	13/01887/PACPD	45	45
2039	1 King Edward Court, King Edward Street	14/00427/PACPD	22	22
2108	210A Gladstone Street	14/01048/PACPD	2	2
2116	18 to 20 The Ropewalk	14/00667/PACPD	3	3
2117	19 The Ropewalk	14/01143/PACPD	3	3
2149	14 Hounds Gate NG1 7BA	15/00374/PACPD	43	43
2172	93 - 95 Upper Parliament Street , NG1 6LA	15/01614/PACPD	8	8
2173	561 Valley Road , NG5 1JG	15/01620/PACPD	7	7
2188	1 Howard Street . NG1 3LT	15/02141/PACPD	5	5
2196	17-19 Weekday Cross Nottingham	15/02505/PACPD	1	1

Site name	Site Name	Latest planning application reference no.	Deliverable 2018 to 2023	Total 2018 to 2028
2270	3 Pelham Road Nottingham NG5 1AP	16/00778/PACPD	10	10
2301	Park House Friar Lane Nottingham	16/02123/PACPD	1	1
2338	493 Mansfield Road Nottingham NG5 2JJ	16/02300/PACPD	1	1
2373	54A High Pavement Nottingham NG1 1HW	17/01771/PACPD	2	2
			377	377

Sites where planning permission is awaiting the signing of a Section 106 agreement (as at 31st March 2018)

SHLAA Site No.	Site name	Planning application reference no.	Deliverable 2018 to 2023	Developable 2023 to 2028	Total 2018 to 2028
405	Woodyard Lane - Siemens, Lambourne Drive	18/00060/POUT	30	80	110
458	Boots, Thane Road	14/02038/POUT	200	30	230
537	Petrol Filling Station, London Road	16/01352/PFUL3	85	0	85
TOTAL			315	110	425

Local Plan Allocations at 31st March 2018

SHLAA Site No.	Site name	Local Plan Part 2 Site No.	Deliverable 2018 to 2023	Developable 2023 to 2028	Total 2018 to 2028
440	Eastglade, Top Valley - Former Eastglade School Site, Birkdale Way	PA03	64	0	64
243	Ridgeway - Former Padstow School Detached Playing Field,	PA05	65	0	65
241	Beckhampton Road - Fomer Padstow School Detached Playing Field	PA06	60	25	85
244	Eastglade Road - Former Padstow School Site	PA08	240	0	240
1760	Edwards Lane - Former Haywood School Detached Playing Field	PA09	100	0	100
1962	Piccadilly - Former Henry Mellish School Playing Field	PA10	50	0	50
226	Highbury Road - Former Henry Mellish School Site	PA12	36	0	36
253	Arnside Road - Former Chronos Richardson	PA14	75	0	75
1761	College Way - Melbury School Playing Field	PA24	55	0	55
442	Chingford Road Playing Field, Wigman Road	PA25	140	0	140
649	Prospect Place	PA45	23	0	23
549	Clifton West, Hawksley Gardens	PA57	185	70	255
1759	Farnborough Road - Former Fairham Comprehensive School	PA59	196	0	196
1963	Royal Quarter - Burton Street, Guildhall, Police Station and Fire Station	PA61	350	0	350
TOTAL			1639	95	1734

Other Deliverable Sites at 31st March 2018

SHLAA Site No.	Site name	Comment	Deliverable 2018 to 2023	Developable 2023 to 2028	Total 2018 to 2028
536	Pemberton Street	Extant mixed use allocation vacant and cleared for development. Site broadly suitable for mixed use scheme assume it is likely to be achievable. Application for student accommodation pending decision	67	0	67
2028	Meadows Police Station (Regeneration Site), Meadows Way	Site is in NCC Regeneration work programme and is anticipated to be demolished in the near future. Disposal of the site to Nottingham City Homes is being progressed, who propose to develop it for 22 market for rental apartments. Will be complete within 5 years. Decision pending	22	0	22
2232	Land off Tunstall Drive	NCC owned site. Part of proactive regeneration programme. Delivery within 5 years achievable. Met with Property & Regeneration 3.7.17.	12	0	12
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. Met with Property & Regeneration 3.7.17.	45	0	45
2258	William Olds Youth Centre, 84 Chiltern Way	Brownfield site capable of residential development. Application pending decision for 21 dwellings. Regeneration expect start in 2018	20	0	20
2320	Factory Between 42 To 98 Morley Avenue, Nottingham	Design being progressed	34	0	34
Total of Other Deliverable Sites			200	0	200
TOTAL OF ALL DELIVERABLE SITES			8,293	1,005	9,298

