

**HOUSING LAND AVAILABILITY REPORT  
AS AT 31<sup>st</sup> MARCH 2023**

**Nottingham City Council  
4 January 2024**

## **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.

### **2023 National Planning Policy Framework (NPPF)**

- 2 The 2023 NPPF requires a five year supply of housing to be demonstrated. Paragraph 75 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 deliverable<sup>1</sup> sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies<sup>2</sup>, or against their local housing need where the strategic policies are more than five years old<sup>3</sup>. Where there has been significant under delivery of housing over the previous three years, the supply of specific deliverable sites should in addition include a buffer of 20% (moved forward from later in the plan period).
3. With regard to the buffer referred to, Nottingham City has not experienced a "significant under delivery of housing". Annual completions in the City are historically strong with annual average requirements being exceeded, including in the past 3 years.
  - The Core Strategy requires 475 homes per year from April 2011 to March 2013, 880 homes per year April 2013 to March 2018, and 1,190 homes per year April 2018 to March 2023.
  - The Core Strategy is now over 5 years old so from 9 September 2019 the local housing need calculated using the Government's standard methodology of 1,149 dwellings per annum has been used. Apportioning the 2019/20 need out between before and after the ACS was 5 years old (ie 8th September 2019) gives a housing requirement of 1,167 for 2019/20.

---

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

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

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

<sup>2</sup> 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.

<sup>3</sup> Unless these strategic policies have been reviewed and found not to require updating.

- The requirement for 2020/21 is 1,265 dwellings (based on 1,149pa until 16<sup>th</sup> December 2020 and 1,551pa from 17<sup>th</sup> December 2020 to 31<sup>st</sup> March 2021) based on the Standard Methodology in use at the time. The requirement for 2021/22 was 1,638 dwellings. The requirement for 2022/23 was 1,773 dwellings.
  - The requirement for 2012/13 was met, the requirement for March 2013/14 was not. The requirement for 2014/15 was missed by four dwellings, and requirements for 2015/16, 2016/17, 2017/18, 2018/19, 2019/20, 2020/21, 2021/22 and 2022/23 were met.
  - Despite not meeting the annual target in 2013/14 and 2014/15, due to the economic circumstances at the time, completions have now caught up, and the 14,354 net dwellings completed between 2011 and 2023 exceeded the 11,300 dwellings of the Core Strategy Policy and above the 11,304 in the Core Strategy trajectory. Based on the Government's Standard Methodology the requirement to 2023 would be 12,383 (see Table 3).
  - Thus, the requirement has been met in eight of the last 10 years (which can be taken as an economic cycle), and completions are ahead of requirements of the Core Strategy.
4. It is clear, therefore, that Nottingham does not have “significant under delivery of housing over the previous three years”. Consequently, a buffer of 20% is not required.

### Core Strategy Adopted 8 September 2014 Trajectory

5. The Core Strategy recognises the economic circumstances and weak housing market in the early years of the plan period by providing for housing provision to be delivered in 5 year tranches. Housing delivery is anticipated to be lower in the early years of the Core Strategy, increasing in the middle and later years.
6. The Core Strategy provides for a minimum net increase of 17,150 dwellings in the City between 2011 and 2028. The delivery is distributed as follows:

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

- 7 The NPPF requires Councils to produce a trajectory setting out anticipated annual housing delivery over the Local Plan period. Trajectories are an illustration of anticipated housing delivery at a particular point in time, and are therefore reviewed annually as housing and site information is

updated. The trajectory and table are attached to this report at Appendix C.

## Five-Year Land Supply Assessment

### **Period Covered**

- 8 The assessment covers the period from **1st April 2023 to 31st March 2028**. It is therefore based on known completions data for the period to 31st March 2023.

### **Site Assessments**

- 9 The sites for 5 dwellings or more are identified within the supply of deliverable and developable sites which have been drawn from the Strategic Housing Land Availability Assessment (SHLAA). Each site has been assessed, taking account of its availability, suitability, and deliverability for housing purposes. This has included the identification of any key planning policy (or other) constraints or designations, identification of the planning status for each site, and an assessment of the likely viability of development.
- 10 Based on the Core Strategy requirement to 14/9/19 (5 years after the Adoption of the Core Strategy) and then using the Government's Standard Methodology, the requirement from 2011 to 2028 is 21,513. The total number of dwellings anticipated on all deliverable and developable sites exceeds the number needed to meet the minimum new homes up to 2028 (also the end of the Core Strategy period); the total difference being 5,807. (27,320 from the Cumulative Completions row in the Trajectory at Appendix C minus 21,513, the housing requirement 2011 to 2028).

