

**HOUSING LAND AVAILABILITY  
AS AT 31<sup>st</sup> MARCH 2017**

**Nottingham City Council  
February 2018**

## **Introduction**

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 in September 2014.

### **National Planning Policy Framework (NPPF)**

2. The 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 deliverable<sup>1</sup> 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, developable<sup>2</sup> sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15.
3. 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 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 three 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 time<sup>3</sup>, see also Appendix D – Comparison of actual completions against adopted plan at year-end).

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<sup>1</sup> 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.

<sup>2</sup> 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.

<sup>3</sup> 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.

- The Nottinghamshire and Nottingham Structure Plan (February 2006)<sup>4</sup>, 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 and 2016/17 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 the Core Strategy to 2016/17 of 4,470 new homes has been exceeded, with 4,627 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.
4. 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, 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

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<sup>4</sup> 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.

rather than 20% – i.e. the equivalent of 5.25 years’ supply of deliverable sites is required in total.

### **Core Strategy Adopted September 2014**

5. The Aligned Core Strategy recognises the current economic circumstances and weak housing market 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

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.

7. 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**

8. The assessment covers the period from 1st April 2017 to 31st March 2022. It is therefore based on known completions data for the period to 31st March 2017.

## Site Assessments

9. 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.
10. 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 1,617. (18,767 from the Cumulative Completions row in the Trajectory at Appendix C minus 17,150, the housing requirement 2011 to 2028).

## Housing Land Supply Summary

### Overall housing requirements for the Aligned Core Strategies and calculation of the 5 year supply available:

11. The 5 year requirement for 2017 to 2022 is calculated by looking at the ACS requirement for 2017 to 2022 (20% of the 2013 to 2018 requirement plus 80% of 2018 to 2023) and subtracting the surplus of 2011 to 2017 completions over the ACS requirement for that period.
12. The ACS requirement for 2011 to 2017 is 4,470 (the 2011 to 2013 requirement (950) plus 80% of the 2013 to 2018 requirement (4,400)). Actual net completions between 2011 and 2017 were 4,627. This surplus of 157 is allocated throughout the remainder of the plan-period, i.e. it is 14.27 per year for the period 2017 to 2028.

### Summary of deliverable sites:

#### 5 year supply

Under Construction	1,468
Current Full Permission not under construction	2,746
Current Outline Permission	61
Prior Approvals	336
Permission Awaiting S 106	376
Local Plan allocations	2,331
10 or more dwellings without planning permission	396
Less than 10 dwellings without planning permission	21
TOTAL	7,735

ACS Dwelling Provision and 5 year Requirement	
	Net Dwellings
Total Dwelling Provision 2011-13	950
Total Dwelling Provision 2013-17	3,520
Total Dwelling Provision 2011-17	4,470
Dwellings completed to March 2017	4,627
Surplus at 2017 against policy requirements (4,627 - 4,470)	157
Surplus per annum 2017-28	+14.27
Total Dwelling Provision 2017-18	880
Total Dwelling Provision 2018-22 (4 x 1,190)	4,760
Total Dwelling Provision 2017-22	5,640

Liverpool:

5 year Housing Requirement (5 year target minus surplus plus 5% buffer (5,640 - (14.27 x 5)) + 282)	5,850.64
Total supply (7,735 + 390 windfall and – 162 demolitions)	7,963
Difference between supply and requirement (7,963 - 5,850.64)	+2,112.36
Total five year supply ((7,963 / 5,850.64) x 5)	6.81

Sedgefield:

5 year Housing Requirement (5 year target minus surplus plus 5% buffer (5,640 - 157) + 282)	5,765
Total supply (7,735 + 390 windfall and – 162 demolitions)	7,963
Difference between supply & requirement (7,963 - 5,765)	+2,198
Total five year supply ((7,963 / 5,765) x 5)	6.91

13. The conclusion is, therefore, that Nottingham City has more than the required 5 year supply, including a 5% buffer.

## **Windfall allowance**

14. The NPPF (paragraph 48) 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.
15. 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 trends**

16. Historic data shows how windfalls have come forward over the period of the recession, for instance, 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 is 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 paragraph 18 below.)

## **Current trends**

17. More recent data shows that windfalls not only continue to come forward, but the numbers have increased. Between April 2014 and March 2017, 233 sites totalling 2,349 dwellings (862 Student) 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 two years is 78 sites and 783 dwellings granted planning permission.

## Windfall Summary

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

18. 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 of the prior approvals are for large student housing schemes in the City Centre and these large student schemes have a good record of delivery. Even without prior approvals, the annual average rate of planning permissions is 457 dwellings per year, a significant increase over the 238 reported during the period April 2008 to March 2013.

### Future prospects

19. The significant increase in approvals on non SHLAA sites shows that windfalls will continue to contribute to both the five year and longer term housing supply.

20. In addition to the usual sources of windfalls such as conversion or redevelopment of offices and other non-residential buildings, sub division of large houses, vacant floorspace above shops and infill on areas of unused land, other factors such as an improving market and government changes to the planning system such as permitted development, should assist in bringing forward windfalls. The Core Strategy emphasis on urban concentration and regeneration should also help to sustain the number of windfall sites.

21. Many of the larger sites which have come forward as windfalls are for purpose-built student flats. These tend to be granted permission/prior approval and built within two or three years. There is as yet no evidence that interest in such schemes is diminishing and the City Council encourages them in appropriate buildings and locations. Both the Universities are understood to have plans to expand their student intake over the coming years, and it is reasonable to assume that further schemes, in locations which are not yet known, will come forward and be developed within the next five years and beyond.

22. A number of dwellings are also completed each year which do not require planning permission, for instance flats above shops where changes to Council Tax records indicate new net additional homes. In the past 2

years, these have averaged 40 dwellings per year. There is no reason for this source of windfalls to not continue to contribute to overall supply.

#### Windfall allowance

23. The more recent data starts at 2014/15, and unfortunately it is not possible to continue the monitoring from March 2013, because of a change in way data is recorded in the SHLAA.
24. Monitoring completions from 2014/15 on windfall sites granted permission from that year may therefore understate the level of actual completions on windfall sites, since completions on non SHLAA sites granted planning permission prior to this period cannot be monitored, and it can take two to three years for the larger sites to move from planning permission granted since 2014/15 to completion.

Year	Cumulative planning permission/prior approval	Cumulative Windfall Completions
2014/15	1,006	80
2015/16	1,745	381
2016/17	2,349	763

25. Notwithstanding this, the more up to date evidence is compelling. Of the 1,006 dwellings (net) granted planning permission/prior approval in 2014/15, 80 dwellings (net) were completed, not including residential gardens, ie they are in-year completions. Of the 1,745 dwellings (net) granted planning permission/prior approval on non SHLAA sites in the two years 2014/15 and 2015/16, 381 dwellings (net) were completed, not including residential gardens. Of these, 123 dwellings were prior approvals, and 138 were student housing. Of the 2,349 dwellings granted planning permission on non SHLAA sites between 2014/15 to 2016/17, 763 (net) were completed. Of these 358 were prior approvals and 327 were student housing. Just using this three years of data, the average completions has been 254 per year.
26. Given the proportion (45.5%) of homes completed on non SHLAA sites between April 2008 and March 2013 in what were recessionary years, it is reasonable to expect completions on non SHLAA sites to reach at least the same proportions now that the economy is recovering. (This is a cautious approach, since planning permissions/prior approvals granted at the end of that period would not have achieved completions by March 2013).
27. Applying a rate of 45.5% to the 2,349 windfall dwellings granted planning permission over the three years gives a windfall completions figure of 1,069, or 356 per year (equating to a discount rate of 54.5%). Accepting that the period only represents three years of data, and that windfall rates

can fluctuate, a conservative approach has been taken to windfalls in the 5 year supply, with rates increasing thereafter.

28. Accordingly, a conservative windfall allowance of 150 dwellings per year from all sources is included for years 3 to 5 (see Appendix D), plus a conservative estimate of 30 dwellings which do not require planning permission/prior approval 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 2017 would accommodate 3,719 dwellings (see Appendix B) after 2022. 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 2022 (1,213), sites have been identified for 4,932 dwellings.
32. Additionally, after 2022 there are a predicted 1,425 windfalls and only 180 demolitions so that the total expected net completions is 6,177. This compares with 7,040 required by the Aligned Core Strategy between 2022 and 2028 (2022/23 – 1,190 and 2023/28 – 5,850, see paragraph 6 above).
33. However, the trajectory anticipates that by 31<sup>st</sup> March 2022 housing completions will be 2,480 dwellings above the cumulative housing target, so the requirement between 2022 and 2028 is only 4,560 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 2016 to 31st March 2022 is set in Appendix A, whilst Appendix B contains a list of developable sites in the SHLAA, i.e. those where it is unlikely that housing will be delivered by 2022 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 31<sup>st</sup> March 2017)**

**Sites Under-Construction at 31<sup>st</sup> March 2017**

SHLAA Site No.	Site name	Latest planning application reference no.	Deliverable 2017 to 2022	Developable 2022 to 2028	Total 2017 to 2028
9/220	Former NCT Bus Depot, Piccadilly	16/01820/PFUL3	6	0	6
9/268	Springfield, The Crescent, Alexandra Park	15/01653/PFUL3	10	0	10
9/270	Oakford CI (regeneration site), Former warden aided accommodation, Oakford Close	07/01170/PFUL3	23	0	23
9/326	Waterside - Daleside Road, Trent Lane Basin,	15/01646/PVAR3	115	161	276
9/331	97 Ransom Road	13/02766/PFUL3	3	0	3
9/341	Land adjacent 18 Gregory Street	04/02225/PFUL3	1	0	1
9/347	Canal Quarter - Crocus Street Southpoint	10/01814/PFUL3	220	130	350
9/402	Former Childrens Home, 383-387 Woodborough Road	15/00033/PVAR3	11	0	11
9/507	Chalfont Drive - Former Government Buildings	15/01345/PVAR3	350	83	433
9/605	Land adjacent to 32 Anslow Avenue	12/01166/PFUL3	1	0	1