* Note that the yields for sites which are being considered for the forthcoming Land and Planning Policies document are based on a mid point of a range unless there is specific information for the capacity of the site

Appendix B: Schedule of Developable Sites (as at 31st March 2018)

SHLAA Site No.	Site name	Planning application reference no. (if any) or Local Plan ref	Planning and history (as at 31st March 2018)	Developable dwellings 2023-2028	Developable dwellings 2018-2028	Developable dwellings Beyond 2028	Developable dwellings from 2018
23	Furniture Store, Sherwin Road, off Lenton Boulevard		Site cleared and fenced off, obvious alternative use is residential. Assume developable beyond 5 years.	0	0	7	7
35	Porchester Car Sales, Porchester Road, near Carlton Road		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
99	Vernon Road - Former Johnsons Dyeworks	Local Plan PA18	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 term. Met with Property & Regeneration 3.7.17.	87	87	0	87
138	Disused garage, Ilkeston Road, Opposite Cobden Street		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	30	30	0	30

SHLAA Site No.	Site name	Planning application reference no. (if any) or Local Plan ref	Planning and history (as at 31st March 2018)	Developable dwellings 2023-2028	Developable dwellings 2018-2028	Developable dwellings Beyond 2028	Developable dwellings from 2018
			suited to residential development.				
143	United Carpets, Hartley Road		Retail use, in suitable location for housing likely to be available and achievable in the medium term therefore developable.	0	0	8	8
148	Bobbers Mill Bridge - Bobbers Mill Industrial Estate,	Local Plan PA30	Brownfield site, suitable for residential development. Contamination, land assembly and flood risk to be resolved. Delivery anticipation late in the plan period	100	100	0	100
150	Bobbers Mill Bridge - Land Adjacent to Bobbers Mill Industrial Estate	Local Plan PA29	Brownfield site, suitable for residential development. Contamination, land assembly and flood risk to be resolved. Delivery anticipation late in the plan period	19	19	0	19
164	Disused garage court, Gregory Boulevard		Vacant site in a suitable location for housing appears available likely to be achievable in the medium term.	0	0	3	3
168	Disused Petrol Filling Station, Nottingham Road/ Rosetta Road		Existing use is temporary, in a suitable location, likely to be available and achievable	0	0	7	7

SHLAA Site No.	Site name	Planning application reference no. (if any) or Local Plan ref	Planning and history (as at 31st March 2018)	Developable dwellings 2023-2028	Developable dwellings 2018-2028	Developable dwellings Beyond 2028	Developable dwellings from 2018
			in the medium term therefore developable.				
254	Stanton Tip - Hempshill Vale	Local Plan PA11	Timescale for delivery expected to be 6+ years for 500 housing units. A willing owner is positively engaged with Nottingham City, as part owner. Development likely to come forward mid/end of Core Strategies plan period due to contamination and profile of the site. Met with Property & Regeneration 3.7.17.	350	350	150	500
256	Area between Linby Street and Filey street and to Main Street	Local Plan PA04	Residential uses are dependent on the delivery of a wider flood risk mitigation scheme. <u>Therefore, in agreement with the EA, the estimated dwelling numbers for this site are not included in the overall housing figures for plan period.</u>	13	13	0	13
279	Eagle Press island site Robin Hood Way		Brownfield site close to residential area. Anticipated late in the plan period	40	40	0	40