### **Housing Land Supply Summary**

- 11 The requirement for 2011 to 2023 is 12,383 (the 2011 to 2013 requirement (950) plus 100% of the 2013 to 2018 requirement (4,400) plus 20% of the 2018-23 requirement of 5,950 (1,190), plus an apportioned figure of 1,167 dwellings for 2019/20, plus 1,265 apportionment figure of the Standard Methodology figure for 20/21, plus 1,638 in 2021/22, plus 1,773 in 2022/23. (see Table 3 below). Actual net completions between 2011 and 2023 were 14,354. This surplus of 1,971 is distributed throughout the remainder of the plan-period i.e. it is 394.2 per year for the period 2023 to 2028 (See Table 3).
- 12 The Core Strategy Local Plan is now over 5 years old so from 31/3/23 the local housing need is calculated using the Government's standard methodology ie  $1,826 \times 5 = 9,130$ .

### **Summary of deliverable sites at 31/3/23:**

**Table 2. 5 Year Supply**

Under Construction	4,412
Current Full Permission	4,465
Current Outline Permission	1,019
Prior Approval	41
Perm. awaiting Sect. 106	265
Permission in Principle	0
Local Plan Allocation	662
10 or more dwellings without planning permission	546
less than 10 dwellings without planning permission	75
Total	11,485
- Lapse Rate / non-implementation rate of 1.31% of sites not under construction (based on the Greater Nottingham Joint Methodology Report for SHLAAs Document)	-93
<b>Total</b>	<b>11,392</b>

**Table 3. 5 year requirement**

ACS Dwelling Provision and 5 year Requirement	
	Net Dwellings
Local Plan Dwelling Provision 2011-13	950
Local Plan Dwelling Provision 2013-18	4,400
Local Plan Dwelling Provision 2018-19	1,190
Total Apportioned Dwelling Provision 2019-20	1,167
Total Dwelling Provision 2020-21	1,265
Total Dwelling Provision 2021-22	1,638
Total Dwelling Provision 2022-23	1,773
Total Provision 2011-23	12,383
Dwellings completed to March 2023	14,354
Surplus at 2023 against policy requirements (14,354 - 12,383)	1,971
Surplus per annum 2023-28	+394.2
<b>Total Dwelling Provision 2023-28</b>	<b>9,130 (5 x 1,826)</b>

**Table 4. Years of supply**

5 year Housing Requirement	9,130
Annual Requirement	1,826
Total supply (11,392+ 1,624 windfall inc. sites less than 5 dwellings – 50 demolitions)	12,966
Difference between supply and requirement (12,966- 9,130)	+3,836
<b>Total year's supply 12,966 / 1,826)</b>	<b>7.10</b>

#### **Sedgefield method:**

5 year Housing Requirement (5 year minus surplus (9,130 -(394.2 x 5))	7,159
Total supply (11,392 + 1,624 windfall inc. sites less than 5 dwellings – 50 demolitions)	12,966
Difference between supply and requirement (12,966- 7.159)	+5,807
<b>Total five year supply ((12,966/ 7,159) x 5)</b>	<b>9.06</b>

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

#### **Windfall allowance**

14. The NPPF (at paragraph 72) says that local planning authorities may make an allowance for windfall sites (sites not specifically identified in the development plan (which includes Local Plan) in the five-year supply if they have compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply.

15 Due to the nature of sites in a large urban area (i.e. they were mainly formerly used for non-housing uses and may become available at short notice) Nottingham has a history of large numbers of windfall sites coming forward for development. Even with the introduction of SHLAAs, which are intended to list all sites that may be suitable for housing and are likely to be developed, windfalls are continuing to come forward in significant numbers. In the City for the first 3 years of the trajectory, an allowance of 108 dwellings pa is included to take into account dwellings on sites of less than 5 dwellings, reflecting the amount of dwellings that are normally developed each year on sites of less than 5 dwellings, including 22 dwellings pa to allow for dwellings being developed without the need for planning permission referred to as 'No-apps'(eg flats above shops), based on a three year rolling average of this type of development.

#### **Table 5. Dwellings on sites of less than 5 dwellings including No-Apps**

<b>Table 5. Year</b>	<b>Dwellings on sites of less than 5 dwellings including No-Apps</b>
2014/15	137
2015/16	139
2016/17	144
2017/18	111
2018/19	83
2019/20	79
2020/21	87
2021/22	90
2022/23	104
<b>Average</b>	<b>108</b>

16. Due to an interruption in data collection, the City Council's windfall figures for 2021/22 were based on a five year period commencing in 2017/18. The intention is to extend this period to ten years, as data becomes available. As there is now an extra year of windfall data (2022/23), the windfall rates in the City are now based on 6 years of past trends, and may be based on a longer trend before adoption of the Strategic Plan. Based on past trends a windfall allowance of 650 dwellings per annum from year 4 onwards is used (rounding down to the nearest 10 from 651.8), this is based on workings in the Greater Nottingham Joint Methodology Report for SHLAAs Document – City Appendix<sup>4</sup>.