<b>SHLAA Site No.</b>	<b>Site name</b>	<b>Latest planning application reference no.</b>	<b>Deliverable 2017 to 2022</b>	<b>Developable 2022 to 2028</b>	<b>Total 2017 to 2028</b>
9/613	472 Mansfield Road	07/01206/PFUL3	4	0	4
9/619	149 Trowell Road	14/01774/PFUL3	1	0	1
9/629	291 - 293 Mansfield Road	11/01807/PFUL3	2	0	2
9/633	Clinton Arms 536 Radford Road	08/01573/PFUL3	6	0	6
9/671	Midland Computer Training and Development Centre, Silverdale Road	11/03592/PFUL3	3	0	3
9/694	Whole of Bakewell Drive, Bakewell Drive	05/00630/PFUL3	5	0	5
9/810	6 City Road	09/02690/PFUL3	2	0	2
9/818	14 Durham Avenue	13/01907/PFUL3	1	0	1
9/860	Land to rear 18 Bentinck Road	08/03875/PFUL3	1	0	1
9/892	Land Bounded By Beacon Hill Rise, Limmen Gardens, Dennett Close And Flewitt Gardens Nottingham	15/02191/pful3	2	0	2
9/1021	21 Larkdale Street	12/00473/PFUL3	1	0	1
9/1034	222 Ilkeston Road	12/02564/PFUL3	2	0	2
9/1101	43 Magdala Road	09/03143/PFUL3	3	0	3
9/1119	Hyson Green Community Centre, St Pauls Avenue	13/03117/PFUL3	12	0	12

<b>SHLAA Site No.</b>	<b>Site name</b>	<b>Latest planning application reference no.</b>	<b>Deliverable 2017 to 2022</b>	<b>Developable 2022 to 2028</b>	<b>Total 2017 to 2028</b>
9/1530	Land to rear of 17 and 19 Langtry Grove	09/00102/PFUL3	1	0	1
9/1559	511 Mansfield Road	10/02018/PFUL3	1	0	1
9/1563	3 and land to rear of 3-5 Oakdale Road	15/022/NOAPPN	1	0	1
9/1578	Site Of Childs Play Day Nursery Pedmore Valley Nottingham	10/00769/PFUL3	4	0	4
9/1633	Woodhouse Way - Woodhouse Park	14/00335/PRES4	112	0	112
9/1667	Edwards Lane - Former Haywood School Site	14/02226/PVAR3	14	0	14
9/1689	Site of Childs Play Day Nursery, Pedmore Valley	10/00769/PFUL3	4	0	4
9/1721	25-29 Wheeler Gate	16/01815/PVAR3	9	0	9
9/1732	Land to rear of 28-30 Walbrook Close	14/01259/PFUL3	1	0	1
9/1736	Flat 31 Shirley Road	09/01584/PFUL3	1	0	1
9/1775	Redevelopment of Lenton highrise flats, Park Street	14/03054/PVAR3	37	0	37
9/1779	Site At Cranwell Road West, NG8 6NP	14/01934/PFUL3	25	0	25
9/1780	Site At Cranwell Road East, NG8 6NP	13/02657/PFUL3	23	0	23
9/1793	Car park site of 192 North Sherwood Street	11/04194/PFUL3	8	0	8

<b>SHLAA Site No.</b>	<b>Site name</b>	<b>Latest planning application reference no.</b>	<b>Deliverable 2017 to 2022</b>	<b>Developable 2022 to 2028</b>	<b>Total 2017 to 2028</b>
9/1794	154-156 Bramcote Lane, NG8 2QP	11/02150/PFUL3	1	0	1
9/1806	9 -9A Castle Street	12/01005/PFUL3	6	0	6
9/1813	Tots World Day Nursery, Southglade Road	11/02828/PFUL3	2	0	2
9/1814	Church House Station Road	11/02829/PFUL3	1	0	1
9/1822	296A Radford Road NG7 5GN	11/03697/PFUL3	1	0	1
9/1826	15 Magdala Road Nottingham NG3 5DE	11/03918/PFUL3	1	0	1
9/1871	Land Adjacent to 273 Gladstone Street	12/02249/PFUL3	1	0	1
9/1873	34 Village Road, NG11 8NE	12/00748/PFUL3	1	0	1
9/1919	St Marys Court, St Marys Gate, NG1 1AY	13/01575/PACPD	14	0	14
9/1922	Equitable House, 5 to 7 South Parade	12/01647/PFUL3	1	0	1
9/1927	47 Radford Road NG7 5DR	13/01979/PFUL3	2	0	2
9/1946	Meadows Crosswall Site B, Pitcairn Close	13/01719/PFUL3	1	0	1
9/1988	20 Thorneywood Rise NG3 2PD	13/00916/PFUL3	1	0	1
9/2001	The Nail & Beauty School Ltd 28, Tollerton Green	13/00963/PFUL3	2	0	2

<b>SHLAA Site No.</b>	<b>Site name</b>	<b>Latest planning application reference no.</b>	<b>Deliverable 2017 to 2022</b>	<b>Developable 2022 to 2028</b>	<b>Total 2017 to 2028</b>
9/2013	The Beacon Public House, 359 Blue Bell Hill Road	14/02285/PVAR3	4	0	4
9/2014	198 Sneinton Dale	13/00800/PFUL3	6	0	6
9/2032	Morley School (aka Wells Rd Junior School and Eco Works site), St Anns (regeneration site), Wells Road	15/02118/PFUL3	39	0	39
9/2035	Hazel hill & crescent (Regeneration Site), Pedmore Valley	16/00634/NFUL3	25	0	25
9/2038	Gautries Close Garage Site (regeneration site), Gautries Close	16/00027/PFUL3	3	0	3
9/2048	26 Tollerton Green	13/00701/PFUL3	1	0	1
9/2100	19 Ruddington Lane	16/00176/PFUL3	1	0	1
9/2114	84 Derby Road	14/00611/PFUL3	2	0	2
9/2118	Maid Marian House, Maid Marian Way	15/02962/PFUL3	54	0	54
9/2129	34 Elm Avenue	15/00208/PFUL3	5	0	5
9/2135	13 Sherwood Rise	14/01190/PFUL3	12	0	12

SHLAA Site No.	Site name	Latest planning application reference no.	Deliverable 2017 to 2022	Developable 2022 to 2028	Total 2017 to 2028
9/2139	Meadows Q Blocks: Site At Saffron Gardens And Beardsley Gardens And Site Of The Former Cromarty Court (Site A), Site At Middle Furlong Gardens (Site B), Site At Tarbert Close (Site C) And Bosworth Walk (Site D), NG2 1PR, Saffron Gardens And Beardsley Gardens And Site Of The Former Cromarty Court (Site A), Site At Middle Furlong Gardens (Site B), Site At Tarbert Close (Site C) And Bosworth Walk (Site D), NG2 1PR	14/02092/PFUL3	54	0	54
9/2144	Second floor staircase XI Tutors Flat Lenton and Wortley Hall University of Nottingham, University Boulevard	15/006/NOAPPN	1	0	1
9/2253	10-12 Ebury Road, Nottingham	16/01099/PFUL3	16	0	16
9/2312	Garages South 44 Hopedale Close Nottingham Nottingham City NG7 3BZ	15/02051/PFUL3	9	0	9
9/2313	19 Bentinck Road Nottingham NG7 4AA	16/00743/PFUL3	1	0	1
9/2152	375 Alfred Street North NG3 1AA,	15/00454/PFUL3	2	0	2
9/2167	54 - 72 Sandon Street , NG7 7AN	15/01214/PFUL3	2	0	2
9/2169	The Frontage , Queen Street Nottingham	15/01349/PFUL3	152	0	152
9/2176	Garages Amber Hill , Amber Hill	15/01652/PFUL3	8	0	8
9/2185	91 Nottingham Road, NG7 7AJ	15/02057/PFUL3	1	0	1
9/2226	2 Aslockton Drive , NG8 5DT	16/00028/PFUL3	1	0	1

<b>SHLAA Site No.</b>	<b>Site name</b>	<b>Latest planning application reference no.</b>	<b>Deliverable 2017 to 2022</b>	<b>Developable 2022 to 2028</b>	<b>Total 2017 to 2028</b>
9/2227	294 Hucknall Road Nottingham NG5 1FG	14/00850/PFUL3	5	0	5
9/2245	143 - 145 Windmill Lane NG3 2BH	15/01327/PFUL3	1	0	1
9/2246	1 Drysdale Close , NG6 8RJ	15/01688/PFUL3	1	0	1
9/2247	Basement Flat 2 Fishpond Drive, 2 Fishpond Drive NG7 1DG	15/02627/PFUL3	1	0	1
<b>TOTAL</b>			<b>1468</b>	<b>374</b>	<b>1842</b>