SHLAA Site No.	Site name	Planning application reference no. (if any) or Local Plan ref	Planning and history (as at 31st March 2018)	Developable dwellings 2023-2028	Developable dwellings 2018-2028	Developable dwellings Beyond 2028	Developable dwellings from 2018
333	123 Huntingdon Street	18/00449/PFUL3	Pre 2006 Residential permission has now expired, but planning application for 112 dwellings	112	112	0	112
346	Canal Quarter - Island Site, Manvers Street	Local Plan PA68 04/01403/POUT	Site subject to contamination, flood risk constraints. Site subject to proactive regeneration activity by NCC and public intervention to bring site forward. Delivery expected mid/late plan period. Planning application inc 907 dwellings + 666 student units submitted Jul 2018	575	575	0	575
380	Haydn Road/Hucknall Road - Severn Trent Water Depot	Local Plan PA20	Site suitable for residential development with willing owners. developable towards the mid late plan period	70	70	0	70
382	Derby Road - Former Hillside Club, Leengate	11/04238/POUT Local Plan PA46	Principle of residential use established. Site is suitable and capable of development within the plan period	35	35	0	35
384	Wilkinson Street - Former PZ Cussons	10/00021/POUT Local Plan PA27	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	77	77	0	77

SHLAA Site No.	Site name	Planning application reference no. (if any) or Local Plan ref	Planning and history (as at 31st March 2018)	Developable dwellings 2023-2028	Developable dwellings 2018-2028	Developable dwellings Beyond 2028	Developable dwellings from 2018
			plan period				
399	Carlton Road-Former Co-op	15/016/NOAPPN Local Plan PA39	Brownfield site close to residential properties. Mixed use scheme anticipated.	18	18	0	18
407	Site of the Wilford Public House, Gritley Mews	10/01245/PFUL3	Vacant and cleared site. Principle for residential remains appropriate in this residential environment.	15	15	0	15
431	Marco Island, Huntingdon Street	17/00893/pful3	Brownfield City Centre site capable of further residential development	25	25	0	25
457	50 Lower Parliament Street	15/01650/pful3	Although residential permission has lapsed, the principle of residential has been established. There is a more recent application 15/01650/pful3 for 15 dwellings.	15	15	0	15
459	Castle Quarter, Maid Marian Way - College Site,	Local Plan PA66	Major regeneration site with opportunity for element of retail. NCC engaging with the college to facilitate relocation and development anticipated late in the plan period but could be accelerated due to funding	75	75	0	75

SHLAA Site No.	Site name	Planning application reference no. (if any) or Local Plan ref	Planning and history (as at 31st March 2018)	Developable dwellings 2023-2028	Developable dwellings 2018-2028	Developable dwellings Beyond 2028	Developable dwellings from 2018
516	Waterside - Freeth Street	Local Plan PA82	Brownfield site within Waterside which is subject to proactive regeneration activity by NCC. Suitable for residential development.	150	150	235	385
525	Canal Quarter - Queens Road, East of Nottingham Station, Queens Road	Local Plan PA70	Brownfield site in sustainable location suitable for mixed use including residential development. Active discussion with Network Rail on land that they own.	175	175	0	175
529	Canal Quarter - Arkwright Street East	Local Plan PA74	NCC owns the part of the site between Arkwright Street and the tram line and is facilitating development of the site to the east of the tram line and is facilitating development of the site to the east of the tram line by selling land to the adjacent owner.	120	120	0	120
540	Creative Quarter - Bus Depot, Lower Parliament Street	Local Plan PA65	Part NCC owned subject to proactive regeneration proposals by NCC. Requires relocation of existing businesses therefore delivery anticipated late in the plan period.	135	135	0	135