**Table 6. Past windfall figures**

<b>Time Period</b>	<b>Average Windfall Completions</b>
2017/18	580
2018/19	733
2019/20	471
2020/21	648
2021/22	650
2022/23	829
Total 6 yrs	3911
<b>Average over 6 years</b>	<b>651.8</b>

### Developable sites

<sup>4</sup> <https://www.gnplan.org.uk/media/3371771/shlaa-joint-methodology-report.pdf>

17. The requirement of the NPPF is to identify sites for years 6 to 10 and, if possible, years 11 to 15. Including dwellings on deliverable sites which are anticipated to continue to deliver housing from 2028 (417), sites have been identified for 5,468 dwellings. (see Appendix B).
18. For years 6-10 (2028-2033) 7,857 net dwellings are anticipated (including 4,716 identified dwellings ie non windfall). This compares with 9,130 required by the local housing need calculated using the Government's standard methodology. However, the trajectory anticipates that by 31<sup>st</sup> March 2033 housing completions will be 20,823 ie 2,563 dwellings above the cumulative housing target of 18,260, so the requirement between 2023 and 2033 is expected to be met with a surplus above the Government's Standard Methodology.
- 19 Preparation of a new Strategic Plan for Greater Nottingham has begun, covering the period 2023 to 2041. From 2028 to 2041 (the end date of the emerging Strategic Plan) there are a predicted 8,450 windfalls and 150 demolitions and this includes an assumption of 69 dwellings on sites where planning permission is not implemented/lapsed, so that the total expected net completions is 13,719 from 2028 to 2041.
20. The Government's Standard Methodology requirement from 2023 to 2041 is 32,868 dwellings and there is a projected supply of 26,686 dwellings giving a shortfall of 6,182 dwellings. In comparison with the Core Strategy requirement there has been an over provision of 3,129 (12,159-9,030) dwellings during the period from the Adoption of the Core Strategy to 31<sup>st</sup> March 2023.

### Schedules of sites

21. The full schedule of sites which are considered to be deliverable within the period from 1<sup>st</sup> April 2023 to 31<sup>st</sup> March 2028 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 under construction by 2028 but there is a reasonable prospect of their doing so by 2041. Development on the sites listed in Appendices A and B forms the basis of the housing trajectory (see Appendix C).
22. For student housing developments the Government has issued guidance (Paragraph 34 of the Planning Practice Guidance on Housing supply and delivery (22 July 2019)) as to how they should contribute to completions. In order to calculate the amount of units created in a scheme the Council will use the following calculation:  
Studios counted as 1 unit, but for clusters of flats the calculation is based on the total number of cluster bedspaces divided by the national average student household size (2.5).



23. Further details on the majority of the sites, i.e. those that were in the SHLAA last year, can be found in the SHLAA report.

## Appendix A: Schedule of Deliverable Sites (as at 31<sup>st</sup> March 2023)

### **Sites Under-Construction at 31<sup>st</sup> March 2023**

SHLAA	Site name	Latest planning application reference no.	Deliverable 2023 to 2028	Developable 2028 to 2033	Developable 2028 to 2041	Total 2023 to 2041
326	Waterside - Daleside Road, Trent Lane Basin,	16/01542/PRES4	212	0	0	212
346	Canal Quarter - Island Site, Manvers Street	18/01354/POUT	1100	216	216	1316
405	Woodyard Lane - Siemens, Lambourne Drive	18/00060/POUT	38	0	0	38
440	Eastglade, Top Valley - Former Eastglade School Site, Birkdale Way	19/02811/PFUL3	106	0	0	106
525	Canal Quarter - Queens Road, East of Nottingham Station, Queens Road	19/01642/PFUL3	250	0	0	250
527	Canal Quarter - Waterway Street, Traffic Street	18/00819/PFUL3	387	0	0	387
541	Creative Quarter - Sneinton Market, Southwell Road	20/00890/PVAR3	149	0	0	149
653	Denewood Crescent - Denewood Centre	19/01881/PRES4	32	0	0	32

668	Waterside - Trent Lane, Park Yacht Club	17/01930/PFUL3	78	0	0	78
679	Russell Drive - Radford Bridge Allotments	15/03129/PVAR3	41	0	0	41
1119	Hyson Green Community Centre, St Pauls Avenue	17/00931/PFUL3	12	0	0	12
1639	Waterside - Meadow Lane	13/02877/PFUL3	220	0	0	220
1761	College Way - Melbury School Playing Field	20/00264/PFUL3	50	0	0	50
1787	Ruddington Lane - Rear of 107-127	20/01142/PFUL3	9	0	0	9
1910	Radford Road - Former Basford Gasworks	19/01480/PFUL3	114	0	0	114
1940	Site Of Adam House And Burton House Player Street Nottingham	19/02261/PFUL3	197	0	0	197
2039	1 King Edward Court, King Edward Street	21/01033/PFUL3	331	0	0	331
2206	6 Victoria Street, NG1 2EW	20/00980/PFUL3	22	0	0	22
2235	9 - 10 Short Hill And 54 - 56 High Pavement	16/02249/PFUL3	117	0	0	117