### Full Planning Permissions at 31<sup>st</sup> March 2017

SHLAA Site No.	Site name	Latest planning application reference no.	Deliverable 2017 to 2022	Developable 2022 to 2028	Total 2017 to 2028
9/134	Advantage Car Centre , Canterbury Road NG8 1PQ	14/02896/PFUL3	1	0	1
9/155	Silverdale Works Silverdale Road Nottingham NG7 7EZ, NG7 7EZ	16/02204/PVAR3	6	0	6
9/157	Malt House 6 Malt Cottages Nottingham	15/02637/PFUL3	3	0	3
9/157	Malt House 6 Malt Cottages Nottingham	16/00001/PFUL3	3	0	3
9/209	21 Merchant Street	13/01630/PFUL3	1	0	1
9/231	5 Little Oakwood Drive Nottingham NG5 5AE, NG5 5AE	16/02403/PFUL3	1	0	1
9/257	Land at 57 Aspley Park Drive	15/02635/PFUL3	1	0	1
9/274	Site of the former The Globe, 196 Denman Street Central	16/01872/PFUL3	21	0	21
9/283	Old Rectory, Village Road	15/00539/PFUL3	3	0	3
9/308	Land adjacent to 4 Elm Bank	15/02416/PFUL3	2	0	2
9/313	Enderleigh, The Crescent	15/02076/PFUL3	9	0	9
9/327	Police garage and offices, 24 - 30 Shakespeare Street	15/01670/PVAR3	44	0	44
9/360	Land between Bancroft and 4 Barrack Lane	14/01401/PFUL3	16	0	16
9/379	Lortas Road, Perry Road	14/01958/PFUL3	35	0	35
9/383	Ascot Road - Speedo	15/01928/PFUL3	47	0	47

<b>SHLAA Site No.</b>	<b>Site name</b>	<b>Latest planning application reference no.</b>	<b>Deliverable 2017 to 2022</b>	<b>Developable 2022 to 2028</b>	<b>Total 2017 to 2028</b>
9/391	6 Ilkeston Road	16/00915/PFUL3	69	0	69
9/430	31 Curzon Street/185-191 Huntingdon Street	14/01925/PFUL3	246	0	246
9/506	Beechdale Road - South of Former Co-op Dairy	15/02582/PRES4	36	0	36
9/508	1,2 and Lacetex Ltd, Holland Street	15/01567/PFUL3	15	0	15
9/518	Caliba Queens House, Queens Road	15/00462/PFUL3	215	0	215
9/596	Prestige Windows, 602 The Wells Road	15/00014/PFUL3	16	0	16
9/611	34A Church Street	16/01410/PFUL3	6	0	6
9/621	Garages south of 20 Church Street Church Street	16/00655/PFUL3	4	0	4
9/636	Land At 16 Alma Road	14/01180/PFUL3	1	0	1
9/645	Site Of 350 To 358 Haydn Road Nottingham NG5 1EA	15/02814/PFUL3	20	0	20
9/648	Former Industrial Site To West Of Car Park , Oak Street	13/02143/PFUL3	5	0	5
9/654	The Lindens, 379 Woodborough Road	13/03090/PFUL3	2	0	2
9/658	Charles II Public House, Bestwood Park Drive West	15/01512/PFUL3	1	0	1
9/664	Site of former Lord Nelson Public House, Hempshill Lane	16/00845/PFUL3	17	0	17
9/668	Waterside - Trent Lane, Park Yacht Club	15/01202/PFUL3	81	79	160

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9/669	1 Brook Street	16/00429/PFUL3	101	0	101
9/676	Coopers Club, 360 Highbury Vale	16/00701/PFUL3	10	0	10
9/679	Russel Drive - Radford Bridge Allotments	15/03129/PVAR3	110	0	110
9/696	Daleside Road - Former Colwick Service Station,	14/03073/PFUL3	16	0	16
9/811	Land south west of 43 City Road	16/00046/PFUL3	1	0	1
9/826	Land to rear of 17 Private Road	16/01826/PFUL3	1	0	1
9/1012	13 Lenton Avenue	14/02512/PFUL3	1	0	1
9/1023	9 Regent Street	14/00877/PFUL3	1	0	1
9/1043	359 Aspley Lane	14/01474/PFUL3	1	0	1
9/1057	The Limes 3 Pelham Avenue Nottingham	16/02535/PFUL3	2	0	2
9/1128	27 St Marys Gate	15/03127/PFUL3	9	0	9
9/1523	Land adjacent to 1 Beckhampton Road	13/00534/PFUL3	1	0	1
9/1527	52 Hereford Road	16/02826/PFUL3	1	0	1
9/1533	41 Pilcher Gate and 20 St Mary's Gate	16/01140/PFUL3	5	0	5
9/1538	Land north of 641-649 Woodborough Road	16/02103/PFUL3	3	0	3

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9/1570	35 Wiverton Road	14/01006/PFUL3	5	0	5
9/1639	Waterside - Meadow Lane	13/02877/PFUL3	95	205	300
9/1688	58 Carlton Road	13/00426/PVAR3	4	0	4
9/1698	35 St Matthias Road Nottingham	17/00101/PFUL3	2	0	2
9/1727	Land to rear of 125 Derby Road	15/02393/PFUL3	1	0	1
9/1750	15-17 George Street	13/00333/PFUL3	1	0	1
9/1751	13 Gedling Street Nottingham NG1 1DS	16/02322/PFUL3	4	0	4
9/1762	Bulwell Lane - Former Coach Depot	15/01102/PFUL3	32	0	32
9/1782	Former Gardeners Public House, The Wells Road	15/02767/PFUL3	10	0	10
9/1834	Whyte House Rooms, 69A-71 Upper Parliament Street, NG1 6LD	13/00787/PFUL3	1	0	1
9/1872	1 Hockley	13/01435/PVAR3	56	0	56
9/1892	Old General, 249 Radford Road	13/02883/PFUL3	8	0	8
9/1893	2 Carlton Road	15/01061/PFUL3	1	0	1
9/1909	31 Huntingdon Street	15/02946/PFUL3	9	0	9
9/1917	St Peters Vicarage And Church Hall, 177 Hartley Road	13/03119/PVAR3	7	0	7

<b>SHLAA Site No.</b>	<b>Site name</b>	<b>Latest planning application reference no.</b>	<b>Deliverable 2017 to 2022</b>	<b>Developable 2022 to 2028</b>	<b>Total 2017 to 2028</b>
9/1932	25 Normandy Road	13/01272/PFUL3	1	0	1
9/1939	Talbot House, Talbot Street	14/02526/PFUL3	214	0	214
9/1942	Former Old Peacock, 136 Ilkeston Road	14/01735/PFUL3	12	0	12
9/1951	Allotments East Of Dakeyne Street Adjacent Queen Adelaide Public House, Windmill Lane	14/00093/PFUL3	6	0	6
9/1952	Land Adjacent Queen Adelaide Public House, 99 Windmill Lane	14/00093/PFUL3	4	0	4
9/1955	Winchester House, 39 Hounds Gate NG1 7AA	13/00620/PFUL3	1	0	1
9/1960	Meadowvale Crescent Garage Site (regeneration site), Meadowvale Crescent	16/00031/PFUL3	3	0	3
9/1973	48 Hawton Crescent NG8 1DD	12/03174/PFUL3	1	0	1
9/1974	470 Mansfield Road	13/00746/PFUL3	1	0	1
9/1975	2 Luton Close	13/01276/PFUL3	1	0	1
9/1976	165A Ilkeston Road	14/02489/PFUL3	1	0	1
9/1977	13 Arundel Street	13/02599/PFUL3	1	0	1
9/1987	Workshop to rear of 59 Sherbrooke Road	14/03095/PFUL3	1	0	1
9/1989	11 Brightmoor Street	13/01097/PFUL3	1	0	1
9/1993	Wendover House, 15 Winchester Street	13/00129/PFUL3	2	0	2

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9/1994	277A Woodborough Road	13/02358/PFUL3	2	0	2
9/1995	73 Piccadilly	13/02516/PFUL3	2	0	2
9/1997	110 to 112 Mansfield Road	13/02660/PFUL3	3	0	3
9/1998	1, 1A And 3 And 3A Canning Chambers , Canning Circus	12/03192/PFUL3	12	0	12
9/1999	29 Lenton Avenue	13/03081/PFUL3	2	0	2
9/2008	11 Cranmer Street	14/00054/pvar3	10	0	10
9/2011	15 Long Row Nottingham NG1 2DH	13/02566/PFUL3	6	0	6
9/2015	Barnardos 2 Clinton Avenue, NG5 1AW	13/01501/PFUL3	8	0	8
9/2023	Perrys Factory, Russell Street	15/02754/LLIS1	78	0	78
9/2030	Colesbourne Road Garage Site (regeneration site), Colesbourne Road	16/00030/PFUL3	3	0	3
9/2033	Stepney Court (Regeneration scheme), Strelley Road	16/02942/PVAR3	37	0	37
9/2034	Conway Close (Regeneration Site)	16/00656/NFUL3	10	0	10
9/2036	Church Square (Regeneration Site), off Maxwell Close	17/00044/PFUL3	17	0	17
9/2043	19 Sandringham Road	12/02974/PFUL3	1	0	1
9/2047	11 Magdala Road	13/00573/PFUL3	1	0	1