SHLAA Site No.	Site name	Planning application reference no. (if any) or Local Plan ref	Planning and history (as at 31st March 2018)	Developable dwellings 2023-2028	Developable dwellings 2018-2028	Developable dwellings Beyond 2028	Developable dwellings from 2018
543	Between Cowan Street and Beck Street	18/00565/PFUL3	Extant mixed use allocation. Site is suitable for residential. No real constraint to delivery, in low level usage, assume may come forward following development of 1 Brook Street adjacent to the site. Therefore developable in the medium term. Owner has indicated willingness to develop.	42	42	0	42
545	Waterside - Iremonger Road, London Road	Local Plan PA79	Brownfield site within Waterside which is subject to proactive regeneration activity by NCC. Suitable for residential development	125	125	0	125
650	Factory Willoughby Street, Prospect Place	Local Plan PA45	Vacant industrial building. May be broadly suitable for residential development subject to policy. Site is available and could be achievable in the medium term. Therefore developable.	0	0	6	6
659	Pelham Hotel Public House, 89-91 Gawthorne Street		Vacant public house site is in a suitable location with no other significant constraints therefore assume the site will become available and be achievable in the medium term.	0	0	3	3

SHLAA Site No.	Site name	Planning application reference no. (if any) or Local Plan ref	Planning and history (as at 31st March 2018)	Developable dwellings 2023-2028	Developable dwellings 2018-2028	Developable dwellings Beyond 2028	Developable dwellings from 2018
702	Sturgeon Avenue - The Spinney	07/00449/PFUL3 Local Plan PA56	Residential permission has now expired. However, a re-submission would be looked upon positively as the principle of residential development has already been established and agreed.	50	50	0	50
810	6 City Road	09/02690/PFUL3	Lapsed	2	2	0	2
1512	National Dry Cleaners, Winchester Street	10/00403/POUT	'Although residential permission has expired, the principle of residential has been established.	15	15	0	15
1579	Robin Hood Chase, St Ann's Well Road	10/02102/NVAR4 Local Plan PA37	Met with Property & Regeneration 3.7.17.	14	14	0	14
1630	Carlton Road - Castle College	Local Plan PA38	Former college on brownfield site within largely residential area. Suitable for community use with element of residential.	19	19	0	19
1638	Waterside - Cattle Market, Cattle Market Road	Local Plan PA80	Brownfield site within Waterside which is subject to proactive regeneration activity by NCC. Suitable for residential development	65	65	0	65

SHLAA Site No.	Site name	Planning application reference no. (if any) or Local Plan ref	Planning and history (as at 31st March 2018)	Developable dwellings 2023-2028	Developable dwellings 2018-2028	Developable dwellings Beyond 2028	Developable dwellings from 2018
1680	Burrows Court / Site of Red Cow Public House, Windmill Lane	10/00420/PFUL3	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 new homes within wider site anticipated as next phase.	17	17	0	17
1795	BGU Manufacturing, Meadow Lane		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 Regeneation Zone. No planning permission on site.	0	0	8	8
1865	1 to 2 St Peters Church Walk	11/02598/PFUL3	'Although residential permission has expired, the principle of residential has been established.	11	11	0	11
1998	1, 1A And 3 And 3A Canning Chambers , Canning Circus	12/03192/PFUL3	Although residential permission has expired, the principle of residential has been established.	12	12	0	12