2257	85 Arnold Road	18/01703/PACPD	50	0	0	50
2389	21 Carlton Road, Nottingham NG3 2D	17/00861/PFUL3	6	0	0	6
2433	Millstream Court, Peveril Street, Nottingham	18/01883/PACPD	12	0	0	12
2434	2A Sherwood Rise, Nottingham	18/01887/PACPD	10	0	0	10
2451	Ntl Diamond Plaza, Daleside Road, Nottingham, NG2 4DS	21/01515/PFUL3	82	0	0	82
2497	Springfield House, 180 Hucknall Lane, Hucknall Lane, Nottingham, NG6 8AJ	16/01051/PFUL3	6	0	0	6
2521	Units 1 2 3 4 7 And 9, Radmarsh Road, Nottingham	19/02325/PFUL3	132	0	0	132
2523	406 And 408 Derby Road And Northern Dairies LTD, Radmarsh Road Nottingham	20/00141/PFUL3	306	0	0	306
2563	5 - 17 Huntingdon Street, 387-391 Alfred Street North And Land Off Kilbourn Street Nottingham	21/00632/PFUL3	210	0	0	210
2579	Sherwood Library Spondon Street Nottingham NG5 4AB	20/02688/PFUL3	41	0	0	41
2583	Grains Building High Cross Street Nottingham NG1 3AX	20/02481/PFUL3	65	0	0	65

2590	273 Castle Boulevard Nottingham NG7 1HA	20/02298/PFUL3	27	0	0	27
<b>TOTAL</b>			<b>4412</b>	<b>216</b>	<b>216</b>	<b>4628</b>

### Full Planning Permissions at 31<sup>st</sup> March 2023

SHLAA Ref	Site name	Latest planning application reference no.	Deliverable 2023 to 2028	Developable 2028 to 2033	Developable 2028 to 2041	Total 2023 to 2041
23	Furniture Store, Sherwin Road, off Lenton Boulevard	22/01745/PFUL3	34	0	0	34
160	P J Towe Construction, 197 Gladstone Street, NG7 6HX	19/02892/PFUL3	5	0	0	5
241	Beckhampton Road - Fomer Padstow School Detached Playing Field	21/01547/PFUL3	129	0	0	129
243	Ridgeway - Former Padstow School Detached Playing Field,	21/02507/PFUL3	71	0	0	71
244	Eastglade Road - Former Padstow School Site	21/02506/PFUL3	291	0	0	291
281	Island site bounded by London Road, Meadows Way	20/02756/PFUL3	100	0	0	100
347	Canal Quarter - Crocus Street Southpoint (66-68 London Rd)	23/00213/PFUL3	127	0	0	127
430	31 Curzon Street/185-191 Huntingdon Street	19/02337/PFUL3	58	0	0	58
506	Beechdale Road - South of Former Co-op Dairy	21/02493/pful3	39	0	0	39
510	Industrial buildings on Kyme and Baldwin Street, Denman Street	21/00001/PFUL3	73	0	0	73
524	Canal Quarter - Sheriffs Way/Arkwright Street, Meadows Way	18/00131/PFUL3	317	65	65	382
529	Canal Quarter - Arkwright Street East	19/00936/PFUL3	403	0	0	403
649	Prospect Place	21/02655/PFUL3	36	0	0	36
658	Charles II Public House, Bestwood Park Drive West	21/00165/PFUL3	9	0	0	9
669	1 Brook Street	22/02002/PNMA	387	0	0	387
1680	Burrows Court / Site of Red Cow Public House, Windmill Lane	17/00648/PFUL3	56	0	0	56
1961	Creative Quarter - Brook Street East	19/00018/PRES4	41	0	0	41
2022	Maville House, Maville Works, Beech Avenue	21/01934/PFUL3	36	0	0	36
2326	Site Of Plumblin Displays' Faraday Road, Nottingham	18/00330/PFUL3	7	6	6	13