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9/2049	21 Belper Road	13/00703/PFUL3	1	0	1
9/2050	125 Radford Road	13/00710/PFUL3	1	0	1
9/2052	7 Nethergate NG11 8NL	13/02356/PFUL3	1	0	1
9/2058	1 Farndon Green NG8 1DU	13/02620/PFUL3	1	0	1
9/2059	4 Sneinton Hollows	13/02663/PFUL3	1	0	1
9/2061	5 to 7 Russell Drive	13/02789/PFUL3	1	0	1
9/2063	50 Shakespeare Street	13/02892/PFUL3	1	0	1
9/2065	56 Gregory Boulevard	13/02677/PFUL3	1	0	1
9/2066	Site At Junction Of Sherwood Vale And Woodthorpe Road	16/02719/PFUL3	1	0	1
9/2068	32 Village Road	14/00317/PFUL3	1	0	1
9/2070	111 Sneinton Boulevard	14/00512/PFUL3	1	0	1
9/2071	Haydn Foods, 63Haydn Road	14/00550/PFUL3	1	0	1
9/2072	Radford West Launderette, 232-234 Ilkeston Road , NG7 3EA	14/00582/PFUL3	1	0	1
9/2074	Five Acres Hempshill Lane	14/00702/PFUL3	1	0	1
9/2075	23 Balmoral Road	14/00761/PFUL3	1	0	1

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9/2077	47 Bingham Road	14/00865/PFUL3	1	0	1
9/2078	11 Tudwal Walk	14/00879/PFUL3	1	0	1
9/2079	Care Home for Adults With Learning Disabilities, 6 to 8, Martinmass Close	14/00938/PFUL3	1	0	1
9/2086	16 Watson Avenue	14/01331/PFUL3	1	0	1
9/2087	20 Marlborough Street	14/01432/PFUL3	1	0	1
9/2088	65 Park Lane	14/01445/PFUL3	1	0	1
9/2089	Summercourt Mapperley Road	14/01558/PFUL3	1	0	1
9/2091	497A and 499A Alfreton Road	14/01779/PFUL3	1	0	1
9/2092	The Mews At Ringwood Crescent To The Rear Of 208 Wollaton Road	14/01919/PFUL3	1	0	1
9/2095	54 Watson Avenue	16/00376/PFUL3	1	0	1
9/2096	43 Thames Street	14/02743/PFUL3	1	0	1
9/2098	3 Hardwick Grove	14/02760/PFUL3	1	0	1
9/2099	145 Sneinton Boulevard	14/02763/PFUL3	1	0	1
9/2104	36 Beech Avenue	13/03067/PFUL3	2	0	2
9/2105	32 Heathcoat Street	14/00268/PFUL3	2	0	2

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9/2106	180 to 182 Derby Road	15/01078/PFUL3	1	0	1
9/2107	Kismet Kebabs 95A, Upper Parliament Street	14/00521/PFUL3	2	0	2
9/2109	93 Luther Close	16/01743/PFUL3	1	0	1
9/2112	7 Clarendon Street	14/02607/PFUL3	2	0	2
9/2113	100 Friar Lane	15/00372/PFUL3	2	0	2
9/2119	58-59 Long Row	14/02380/PFUL3	3	0	3
9/2120	200 - 206 Alfretton Road	14/02679/PFUL3	3	0	3
9/2123	3A Peveril Street	14/00711/PFUL3	4	0	4
9/2130	Queens Chambers, 3 King Street	14/02233/PFUL3	7	0	7
9/2131	Floor above the Old Angel, 7 Stoney Street	14/02314/LLIS1	7	0	7
9/2132	Rear of Sherwood Inn, 548 Mansfield Road	15/00251/PVAR3	7	0	7
9/2133	174 Derby Road	14/01247/LLIS1	8	0	8
9/2142	507 Mansfield Road	15/02713/PFUL3	1	0	1
9/2145	Land off Key Street to rear of Fine Print Ltd, Hooton Street	13/02238/PFUL3	4	0	4
9/2224	38 Bells Lane, Nottingham NG8 6EW	15/03119/PFUL3	1	0	1

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9/2251	32 Russell Street	16/01445/PFUL3	124	0	124
9/2252	Old Town Hall, Highbury Road	16/01831/PFUL3	21	0	21
9/2260	124 - 126 Mansfield Road, NG1 3HL	13/03059/PFUL3	1	0	1
9/2261	Land East Of 2 Ortzen Court Ortzen Street Nottingham	15/02455/PFUL3	3	0	3
9/2262	Building Rear Of 8 Sophie Road Nottingham	15/03181/PFUL3	1	0	1
9/2264	Nottinghamshire Royal Society For The Blind Ortzen Street Nottingham NG7 4BN	15/03191/PFUL3	16	0	16
9/2265	24 Dagmar Grove Nottingham NG3 4JE	16/00378/PFUL3	1	0	1
9/2266	13 St Peters Gate Nottingham NG1 2JF	16/00415/PFUL3	2	0	2
9/2268	227 Edwards Lane Nottingham NG5 6EQ	16/00714/PFUL3	1	0	1
9/2269	349 Mansfield Road Nottingham NG5 2DA	16/00735/PFUL3	1	0	1
9/2271	Land North Of 30 Broad Street Nottingham	16/00860/PFUL3	4	0	4
9/2272	15 Bladon Close Nottingham NG3 5FY	16/00877/PFUL3	2	0	2
9/2273	2 - 4 Brightmoor Street Nottingham NG1 1FD	16/00888/PFUL3	1	0	1
9/2274	275 Derby Road Nottingham NG7 2DP	16/01036/PFUL3	4	0	4
9/2275	16 Crowley Close Nottingham NG8 4HG	16/01044/PFUL3	1	0	1

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9/2276	18 Western Boulevard Nottingham NG8 1PG	16/01058/PFUL3	1	0	1
9/2278	20 Upper Parliament Street Nottingham NG1 2AD	16/01160/PFUL3	3	0	3
9/2279	182 - 184 Carlton Road Nottingham NG3 2BB	16/01271/PFUL3	4	0	4
9/2280	506 Nuthall Road Nottingham NG8 5DJ	16/01267/PFUL3	2	0	2
9/2281	40 Mapperley Road Nottingham NG3 5AS	16/01317/PFUL3	1	0	1
9/2282	Site Of Royal Hunt Public House Top Valley Way Nottingham	16/01338/PFUL3	1	0	1
9/2283	316A Hucknall Road Nottingham NG5 1FG	16/01544/PFUL3	1	0	1
9/2284	119 Colwick Road Nottingham NG2 4AN	16/01564/PFUL3	1	0	1
9/2285	Derbyshire Haven 2 Brendon Road Nottingham NG8 1HW	16/01570/PFUL3	7	0	7
9/2286	65 Gawthorne Street Nottingham NG7 7JS	16/01576/PFUL3	1	0	1
9/2287	Site Of Mellors Court Sullivan Close Nottingham	16/01616/PFUL3	26	0	26
9/2288	21 Bar Lane Nottingham NG6 0HT	16/01634/PFUL3	1	0	1
9/2290	18 Trentham Drive Nottingham NG8 3LW	16/01713/PFUL3	1	0	1
9/2291	357A Aspley Lane Nottingham NG8 5GA	16/01730/PFUL3	1	0	1
9/2292	8 Derby Terrace Derby Road Nottingham NG7 1ND	16/01757/PFUL3	3	0	3

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9/2294	76 St James's Street And 7 St James's Terrace Nottingham NG1 6FJ	16/01797/PFUL3	2	0	2
9/2295	19 And 21 Colwick Road Nottingham NG2 4AL	16/01822/PFUL3	2	0	2
9/2296	75 Beech Avenue Nottingham NG7 7LR	16/01825/PFUL3	1	0	1
9/2297	Land Adjacent To 39 Aspley Park Drive Nottingham NG8 3EA	16/01915/PFUL3	1	0	1
9/2298	8A Oxford Street Nottingham NG1 5BN	16/01973/PFUL3	5	0	5
9/2299	170 Alfreton Road Nottingham NG7 3NU	16/02024/PFUL3	4	0	4
9/2300	2 Colville Villas Nottingham NG1 4HN	16/02093/PFUL3	1	0	1
9/2302	578 Derby Road Nottingham NG7 2GZ	16/02147/PFUL3	1	0	1
9/2303	20 Ashdale Road Nottingham NG3 7BD	16/02470/PFUL3	1	0	1
9/2304	62 Main Street Bulwell Nottingham NG6 8EX	16/02580/PFUL3	3	0	3
9/2305	Archer House 14-22 Castle Gate Nottingham NG1 7AW	16/02734/PVAR3	107	0	107
9/2306	43 Burlington Road Nottingham NG5 2GR	16/02764/PFUL3	1	0	1
9/2307	509-511 Alfreton Road Nottingham NG7 5NH	16/02851/PFUL3	7	0	7
9/2308	70 Charlecote Drive Nottingham NG8 2SB	16/02921/PFUL3	1	0	1
9/2310	310-314 Radford Road Nottingham NG7 5GN	17/00139/PFUL3	2	0	2