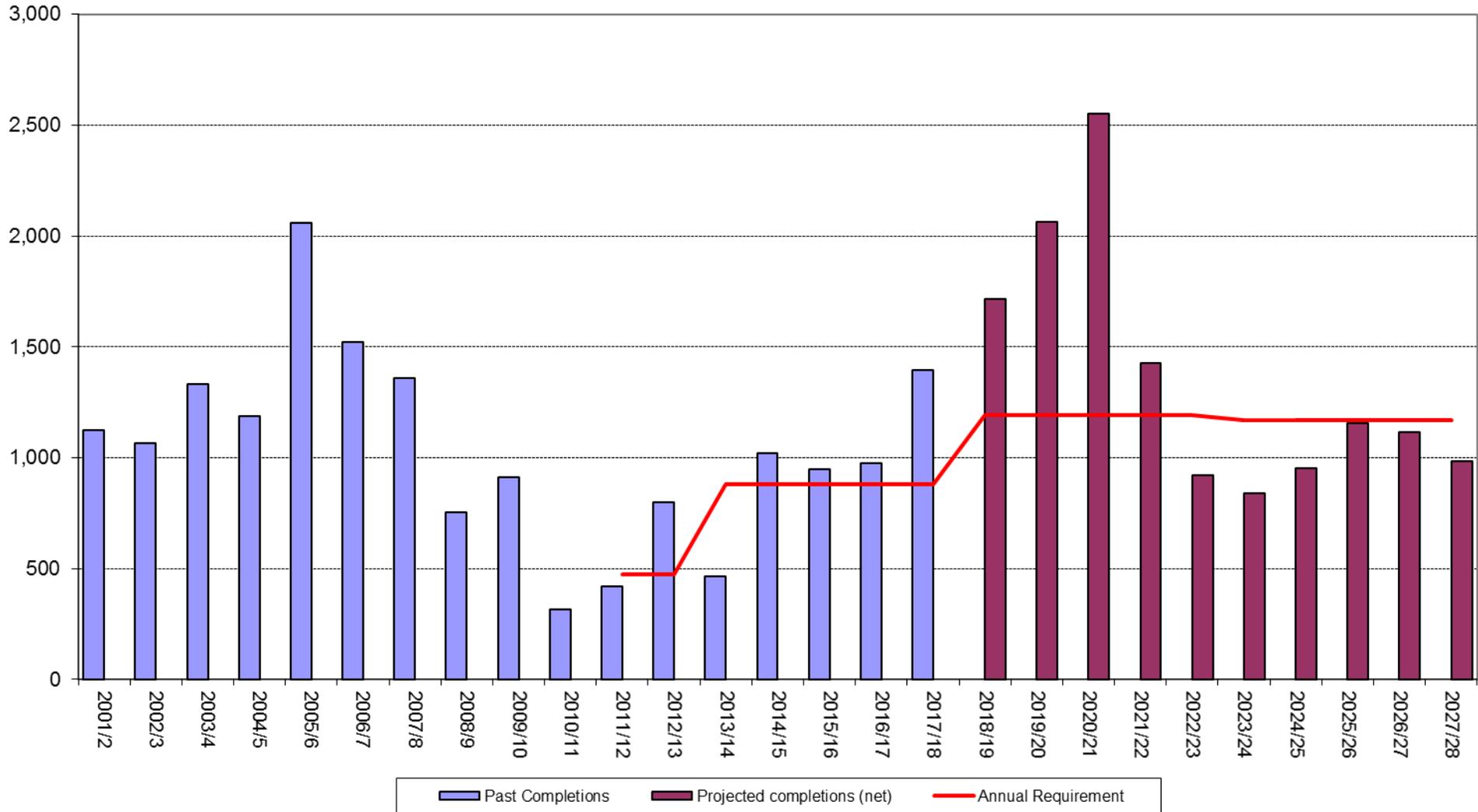
SHLAA Site No.	Site name	Planning application reference no. (if any) or Local Plan ref	Planning and history (as at 31st March 2018)	Developable dwellings 2023-2028	Developable dwellings 2018-2028	Developable dwellings Beyond 2028	Developable dwellings from 2018
2231	Land to rear of 129-137 Ruddington Lane		Developer information - possible extension to PA55 as part of response to Local Plan 2016. Site suitable for residential subject to review of flooding	6	6	0	6
2242	Land between Rick St and Howard Street off Glasshouse St NG1 3LP		Put forward as a SHLAA site - Site suitable for residential, sustainable City Centre location	50	50	0	50
2257	85 Arnold Road		Brownfield site capable of residential development, subject to employment policies being overcome	21	21	0	21
2259	Broadmarsh West/Broadmarsh Car Park	Local Plan PA67	Considered that Broadmarsh West could deliver residential	75	75	0	75
2319	Stanley House , 56 Talbot Street , Nottingham , NG1 5GL		City Centre Brownfield site capable of residential development	50	50	0	50
2322	1 Elm Bank Nottingham NG3 5AJ			1	1	0	1
2323	Studio House 22 Mount Street New Basford Nottingham		Brownfield site capable of residential development	30	30	0	30