2334	26 - 28 Corporation Oaks, Nottingham NG3 4JY	20/01129/PFUL3	3	0	0	3
2426	Charnwood Centre	21/01616/PFUL3	70	0	0	70
2427	Middletons, Trowell Road, Nottingham, NG8 2DH	20/01250/PFUL3	16	0	0	16
2450	Gala Club, St Anns Well Road, Nottingham, NG3 1ED	19/02566/PFUL3	308	0	0	308
2452	Site Of John Barleycorn, Nuthall Road, Nottingham	19/01905/PFUL3	15	0	0	15
2501	Land Adjacent 28 Union Road Nottingham	19/00557/PFUL3	23	0	0	23
2520	Land Adjacent To Southwell Hall, Jubilee Campus, Triumph Road, Nottingham	19/02650/PFUL3	112	0	0	112
2528	S And N Fashions, Damad House, 490 Radford Road	18/00426/PFUL3	29	0	0	29
2529	St James Hotel Conference Centre, Rutland Street, Nottingham	19/01957/PFUL3	12	0	0	12
2530	1-3 Herbert Road, Nottingham, NG5 1BS	19/02125/PFUL3	6	0	0	6
2531	The Viceroy Restaurant, 326 - 330 Hucknall Road, Nottingham, NG5 1FS	19/02335/PFUL3	16	0	0	16
2532	1 Elm Bank, Nottingham, NG3 5AJ	19/02747/PFUL3	13	0	0	13
2541	1 Newcastle Terrace Nottingham NG7 1LS	20/00731/PFUL3	8	0	0	8
2542	Whitefriars House 25 Friar Lane Nottingham NG1 6DA	20/00798/PFUL3	7	0	0	7
2543	Oakdene Residential Unit, 10 Woodborough Road, Nottingham NG3 1AZ	22/00676/PFUL3	24	0	0	24
2544	59 Cliff Road Nottingham NG1 1GT	20/01773/PFUL3	9	0	0	9
2545	28-28A Magdala Road Nottingham NG3 5DF	20/01918/PFUL3	6	0	0	6
2554	Carlton Road Library, Carlton Road Nottingham NG3 2FN	20/01144/PFUL3	11	0	0	11
2555	Horse And Jockey Public House, Mill Street Nottingham NG6 0JW	20/01889/PFUL3	5	0	0	5
2556	106 Mansfield Road, Nottingham NG1 3HD	20/02369/PFUL3	7	0	0	7
2557	Angelace House, Holland Street Nottingham NG7 5DS	20/00746/PFUL3	14	0	0	14
2559	The Elm Tree, 53 Beech Avenue Nottingham NG7 7LR	20/01505/PFUL3	8	0	0	8
2560	190 Derby Road, Nottingham NG7 1NF	20/01950/PFUL3	7	0	0	7
2564	7 Mansfield Road, Nottingham, NG1 3FB	20/01676/PFUL3	80	0	0	80
2567	37-41 Lower Parliament Street Nottingham	21/00797/PFUL3	178	0	0	178
2568	Beech Avenue Nottingham NG7 7LU	21/01150/PFUL3	7	0	0	7
2569	Site Of 10 Raleigh Street Nottingham NG7 4DD	20/02128/PFUL3	14	0	0	14

2571	22-26 Lister Gate Nottingham NG1 7DD	20/02686/PFUL3	96	0	0	96
2574	248-262 Huntingdon Street Nottingham NG1 3NB	21/01023/PFUL3	186	0	0	186
2575	63 Maid Marian Way Nottingham NG1 6AJ	21/00174/PFUL3	121	0	0	121
2577	Zam Zam Restaurant Thurgarton Street Nottingham NG2 4AG	20/01626/PFUL3	9	0	0	9
2578	157 Commercial Road Nottingham NG6 8HT	20/00789/PFUL3	11	0	0	11
2584	Site Of Garages West Of 68 Belconnen Road Nottingham	22/00070/PFUL3	17	0	0	17
2585	St Catherines Hall Rock Street Nottingham NG6 8GA	21/00478/PFUL3	6	0	0	6
2586	5 Herbert Road Nottingham NG5 1BS	21/00813/PFUL3	6	0	0	6
2589	Val Roberts House 25 Gregory Boulevard Nottingham NG7 6NX	21/00726/PFUL3	6	0	0	6
2591	Blenheim Mount St Anns Hill Nottingham NG3 4LA	21/02374/PFUL3	6	0	0	6
2592	Site Of 135-137 Lower Parliament Street Nottingham	21/01294/PFUL3	191	0	0	191
2595	St Marys Chambers Halifax Place Nottingham	22/01404/PFUL3	5	0	0	5
2596	55 Main Road Nottingham Nottingham City NG11 7AP	22/00981/PFUL3	5	0	0	5
2597	21 Bestwood Park Drive West Nottingham NG5 5EJ	21/02723/PFUL3	9	0	0	9
2599	497-501 Alfreton Road Nottingham NG7 5NH	21/02033/PFUL3	14	0	0	14
2600	11-13 First Floor Thurland Street Nottingham NG1 3DR	21/02741/PFUL3	26	0	0	26
2601	Carlton Buildings 2-10 Broad Street Nottingham	22/00684/PFUL3	12	0	0	12
2602	The Plough Inn 17 St Peters Street Nottingham NG7 3EN	21/01510/PFUL3	12	0	0	12
2605	Chaddesden House 77 Talbot Street Nottingham NG1 5GN	21/02417/PFUL3	195	0	0	195
2606	19 Malvern Road Nottingham NG3 5GZ	22/00780/PFUL3	3	0	0	3
2607	419 Nottingham Road Nottingham NG6 0FB	22/01530/PFUL3	4	0	0	4
2608	30-32 Goose Gate Nottingham NG1 1FF	21/02586/PFUL3	15	0	0	15
2609	Site Of Garages South Of 140 Birkin Avenue Nottingham	22/01954/PFUL3	8	0	0	8
2610	296 And 296A Broxtowe Lane Nottingham NG8 5NB	22/01833/PFUL3	7	0	0	7
2611	Madison Court, Estates Office, Derwent Way Nottingham NG7 2EG	22/01615/PFUL3	8	0	0	8
2612	38-46 Goose Gate Nottingham NG1 1FF	21/01479/PFUL3	66	0	0	66
2613	14 Vivian Avenue Nottingham NG5 1AF	22/01531/PFUL3	9	0	0	9
2614	Raleigh House 68 - 84 Alfreton Road Nottingham NG7 3NN	22/00899/PFUL3	23	0	0	23
2615	11-23 Warser Gate Nottingham NG1 1NU	22/00842/PFUL3	6	0	0	6
2616	28 - 32 Hall Street Nottingham NG5 4AS	21/02693/PFUL3	13	0	0	13