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9/2314	Site Of 43A Gregory Boulevard Nottingham	14/01811/PFUL3	23	0	23
9/2315	102 Mansfield Road Nottingham NG1 3HD	16/00567/LLIS1	1	0	1
9/2316	25 Park Valley Nottingham	16/00649/PFUL3	1	0	1
9/2317	22 The Ropewalk Nottingham NG1 5DT	16/01391/PACPD	5	0	5
9/1945	Arkwright Walk(regeneration site) , Arkwright Walk, Meadows	16/01999/PFUL3	88	0	88
9/2148	The White House , Beech Avenue	14/00712/PFUL3	48	0	48
9/2153	1 And 3 Bulwer Road	15/00526/PFUL3	2	0	2
9/2154	The Irwin Business Centre, Church Street, Old Basford	15/00549/PFUL3	15	0	15
9/2155	2 And 3 Newcastle Chambers NG1 6HL	15/00554/LLIS1	8	0	8
9/2156	11 Emneth Close NG3 3DN	15/00614/PFUL3	1	0	1
9/2157	117 Ground Floor, The Boulevard Hartley Road, NG7 3AQ	15/00714/PFUL3	7	0	7
9/2158	3 Lenton Road , NG7 1DP	15/00724/PFUL3	1	0	1
9/2159	St John House , Queens Walk NG2 2DF	15/00758/PFUL3	2	0	2
9/2160	3 Derby Terrace , Derby Road , NG7 1ND	15/00807/PFUL3	2	0	2
9/2161	Land At Junction Of 375 Alfred Street North And Kilbourn Street, 375, Alfred Street North And Kilbourn Street NG3 1AA	15/00846/PFUL3	1	0	1

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9/2163	410 - 414 Radford Road NG7 7NP	15/00854/PFUL3	8	0	8
9/2164	Norwich Union House 8 - 12 , South Parade	15/00951/PFUL3	15	0	15
9/2166	3 - 5 High Pavement	15/01153/PFUL3	1	0	1
9/2170	7 Derby Terrace, Derby Road, NG7 1ND	15/01556/PFUL3	2	0	2
9/2174	119 Foxhall Road NG7 6LH	15/01627/PFUL3	2	0	2
9/2175	215, University Boulevard NG9 2GJ	15/01647/PFUL3	3	0	3
9/2177	4 Park Drive NG7 1DA	15/01665/PFUL3	1	0	1
9/2178	5 Malvern Court, Mapperley Road NG3 5AG	15/01674/PFUL3	1	0	1
9/2179	6 Craven Road , NG7 5GD	15/01679/PFUL3	1	0	1
9/2180	13 Hounds Gate, NG1 7AA	15/01689/PFUL3	4	0	4
9/2181	2 - 4 , Clinton Terrace, Derby Road NG7 1LY	15/01696/PFUL3	11	0	11
9/2183	Moulders Arms , Bovill Street NG7 3PG	15/01718/PFUL3	1	0	1
9/2186	City Segment Of Site Of Former Garages, Bagnall Avenue	16/00908/PFUL3	2	0	2
9/2187	66 Bute Avenue, NG7 1QA	15/02129/PFUL3	1	0	1
9/2190	The Moog , Newdigate Street NG7 4FD	15/02161/PFUL3	8	0	8

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9/2192	164 Lenton Boulevard NG7 2BZ	15/02269/PFUL3	2	0	2
9/2193	3 - 4 Kayes Walk NG1 1PY	15/02356/PFUL3	8	0	8
9/2194	15 Osmaston Street NG7 1SD	15/02434/PFUL3	2	0	2
9/2195	670 Woodborough Road NG3 5FS	15/02500/PFUL3	4	0	4
9/2198	R H R Medical Centre, Calverton Drive Strelley, NG8 6QN	15/02617/PFUL3	1	0	1
9/2200	The Pavilion, 3 Russell Road	15/02769/PFUL3	8	0	8
9/2201	28 Bath Street NG1 1DF	15/02773/PFUL3	1	0	1
9/2206	6 Victoria Street, NG1 2EW	15/03173/LLIS1	14	0	14
9/2207	7 Lucknow Court , NG3 5EG	16/00009/PFUL3	2	0	2
9/2209	480A Mansfield Road , NG5 2EL	16/00352/PFUL3	1	0	1
9/2210	108 Mansfield Street , NG5 4BH,	15/00090/PFUL3	4	0	4
9/2212	42 Ruddington Lane , NG11 7BH	15/01501/PFUL3	1	0	1
9/2213	32 Faraday Road NG7 2DU	15/01515/PFUL3	1	0	1
9/2216	108 Southchurch Drive NG11 8AD	15/01911/PFUL3	3	0	3
9/2219	15 Bar Lane NG6 0HT	15/02178/PFUL3	1	0	1

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9/2220	Land East Of 1 Chancery Court , NG11 7AP	15/02608/PFUL3	1	0	1
9/2221	8 Brisbane Drive, NG5 9LB	15/02745/PFUL3	1	0	1
9/2222	39 Watson Avenue, NG3 7BN	15/03046/PFUL3	2	0	2
9/2223	The Beeches , Mapperley Rise NG3 5GE	15/03052/PFUL3	4	0	4
9/2239	117 2nd floor, The Boulevard Hartley Road, NG7 3AQ	15/01522/PFUL3	5	0	5
9/2240	Blackstone Walk Meadows (regeneration site)	16/01999/PFUL3	23	0	23
9/521	Traffic Street	15/03198/PFUL3	62	0	62
<b>Total</b>			<b>2746</b>	<b>284</b>	<b>3030</b>

## Outline Planning Permissions at 31<sup>st</sup> March 2017

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9/160	197 Gladstone Street, NG7 6HX	15/02866/POUT	5	0	5
9/169	Ellis and Everard site, Haydn Road	15/03103/POUT	29	0	29
9/1573	70 Wilton Street, NG6 0ER	15/01804/POUT	1	0	1
9/1978	2 Herbert Road	13/01173/POUT	2	0	2
9/2067	125 Bramcote Lane	14/00298/POUT	1	0	1
9/2267	48A Park Lane Nottingham NG6 0DT	16/00540/POUT	8	0	8
9/2277	Bestwood Library 516 Arnold Road Nottingham NG5 5HN	16/01109/POUT	3	0	3
9/2293	The Nest Sutherland Road Nottingham NG3 7AP	16/01782/POUT	1	0	1
9/2309	Site of the Winning Post Farnborough Road Nottingham NG11 8GF	17/00132/POUT	10	0	10
9/2311	11 Paton Road Nottingham NG5 1ND	17/00170/POUT	1	0	1
Total			61	0	61

**Prior Approvals at 31<sup>st</sup> March 2017**

SHLAA REF	Site name	Latest planning application reference no.	Deliverable 2017 to 2022	Developable 2022 to 2028	Total 2017 to 2028
9/1996	515A Mansfield Road	13/02641/PACPD	2	0	2
9/2004	No Limits House, Unit 2, Guy Birkin Place, Beech Avenue	13/01893/PACPD	4	0	4
9/2017	11 Market Street	13/03134/PACPD	13	0	13
9/2018	Mayfair Court, North Gate	13/01894/PACPD	10	0	10
9/2019	65 Long Row	13/02934/PACPD	11	0	11
9/2039	1 King Edward Court, King Edward Street	14/00427/PACPD	22	0	22
9/2108	210A Gladstone Street	14/01048/PACPD	2	0	2
9/2116	18 to 20 The Ropewalk	14/00667/PACPD	3	0	3
9/2117	19 The Ropewalk	14/01143/PACPD	3	0	3
9/2126	Hounds Gate House, 41 to 43, Hounds Gate	15/01033/PACPD	23	0	23
9/2270	3 Pelham Road Nottingham NG5 1AP	16/00778/PACPD	10	0	10
9/2289	Kingswood House 11 Pelham Road And 16 Vivian Avenue Nottingham NG5 1AP	16/01639/PACPD	18	0	18
9/2301	Park House Friar Lane Nottingham	16/02123/PACPD	1	0	1
9/2149	14 Hounds Gate NG1 7BA	15/00374/PACPD	43	0	43
9/2150	Radford House , Radford Boulevard	15/00431/PACPD	143	0	143
9/2165	54 The Ropewalk NG1 5DW	16/02780/PACPD	3	0	3

SHLAA REF	Site name	Latest planning application reference no.	Deliverable 2017 to 2022	Developable 2022 to 2028	Total 2017 to 2028
9/2172	93 - 95 Upper Parliament Street , NG1 6LA	15/01614/PACPD	8	0	8
9/2173	561 Valley Road , NG5 1JG	15/01620/PACPD	7	0	7
9/2188	1 Howard Street . NG1 3LT	15/02141/PACPD	5	0	5
9/2196	17-19 Weekday Cross Nottingham	15/02505/PACPD	1	0	1
9/2197	2 - 4 Chapel Bar NG1 6JQ	15/02584/PACPD	4	0	4
Total			336	0	336

**Sites where planning permission is awaiting the signing of a Section 106 agreement (as at 31<sup>st</sup> March 2017)**

<b>SHLAA Site No.</b>	<b>Site name</b>	<b>Planning application reference no.</b>	<b>Deliverable 2017 to 2022</b>	<b>Developable 2022 to 2028</b>	<b>Total 2017 to 2028</b>
9/342	West Trent Works, Wilford Crescent	16/01986/PFUL3	24	0	24
9/458	Boots, Thane Road	14/02038/POUT	150	80	230
9/537	Petrol Filling Station, London Road	16/01352/PFUL3	85	0	85
9/2235	9 - 10 Short Hill And 54 - 56 High Pavement	16/02249/PFUL3	117	0	117
Total			376	80	456