SHLAA Site No.	Site name	Planning application reference no. (if any) or Local Plan ref	Planning and history (as at 31st March 2018)	Developable dwellings 2023-2028	Developable dwellings 2018-2028	Developable dwellings Beyond 2028	Developable dwellings from 2018
2326	Site Of Plumblin Displays Faraday Road Nottingham		Brownfield site capable of residential development	12	12	0	12
2327	43-55 Lower Parliament Street And 1-7 Glasshouse Street Nottingham NG1 3DB		City Centre Brownfield site capable of residential development	92	92	0	92
2328	Site Of Marlstones Aldgate Close Nottingham	17/02872/ful3		13	13	0	13
				2945	2945	433	3391

** Note that the yields for sites which are included in the Land and Planning Policies document (Local Plan Part 2) are based on a mid point of a range unless there is specific information for the capacity of the site

Appendix C: Housing Trajectory for Nottingham 2018

Housing Trajectory - Nottingham City (net completions)



	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	-	-	-	-	-	-	-	-	-	-	6,020
Waterside								38	119	84	50	45	80	145	185	176	154	1076
Boots Campus								0	50	50	50	50	30	0	0	0	0	230
Stanton Tip								0	0	0	0	0	0	50	100	100	100	350
Other sites deliverable by 2028 (taken from Strategic Housing Land Availability Assessment)								1,676	1,895	2,298	1,208	680	562	563	650	595	460	10,587
Windfall allowance								30	30	150	150	175	200	225	250	275	300	1,785
Demolitions								-30	-30	-30	-30	-30	-30	-30	-30	-30	-30	-300
Projected completions (net)	-	-	-	-	-	-	-	1,714	2,064	2,552	1,428	920	842	953	1,155	1,116	984	13,728
Cumulative Completions	422	1,221	1,684	2,706	3,653	4,627	6,020	7,734	9,798	12,350	13,778	14,698	15,540	16,493	17,648	18,764	19,748	19,748
PLAN - Annual Housing Target	475	475	880	880	880	880	880	1,190	1,190	1,190	1,190	1,190	1,170	1,170	1,170	1,170	1,170	17,150
PLAN - Housing Target (cumulative)	475	950	1,830	2,710	3,590	4,470	5,350	6,540	7,730	8,920	10,110	11,300	12,470	13,640	14,810	15,980	17,150	17,150
MONITOR - No. dwellings above or below cumulative housing target	-53	271	-146	-4	63	157	670	1,194	2,068	3,430	3,668	3,398	3,070	2,853	2,838	2,784	2,598	2,598
MANAGE - Annual housing target taking account of past/projected completions	1,009	1,046	1,062	1,105	1,111	1,125	1,138	1,113	1,046	919	686	562	490	403	219	-249	-1,614	-

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

Although the deliverable sites are those included in the Strategic Housing Land Availability Assessment (SHLAA), other sites may be identified in the course of the preparation of the Local Plan (Land and Planning Policies document). Likewise, the Local Plan preparation process may result in some of the SHLAA sites not being taken forward as allocations.

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.

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		
						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

* There was no adopted plan at 31/3/13 or 31/3/14.

** Local Plan says actual completions to December 1995 were 2,937. 1996/97 has been added to this.

*** The Nottingham Local Plan (1997) requirement was gross.

**** CLG's definitions changed to include student dwellings in 2009, so it is probably correct to include them in the actual to compare with the Regional Plan for 2008/09. However, even if the change is not made until 2009/10 the Regional Plan requirement is still met in 2008/09.

Status of Other sites deliverable by 2028 (taken from the SLHAA excluding Local Plan part 2 sites):

Under Construction	786
Current Full Permission	2,135
Current Outline Permission	54
prior approval	377
Perm. awaiting Sect. 106	222
Local Plan Allocation	0
10 or more dwellings without planning permission	665
less than 10 dwellings without planning permission	9
	4,248

Breakdown of Supply to 2028

Under Construction	2,284
Current Full Permission not under construction	3,740
Current Outline Permission	538
Prior Approvals	377
Permission Awaiting S 106	562
Local Plan allocations	4,068
10 or more dwellings without planning permission	665
Less than 10 dwellings without planning permission	9
TOTAL	12,243
- Total Demolitions	300
+windfalls	1785
Completions 2011/17	6020
2011-28	19,748