2617	30-32 Long Row Nottingham NG1 2DR	22/00890/PFUL3	6	0	0	6
2618	11 Sneinton Boulevard Nottingham NG2 4FD	22/00562/PFUL3	14	0	0	14
2619	Land South East Of 95 Faraday Road, Nottingham NG7 2DU	22/01671/PFUL3	11	0	0	11
2620	15 - 17 Stoney Street Nottingham	22/00522/PFUL3	7	0	0	7
2621	Plumtre Court 7 Poplar Street Nottingham NG1 1GP	22/00596/PFUL3	9	0	0	9
2622	British Waterways Building Castle Wharf	21/02662/PFUL3	95	0	0	95
TOTAL			4464	71	71	4535



## Outline Planning Permissions at 31<sup>st</sup> March 2023

SHLAA Site No.	Site name	LAPP Ref No	Latest planning application reference no.	Deliverable 2023 to 2028	Developable 2028 to 2033	Developable 2028 to 2041	Total 2023 to 2041
141	Alfreton Road - Forest Mill	SR34	22/00045/PFUL3	484	0	0	484
271	Millennium Garage, 565 And 567 Woodborough Road, Nottingham, NG3 5GG		18/00183/POUT	55	0	0	55
458	Boots, Thane Road	SR45	14/02038/POUT	207	0	0	207
2540	45, 47, 47A And 49 Russell Road, Nottingham, NG7 6HD		20/00715/POUT	6	0	0	6
2580	Site Of Ma Hubbards Public House Greenwood Road Nottingham		22/01460/PRES4	9	0	0	9
2598	231 Ilkeston Road Nottingham NG7 3FX		21/01494/POUT	9	0	0	9
2604	10 - 26 Union Road And 3 St Marks Street Nottingham NG3 1FH		21/00085/POUT	249	0	0	249
<b>TOTAL</b>				<b>1019</b>	<b>0</b>	<b>0</b>	<b>1019</b>

## Prior Approvals at 31<sup>st</sup> March 2023

SHLAA Site No.	Site Name	Latest planning application reference no.	Deliverable 2023 to 2028	Developable 2028 to 2033	Developable 2028 to 2041	Total 2023 to 2041
2018	Adam Court (prev. Mayfair Court) North Gate	22/00575/PACPD	36	0	0	36
2548	2 First Avenue Forest Fields, Nottingham, NG7 6JL	20/02140/PACPD	5	0	0	5
<b>TOTAL</b>			<b>41</b>	<b>0</b>	<b>0</b>	<b>41</b>

**Sites where planning permission is awaiting the signing of a Section 106 agreement (as at 31<sup>st</sup> March 2023)**

<b>SHLAA Site No.</b>	<b>Site name</b>	<b>Planning application reference no.</b>	<b>Deliverable 2023 to 2028</b>	<b>Developable 2028 to 2033</b>	<b>Developable 2028 to 2041</b>	<b>Total 2023 to 2041</b>
549	Clifton West, Hawksley Gardens	18/00056/POUT	265	0	0	265

## Other Local Plan Allocations without permission at 31<sup>st</sup> March 2023

SHLAA Site No.	Site name	Local Plan Part 2 Site No.	Deliverable 2023 to 2028	Developable 2028 to 2033	Developable 2028 to 2041	Total 2023 to 2041
226	Highbury Road - Former Henry Mellish School Site	SR12	45	0	0	45
253	Arnside Road - Former Chronos Richardson	SR13	100	0	0	100
442	Chingford Road Playing Field, Wigman Road	SR21	120	10	10	130
1630	Carlton Road - Castle College	SR32	55	0	0	55
1759	Farnborough Road - Former Fairham Comprehensive School	SR51	196	0	0	196
1760	Edwards Lane - Former Haywood School Detached Playing Field	SR09	89	29	29	118
1962	Piccadilly - Former Henry Mellish School Playing Field	SR10	57	0	0	57
<b>TOTAL</b>			<b>662</b>	<b>39</b>	<b>39</b>	<b>701</b>