## Local Plan Allocations at 31<sup>st</sup> March 2017

SHLAA Site No.	Site name	Local Plan Part 2 Site No.	Deliverable 2017 to 2022	Developable 2022 to 2028	Total 2017 to 2028
9/500	Bestwood Road - Former Bestwood Day Centre	PA01	48	0	48
9/440	Eastglade, Top Valley - Former Eastglade School Site, Birkdale Way	PA03	44	0	44
9/243	Ridgeway - Former Padstow School Detached Playing Field,	PA05	65	0	65
9/241	Beckhampton Road - Fomer Padstow School Detached Playing Field	PA06	30	55	85
9/244	Eastglade Road - Former Padstow School Site	PA08	240	0	240
9/1760	Edwards Lane - Former Haywood School Detached Playing Field	PA09	100	0	100
9/1962	Piccadilly - Former Henry Mellish School Playing Field	PA10	50	0	50
9/226	Highbury Road - Former Henry Mellish School Site	PA12	36	0	36
9/253	Arnside Road - Former Chronos Richardson	PA14	75	0	75
9/1761	College Way - Melbury School Playing Field	PA24	45	0	45

SHLAA Site No.	Site name	Local Plan Part 2 Site No.	Deliverable 2017 to 2022	Developable 2022 to 2028	Total 2017 to 2028
9/442	Chingford Road Playing Field, Wigman Road	PA25	140	0	140
9/653	Denewood Crescent - Denewood Centre	PA26	105	0	105
9/141	Alfreton Road - Forest Mill	PA41	81	229	310
9/140	Ilkeston Road - Radford Mill	PA42	314	0	314
9/390	Salisbury Street	PA43	21	0	21
9/503	Derby Road - Sandfield Centre	PA44	85	0	85
9/649	Prospect Place	PA45	42	0	42
9/1787	Ruddington Lane - Rear of 107-127	PA55	20	0	20
9/549	Clifton West, Hawksley Gardens	PA57	210	55	265
9/381	Green Lane - Fairham House	PA58	24	0	24
9/1759	Farnborough Road - Former Fairham Comprehensive School	PA59	140	56	196

SHLAA Site No.	Site name	Local Plan Part 2 Site No.	Deliverable 2017 to 2022	Developable 2022 to 2028	Total 2017 to 2028
9/1963	Royal Quarter - Burton Street, Guildhall, Police Station and Fire Station	PA61	350	0	350
1961	Creative Quarter - Brook Street East	PA62	36	0	36
9/541	Creative Quarter - Sneinton Market, Southwell Road	PA64	30	80	110

SHLAA Site No.	Site name	Local Plan Part 2 Site No.	Deliverable 2017 to 2022	Developable 2022 to 2028	Total 2017 to 2028
9/500	Bestwood Road - Former Bestwood Day Centre	PA01	48	0	48
9/440	Eastglade, Top Valley - Former Eastglade School Site, Birkdale Way	PA03	44	0	44
9/243	Ridgeway - Former Padstow School Detached Playing Field,	PA05	65	0	65
9/241	Beckhampton Road - Fomer Padstow School Detached Playing Field	PA06	30	0	85

SHLAA Site No.	Site name	Local Plan Part 2 Site No.	Deliverable 2017 to 2022	Developable 2022 to 2028	Total 2017 to 2028
9/244	Eastglade Road - Former Padstow School Site	PA08	240	0	240
9/1760	Edwards Lane - Former Haywood School Detached Playing Field	PA09	100	0	100
9/1962	Piccadilly - Former Henry Mellish School Playing Field	PA10	50	0	50
9/226	Highbury Road - Former Henry Mellish School Site	PA12	36	0	36
9/253	Arnside Road - Former Chronos Richardson	PA14	75	0	75
9/1761	College Way - Melbury School Playing Field	PA24	45	0	45
9/442	Chingford Road Playing Field, Wigman Road	PA25	140	0	140
9/653	Denewood Crescent - Denewood Centre	PA26	105	0	105
9/141	Alfreton Road - Forest Mill	PA41	81	0	310
9/140	Ilkeston Road - Radford Mill	PA42	314	0	314
9/390	Salisbury Street	PA43	21	0	21

SHLAA Site No.	Site name	Local Plan Part 2 Site No.	Deliverable 2017 to 2022	Developable 2022 to 2028	Total 2017 to 2028
9/503	Derby Road - Sandfield Centre	PA44	85	0	85
9/649	Prospect Place	PA45	42	0	42
9/1787	Ruddington Lane - Rear of 107-127	PA55	20	0	20
9/549	Clifton West, Hawksley Gardens	PA57	210	0	265
9/381	Green Lane - Fairham House	PA58	24	0	24
9/1759	Farnborough Road - Former Fairham Comprehensive School	PA59	140	0	196
9/1963	Royal Quarter - Burton Street, Guildhall, Police Station and Fire Station	PA61	350	0	350
1961	Creative Quarter - Brook Street East	PA62	36	0	36
9/541	Creative Quarter - Sneinton Market, Southwell Road	PA64	30	0	110
Total			2331	475	2806

**Other Deliverable Sites at 31<sup>st</sup> March 2017**

<b>SHLAA Site No.</b>	<b>Site name</b>	<b>Latest planning application reference no.</b>	<b>Comment</b>	<b>Deliverable 2017 to 2022</b>	<b>Developable 2022 to 2028</b>	<b>Total 2017 to 2028</b>
9/610	Land between Knights Close and Harvest Close	08/00455/PFUL3	Regeneration Site. .	15	0	15
9/2258	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
9/124	Small businesses (Former Peacemills), Perry Road		Brownfield site capable of residential development. Application pending decision for 21 dwellings	21	0	21
9/2028	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.	22	0	22

SHLAA Site No.	Site name	Latest planning application reference no.	Comment	Deliverable 2017 to 2022	Developable 2022 to 2028	Total 2017 to 2028
9/275	Red Cross Society (Notts HQ), Gregory Street		Site has been sold by NCC. Discussions are being held with developers to assist in preparing plans for the residential development of the site. Planning permission and site delivery is achievable in five years.	38	0	38
9/2233	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.	41	0	41
9/2234	Springwood Centre, Ransom Drive		This is being actively marketed for residential development by NCC and a planning application 16/01935 under consideration. Deliverable within 5 years.	50	0	50
9/1940	Players Court, Player Street	13/02679/PACPD	The site had Prior Approval for residential use, however there was a fire. It is considered suitable for residential development.	189	0	189

SHLAA Site No.	Site name	Latest planning application reference no.	Comment	Deliverable 2017 to 2022	Developable 2022 to 2028	Total 2017 to 2028
9/2037	Ragdale Road Garage Site(regeneration site), Ragdale Road		NCC Regeneration site.	4	0	4
9/2007	Car Park Between 12 To 26 Holland Street	13/01818/PFUL3	Although residential permission has expired, the principle of residential has been established.	5	0	5
9/2232	Land off Tunstall Drive		NCC owned site. Part of proactive regeneration programme. Delivery within 5 years achievable.	12	0	12
TOTAL				417	0	417
<b>TOTAL OF ALL DELIVERABLE SITES</b>				7735	1213	8948

\* 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 31<sup>st</sup> March 2017)**

<b>SHLAA Site No.</b>	<b>Site name</b>	<b>Planning and history (as at 31<sup>st</sup> March 2017)</b>	<b>Planning application reference no. (if any) or Local Plan ref</b>	<b>2017-2028</b>	<b>Developable dwellings 2022-2028</b>
9/23	Furniture Store, Sherwin Road, off Lenton Boulevard	less than 10 dwellings without planning permission		7	7
9/26	47 Hungerhill Road	less than 10 dwellings without planning permission	12/00017/PFUL3	5	5
9/35	Porchester Car Sales, Porchester Road, near Carlton Road	less than 10 dwellings without planning permission		6	6
9/99	Vernon Road - Former Johnsons Dyeworks	Local Plan Allocation	PA18	87	87
9/138	Disused garage, Ilkeston Road, Opposite Cobden Street	10 or more dwellings without planning permission		14	14
9/143	United Carpets, Hartley Road	less than 10 dwellings without planning permission		8	8
9/148	Bobbers Mill Bridge - Bobbers Mill Industrial Estate,	Local Plan Allocation	PA30	100	100
9/150	Bobbers Mill Bridge - Land Adjacent to Bobbers Mill Industrial Estate	Local Plan Allocation	PA29	19	19
9/164	Disused garage court, Gregory Boulevard	less than 10 dwellings without planning permission		3	3
9/168	Disused Petrol Filling Station, Nottingham Road/ Rosetta Road	less than 10 dwellings without planning permission		7	7
9/181	B and H Grove House, Lanthwaite Road	10 or more dwellings without planning permission		15	15
9/183	Clipsafe, Fairbrook Works, Lanthwaite Road, Clifton	10 or more dwellings without planning		19	19

SHLAA Site No.	Site name	Planning and history (as at 31 <sup>st</sup> March 2017)	Planning application reference no. (if any) or Local Plan ref	2017-2028	Developable dwellings 2022-2028
		permission			
9/254	Stanton Tip - Hempshill Vale	Local Plan Allocation	PA11	500	500
9/279	Riverside Way, Robin Hood Way	10 or more dwellings without planning permission		40	40
9/287	Site Of The Hermitage Hermitage Walk Nottingham	less than 10 dwellings without planning permission	11/01694/PFUL3	1	1
9/314	326 Mansfield Road	less than 10 dwellings without planning permission	13/00091/PFUL3	2	2
9/316	Riseholme, The Crescent Nottingham	less than 10 dwellings without planning permission	11/01392/PFUL3	1	1
9/337	CDM Car Sales, Russell Drive	less than 10 dwellings without planning permission	10/00556/PFUL3	1	1
9/346	Canal Quarter - Island Site, Manvers Street	Local Plan Allocation	04/01403/POUT (PA68)	575	575
9/380	Haydn Road/Hucknall Road - Severn Trent Water Depot	Local Plan Allocation	PA20	70	70
9/382	Derby Road - Former Hillside Club, Leengate	Local Plan Allocation	11/04238/POUT (PA46)	35	35
9/384	Wilkinson Street - Former PZ Cussons	Local Plan Allocation	10/00021/POUT (PA27)	77	77
9/399	Carlton Road- Former Co-op	Local Plan Allocation	PA39	18	18
9/405	Woodyard Lane - Siemens, Lambourne Drive	Local Plan Allocation	PA35	90	90
9/407	Site of the Wilford Public House, Gritley Mews	10 or more dwellings without planning permission	10/01245/PFUL3	15	15
9/431	Marco Island, Huntingdon Street	Perm. awaiting Sect. 106	17/00893/pful3	25	25
9/455	Clifton Colliery Miners Welfare Trust car	less than 10 dwellings	13/00768/POUT	9	9

<b>SHLAA Site No.</b>	<b>Site name</b>	<b>Planning and history (as at 31<sup>st</sup> March 2017)</b>	<b>Planning application reference no. (if any) or Local Plan ref</b>	<b>2017-2028</b>	<b>Developable dwellings 2022-2028</b>
	park, Ainsworth Drive	without planning permission			
9/457	50 Lower Parliament Street	10 or more dwellings without planning permission	06/01422/PFUL3	15	15
9/459	Castle Quarter, Maid Marian Way - College Site,	Local Plan Allocation	PA66	75	75
9/516	Waterside - Freeth Street	Local Plan Allocation	PA82	200	200
9/524	Canal Quarter - Sheriffs Way/Arkwright Street, Meadows Way	Local Plan Allocation	08/01176/POUT (PA73)	125	125
9/525	Canal Quarter - Queens Road, East of Nottingham Station, Queens Road	Local Plan Allocation	PA70	175	175
9/526	Canal Quarter - Station Street/Carrington Street	Local Plan Allocation	PA69	50	50
9/527	Canal Quarter - Waterway Street , Traffic Street	Local Plan Allocation	PA72	100	100
9/528	Carrington Street	10 or more dwellings without planning permission		24	24
9/529	Canal Quarter - Arkwright Street East	Local Plan Allocation	PA74	120	120
9/531	Car Sales, 79-85 Talbot Street	10 or more dwellings without planning permission		68	68
9/536	Pemberton Street	10 or more dwellings without planning permission		16	16
9/540	Creative Quarter - Bus Depot, Lower Parliament Street	Local Plan Allocation	PA65	135	135
9/543	Between Cowan Street and Beck Street	10 or more dwellings without planning permission		55	55
9/545	Waterside - Iremonger Road, London Road	Local Plan Allocation	PA79	125	125

<b>SHLAA Site No.</b>	<b>Site name</b>	<b>Planning and history (as at 31<sup>st</sup> March 2017)</b>	<b>Planning application reference no. (if any) or Local Plan ref</b>	<b>2017-2028</b>	<b>Developable dwellings 2022-2028</b>
9/594	Land north of canal and Sainsbury's, Castle Boulevard	10 or more dwellings without planning permission	14/02815/PVAR3	40	40
9/595	687 Carlton Road	less than 10 dwellings without planning permission	08/01463/PFUL3	6	6
9/602	Thorneywood Community Centre, 5 Radstock Road	less than 10 dwellings without planning permission	08/01171/PFUL3	2	2
9/627	Land to rear of 205 Russell Drive	less than 10 dwellings without planning permission	11/00896/PFUL3	1	1
9/638	ATS Tyre Depot, Highbury Road	10 or more dwellings without planning permission		16	16
9/650	Factory Willoughby Street, Prospect Place	less than 10 dwellings without planning permission		6	6
9/659	Pelham Hotel Public House, 89-91 Gawthorne Street	less than 10 dwellings without planning permission		3	3
9/663	Land adjacent 40 Olton Avenue	less than 10 dwellings without planning permission	12/00835/PFUL3	1	1
9/680	Factory/warehouse, Swinburne Street	less than 10 dwellings without planning permission	08/01524/PFUL3	7	7
9/682	170-184 Carlton Road	less than 10 dwellings without planning permission	11/03391/PFUL3	8	8
9/702	Sturgeon Avenue - The Spinney	Local Plan Allocation	07/00449/PFUL3 (PA56)	50	50
9/715	106-108 Sneinton Boulevard	10 or more dwellings	13/00750/PFUL3	16	16

SHLAA Site No.	Site name	Planning and history (as at 31 <sup>st</sup> March 2017)	Planning application reference no. (if any) or Local Plan ref	2017-2028	Developable dwellings 2022-2028
		without planning permission			
9/1071	34-36 Lincoln Street Old Basford	less than 10 dwellings without planning permission	08/00064/PFUL3	2	2
9/1080	Sir Richard Arkwright House, 25 Woolpack Lane	less than 10 dwellings without planning permission	11/03817/PFUL3	3	3
9/1089	Duke of Newcastle, 102 Whitemoor Road	less than 10 dwellings without planning permission	10/01889/PFUL3	2	2
9/1097	72 Lower Parliament Street	less than 10 dwellings without planning permission	14/01192/PFUL3	5	5
9/1512	National Dry Cleaners, Winchester Street	10 or more dwellings without planning permission	10/00403/POUT	15	15
9/1513	21A Colville Street	less than 10 dwellings without planning permission	09/01594/LCAC1	3	3
9/1524	14 Dalby Square	less than 10 dwellings without planning permission	08/01082/PFUL3	1	1
9/1525	51 Graylands Road	less than 10 dwellings without planning permission	08/02340/PFUL3	1	1
9/1534	Land to rear of 68 Sandy Lane	less than 10 dwellings without planning permission	10/01139/PFUL3	1	1
9/1537	Land adjacent 39 Watson Avenue	less than 10 dwellings without planning permission	08/02044/POUT	1	1
9/1540	45 Beech Avenue	less than 10 dwellings	08/03683/PFUL3	1	1

SHLAA Site No.	Site name	Planning and history (as at 31 <sup>st</sup> March 2017)	Planning application reference no. (if any) or Local Plan ref	2017-2028	Developable dwellings 2022-2028
		without planning permission			
9/1544	The Leather Lounge, 25a Carlton Road	less than 10 dwellings without planning permission	09/00776/PFUL3	1	1
9/1551	Units A/B Carlton Fold, Hutton Street	less than 10 dwellings without planning permission	08/03951/PFUL3	2	2
9/1562	148 Oakdale Road	less than 10 dwellings without planning permission	08/00774/PFUL3	2	2
9/1566	56-58 Upper Parliament Street	less than 10 dwellings without planning permission	08/00469/PFUL3	1	1
9/1568	620 Woodborough Road	less than 10 dwellings without planning permission	11/02052/PFUL3	2	2
9/1579	Robin Hood Chase, St Ann's Well Road	Local Plan Allocation	10/02102/NVAR4 (PA37)	14	14
9/1600	2a Bleasby Street	less than 10 dwellings without planning permission	09/01383/PFUL3	1	1
9/1602	Tree Tops, Clare Valley	less than 10 dwellings without planning permission	12/01532/PFUL3	1	1
9/1603	Westward 68 Cyprus Road	less than 10 dwellings without planning permission	09/00927/PFUL3	1	1
9/1604	280 Denman Street Central	less than 10 dwellings without planning permission	09/00185/PFUL3	1	1
9/1605	28 Eland Street	less than 10 dwellings without planning	09/00411/PFUL3	2	2

SHLAA Site No.	Site name	Planning and history (as at 31 <sup>st</sup> March 2017)	Planning application reference no. (if any) or Local Plan ref	2017-2028	Developable dwellings 2022-2028
		permission			
9/1606	126-132 Grassington Road	less than 10 dwellings without planning permission	09/01030/PFUL3	1	1
9/1608	324 Hucknall Road	less than 10 dwellings without planning permission	09/00440/PFUL3	2	2
9/1609	509-511 Mansfield Road	less than 10 dwellings without planning permission	09/00059/PFUL3	1	1
9/1610	350 Meadow Lane	less than 10 dwellings without planning permission	08/02511/PFUL3	1	1
9/1613	94 Radford Boulevard	less than 10 dwellings without planning permission	09/01498/PFUL3	1	1
9/1630	Carlton Road - Castle College	Local Plan Allocation	PA38	19	19
9/1638	Waterside - Cattle Market, Cattle Market Road	Local Plan Allocation	PA80	65	65
9/1680	Burrows Court / Site of Red Cow Public House, Windmill Lane	10 or more dwellings without planning permission	10/00420/PFUL3	24	24
9/1684	Land South West of The Poplars, Oakington Close	less than 10 dwellings without planning permission	10/00584/PFUL3	2	2
9/1697	Tally Ho Oakdale Road	less than 10 dwellings without planning permission	10/01267/PFUL3	2	2
9/1710	R K D Service Station, Berridge Road Central	less than 10 dwellings without planning permission	10/03136/PFUL3	4	4
9/1715	Premier Data Systems Warehouse, Longden Street	less than 10 dwellings without planning	10/03411/PFUL3	1	1