**Permission in Principle at 31<sup>st</sup> March 2023**

SHLAA Site No.	Site name	Reference No.	Deliverable 2023 to 2028	Developable 2028 to 2041	Total 2023 to 2041
	NONE				

## Other Deliverable Sites at 31<sup>st</sup> March 2023 (ie delivery expected 0-5 years)

Site name	Application Ref		Deliverable 2023 to 2028	Developable 2028 to 2033	Developable 2028 to 2041	Total 2023 to 2041
Pemberton Street	17/01992/PFUL3	10 or more dwellings without planning permission	67	0	0	67
Between Cowan Street and Beck Street	18/00565/POUT	10 or more dwellings without planning permission	36	0	0	36
Prestige Windows, 602 The Wells Road	17/00579/PFUL3	10 or more dwellings without planning permission	23	0	0	23
Former Elms School, off Cranmer Street	21/02430/PFUL3	10 or more dwellings without planning permission	56	0	0	56
Land between Rick St and Howard Street off Glasshouse St, NG1 3LP		10 or more dwellings without planning permission	100	50	50	150
34 Tennyson Street and Adventure Playground, Nottingham, NG7 4FU	19/00771/PFUL3	10 or more dwellings without planning permission	24	0	0	24
St Peters Court, St Peters Street, Nottingham	18/02220/PREAPP	10 or more dwellings without planning permission	40	41	41	81
Western Village, University of Nottingham Campus		10 or more dwellings without planning permission	200	0	0	200
The Beeches, Mapperley Rise NG3 5GE	19/00376/PFUL3	Less than 10 dwellings without planning permission	6	0	0	6
Land to rear of 129-137 Ruddington Lane		less than 10 dwellings without planning permission	8	0	0	8
Palmerston House, Mount Street	20/01806/PREAPP	Less than 10 dwellings without planning permission	61	0	0	61
TOTAL OF OTHER DELIVERABLE SITES			621	91	91	712
TOTAL OF ALL DELIVERABLE SITE			11485	417	417	11901