SHLAA Site No.	Site name	Planning and history (as at 31 <sup>st</sup> March 2017)	Planning application reference no. (if any) or Local Plan ref	2017-2028	Developable dwellings 2022-2028
		permission			
9/1726	28 Nuthall Road	less than 10 dwellings without planning permission	11/00230/PFUL3	2	2
9/1729	66a/66b North Gate	less than 10 dwellings without planning permission	11/00081/PFUL3	1	1
9/1731	8 Stoney Street	less than 10 dwellings without planning permission	11/00187/PFUL3	8	8
9/1738	355 Aspley Lane	less than 10 dwellings without planning permission	09/02029/PFUL3	1	1
9/1749	605 Mansfield Road	less than 10 dwellings without planning permission	09/03283/PFUL3	1	1
9/1753	8 Elstree Drive	less than 10 dwellings without planning permission	09/03631/PFUL3	1	1
9/1788	Garages west of 38 Grove Road	less than 10 dwellings without planning permission	11/02754/POUT	1	1
9/1791	200 Wigman Road	less than 10 dwellings without planning permission	11/03728/POUT	1	1
9/1795	BGU Manufacturing, Meadow Lane	less than 10 dwellings without planning permission		8	8
9/1810	33 Highbury Road	less than 10 dwellings without planning permission	11/01518/PFUL3	1	1
9/1812	Wine Cellar, 572 Woodborough Road	less than 10 dwellings without planning	11/02547/PFUL3	1	1

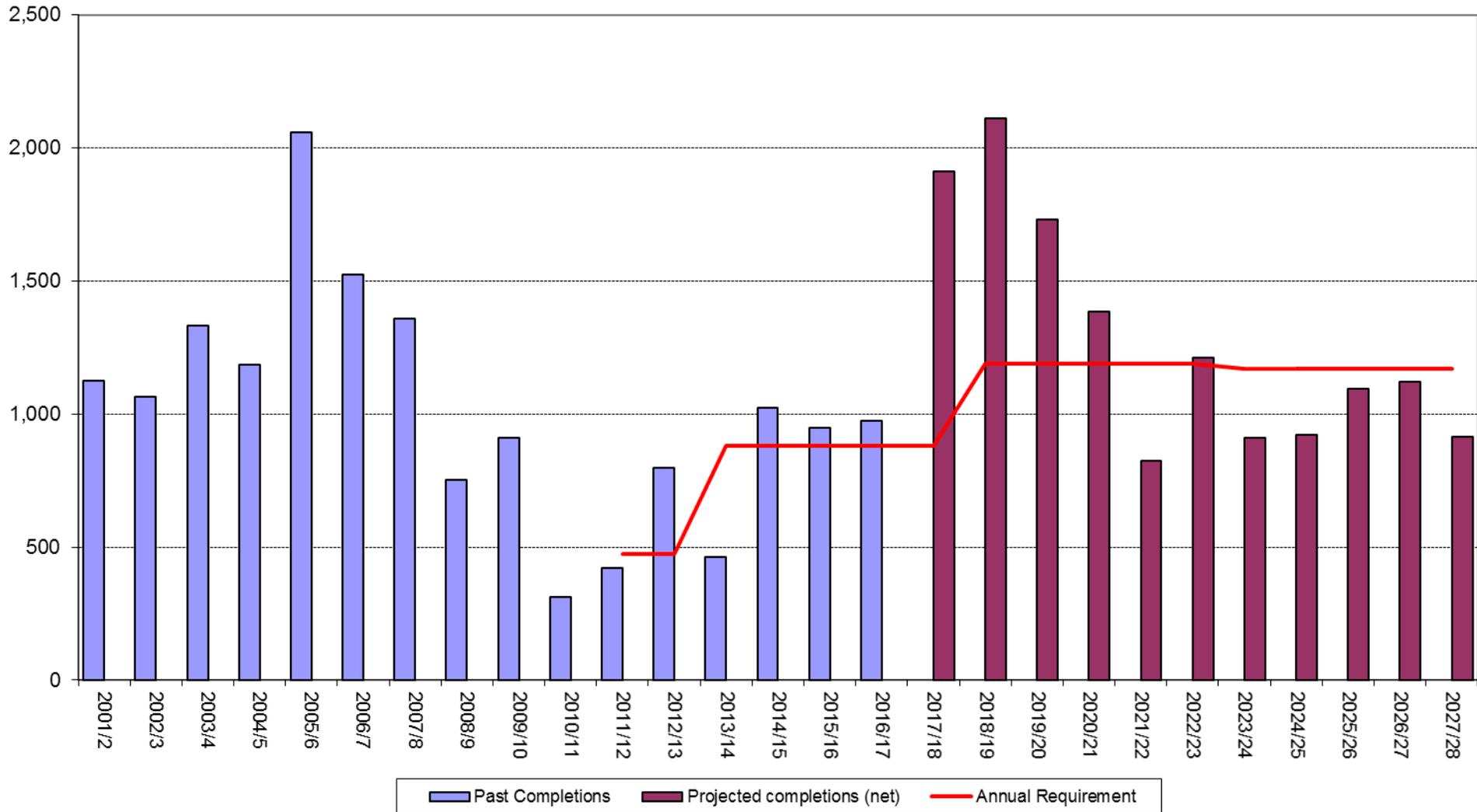
SHLAA Site No.	Site name	Planning and history (as at 31 <sup>st</sup> March 2017)	Planning application reference no. (if any) or Local Plan ref	2017-2028	Developable dwellings 2022-2028
		permission			
9/1818	16 Claremont Road	less than 10 dwellings without planning permission	11/03135/PFUL3	1	1
9/1831	22A Forest Road	less than 10 dwellings without planning permission	12/00308/PFUL3	2	2
9/1865	1 to 2 St Peters Church Walk	10 or more dwellings without planning permission	11/02598/PFUL3	11	11
9/1869	9 Constance Street	less than 10 dwellings without planning permission	12/00479/PFUL3	1	1
9/1875	349 Aspley Lane	less than 10 dwellings without planning permission	12/00881/PFUL3	2	2
9/1882	117 Woodside Road	less than 10 dwellings without planning permission	12/01492/PFUL3	1	1
9/1883	28 Gorsey Road	less than 10 dwellings without planning permission	12/01566/PFUL3	2	2
9/1891	Site Of Garages And Workshop Rear Of 7 - 17 Cedar Road	less than 10 dwellings without planning permission	12/01970/PFUL3	2	2
9/1910	Radford Road - Former Basford Gasworks	Local Plan Allocation	14/00963/PVAR3 (PA23)	62	62
9/2003	Full Gospel Revival Centre, 97 Bathley Street	less than 10 dwellings without planning permission	12/03275/PFUL3	4	4
9/2012	1 Castle Quay	less than 10 dwellings without planning permission	13/02671/PACPD	6	6

<b>SHLAA Site No.</b>	<b>Site name</b>	<b>Planning and history (as at 31<sup>st</sup> March 2017)</b>	<b>Planning application reference no. (if any) or Local Plan ref</b>	<b>2017-2028</b>	<b>Developable dwellings 2022-2028</b>
9/2022	Maville House, Maville Works, Beech Avenue	prior approvals	13/01887/PACPD	40	40
9/2125	277 to 279 Derby Road	less than 10 dwellings without planning permission	14/00115/PFUL3	5	5
9/2242	Land between Rick St and Howard Street off Glasshouse St NG1 3LP	10 or more dwellings without planning permission		50	50
9/2254	5-7 Waverley Street and 146 Portland Road	10 or more dwellings without planning permission		15	15
9/2256	The Dunkirk Inn, 71 Montpelier Road	10 or more dwellings without planning permission		13	13
9/2257	85 Arnold Road	10 or more dwellings without planning permission		21	21
9/2259	Broadmarsh West/Broadmarsh Car Park	Local Plan Allocation	PA67	75	75
9/2231	Land to rear of 129-137 Ruddington Lane	less than 10 dwellings without planning permission		6	6
<b>TOTAL</b>				<b>3719</b>	<b>3719</b>

\*\* Note that the yields for sites which are included 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 2017**

### 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
<b>Past Completions (net)</b>	422	799	463	1,022	947	974	-	-	-	-	-	-	-	-	-	-	-	4,627
Waterside							38	38	39	86	90	45	80	175	195	216	124	1126
Boots Campus							0	0	50	50	50	50	30	0	0	0	0	230
Stanton Tip							0	0	0	0	0	84	84	84	84	84	80	500
Other sites deliverable by 2028 (taken from Strategic Housing Land Availability Assessment)							1,885	2,073	1,642	1,130	564	888	548	469	597	575	440	10,811
Windfall allowance							30	30	30	150	150	175	200	225	250	275	300	1,815
Demolitions							-42	-30	-30	-30	-30	-30	-30	-30	-30	-30	-30	-342
<b>Projected completions (net)</b>	-	-	-	-	-	-	1,911	2,111	1,731	1,386	824	1,212	912	923	1,096	1,120	914	14,140
<b>Cumulative Completions</b>	422	1,221	1,684	2,706	3,653	4,627	6,538	8,649	10,380	11,766	12,590	13,802	14,714	15,637	16,733	17,853	18,767	18,767
<b>PLAN - Annual Housing Target</b>	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
<b>PLAN - Housing Target (cumulative)</b>	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
<b>MONITOR - No. dwellings above or below cumulative housing target</b>	-53	271	-146	-4	63	157	1,188	2,109	2,650	2,846	2,480	2,502	2,244	1,997	1,923	1,873	1,617	1,617
<b>MANAGE - Annual housing target taking account of past/projected completions</b>	1,009	1,046	1,062	1,105	1,111	1,125	1,138	1,061	945	846	769	760	670	609	504	209	-703	-

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

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

\* 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.