## Appendix B: Schedule of Developable Sites (ie delivery anticipated beyond 5 years)(as at 31<sup>st</sup> March 2023)

SHLAA Reference	Local Plan Part 2 Ref:	Site Name/Address	Reporting Status	Planning Application Reference (as at 31st March 2022)	Developable 2028 to 2033	Developable 2028 to 2041	Total 2023 to 2041
96		Corner of Nottingham Road, Lincoln Street, 450 - 452 Nottingham Road Old Basford	10 or more dwellings without planning permission	18/01382/PFUL3	30	30	30
138		Disused garage, Ilkeston Road, Opposite Cobden Street	10 or more dwellings without planning permission		30	30	30
407		Site of the Wilford Public House, Gritley Mews	10 or more dwellings without planning permission		15	15	15
429		Victoria Works, Cairns Street	10 or more dwellings without planning permission	N/A	350	350	350
1998		1, 1A And 3 And 3A Canning Chambers, Canning Circus	10 or more dwellings without planning permission		10	10	10
2148		The White House, Beech Avenue	10 or more dwellings without planning permission	14/00712/PFUL3	48	48	48
2443		Shell for Southglade Convenience Store and Notts Cars, Southglade Road, Nottingham, NG5 5GF	10 or more dwellings without planning permission	18/01215/PFUL3	23	23	23
2448		267A Trowell Road, Nottingham, NG8 2FE	10 or more dwellings without planning permission	18/02221/PREAPP	10	10	10
2455		1 Wallet Street, Nottingham, NG2 3EL	10 or more dwellings without planning permission	19/02552/PFUL3	141	141	141
2525		Huntingdon House, 278-290 Huntingdon Street	10 or more dwellings without planning permission	18/02277/PREAPP	100	100	100
2576		Central Library 3 Angel Row Nottingham NG1 6HP	10 or more dwellings without planning permission	21/02432/PREAPP	400	400	400
2623		St Albans/Colston	10 or more dwellings without planning permission		30	30	30
2624		St. Francis Church, Southchurch Drive, Clifton	10 or more dwellings without planning permission		48	48	48
2625		117 Canal Street	10 or more dwellings without planning permission		18	18	18
2626		Ayr Street	10 or more dwellings without planning permission		20	20	20
2627		Clifton Young Person Centre	10 or more dwellings without planning permission		12	12	12
2628		Rear of 70-74 St James's Street	10 or more dwellings without planning permission	21/02518/PREAPP	55	55	55
2629		Land to rear of Adam, Burton and Carlton House	10 or more dwellings without planning permission	20/01500/PREAPP	332	332	332
279		Eagle Press island site, Robin Hood Way	Current full permission	19/00937/PFUL3	42	42	42
2570		203A Ilkeston Road Nottingham NG7 3FW	Current full permission	21/00400/PFUL3	68	68	68
507	SR27	Chalfont Drive - Former Government Buildings	Current outline permission	09/02049/POUT	130	130	130
2475		228 Cinderhill Road, Nottingham, NG6 8SB	Less than 10 dwellings without planning permission	18/01367/PFUL3	6	6	6
2505		103-105 Derby Road, NG1 5BB	Less than 10 dwellings without planning permission	19/01081/PFUL3	6	6	6
2508		31A-33 Carlton Road, NG3 2DG	Less than 10 dwellings without planning permission	19/00545/PFUL3	9	9	9
99	SR15	Vernon Road - Former Johnsons Dyeworks	Local Plan Allocation		60	87	87
148	SR25	Bobbers Mill Bridge - Bobbers Mill Industrial Estate,	Local Plan Allocation		100	100	100
150	SR24	Bobbers Mill Bridge - Land Adjacent to Bobbers Mill Industrial Estate	Local Plan Allocation		19	19	19
254	SR11	Stanton Tip - Hemphill Vale	Local Plan Allocation		500	500	500
256	SR04	Area between Linby Street and Filey street and to Main Street	Local Plan Allocation		0	0	0
380	SR17	Haydn Road/Hucknall Road - Severn Trent Water Depot	Local Plan Allocation		45	70	70
382	SR39	Derby Road - Former Hillside Club, Leengate	Local Plan Allocation		35	35	35
390	SR36	Salisbury Street	Local plan allocation	16/00815/POUT	21	21	21
516	SR72	Waterside - Freeth Street	Local Plan Allocation		310	385	385
540	SR56	Creative Quarter - Bus Depot, Lower Parliament Street	Local Plan Allocation		135	135	135
545	SR69	Waterside - Iremonger Road, London Road	Local Plan Allocation		125	125	125
702	SR48	Sturgeon Avenue - The Spinney	Local Plan Allocation		36	36	36
1579	SR31	Robin Hood Chase, St Ann's Well Road	Local Plan Allocation		14	14	14
1638	SR70	Waterside - Cattle Market, Cattle Market Road	Local Plan Allocation		65	65	65
1963	SR53	Royal Quarter - Burton Street, Guildhall, Police Station and Fire Station	Local Plan Allocation	19/00098/PREAPP	400	400	400
2259	SR58	Broad Marsh	Local Plan Allocation		375	1000	1000
431		Marco Island, Huntingdon Street	Perm. awaiting Sect. 106	17/00893/PFUL3	25	25	25
2154		The Irwin Business Centre, Church Street, Old Basford	Current full permission	19/00558/PFUL3	24	24	24
2558		IQ Nottingham 143 Lower Parliament Street Nottingham	Current full permission	20/01095/PFUL3	77	77	77
					4299	5051	5051

## Appendix C: Housing Trajectory for Nottingham City

	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2011/28
Past Completions (net)	422	799	463	1,022	947	974	1,393	1,456	1,806	1,407	1,722	1,943	-	-	-	-	-	14,354
Waterside													130	88	186	54	52	510
Boots Campus													0	70	70	67	0	207
Stanton Tip													0	0		0	0	0
Other sites deliverable by 2028 (taken from Strategic Housing Land Availability Assessment)													2,298	2,428	4,095	1,036	911	10,768
Windfall allowance inc less than 5 dwellings													108	108	108	650	650	1624
Demolitions													10	10	10	10	10	50
Lapsed dwellings on sites not under construction)													14	27	36	9	7	93
<b>Projected completions (net)</b>	-	-	-	-	-	-	-	-	-	-	-	-	2,512	2,657	4,413	1,788	1,596	12,966
<b>Cumulative Completions</b>	422	1,221	1,684	2,706	3,653	4,627	6,020	7,476	9,282	10,689	12,411	14,354	16,866	19,524	23,936	25,724	27,320	27,320
<b>PLAN - Annual Housing Target</b>	475	475	880	880	880	880	880	1,190	1,167	1,265	1,638	1,773	1,826	1,826	1,826	1,826	1,826	21,513
<b>PLAN - Housing Target (cumulative)</b>	475	950	1,830	2,710	3,590	4,470	5,350	6,540	7,707	8,972	10,610	12,383	14,209	16,035	17,861	19,687	21,513	21,513
<b>MONITOR - No. dwellings above or below cumulative housing target</b>	-53	271	-146	-4	63	157	670	936	1,575	1,717	1,801	1,971	2,657	3,489	6,075	6,037	5,807	5,807

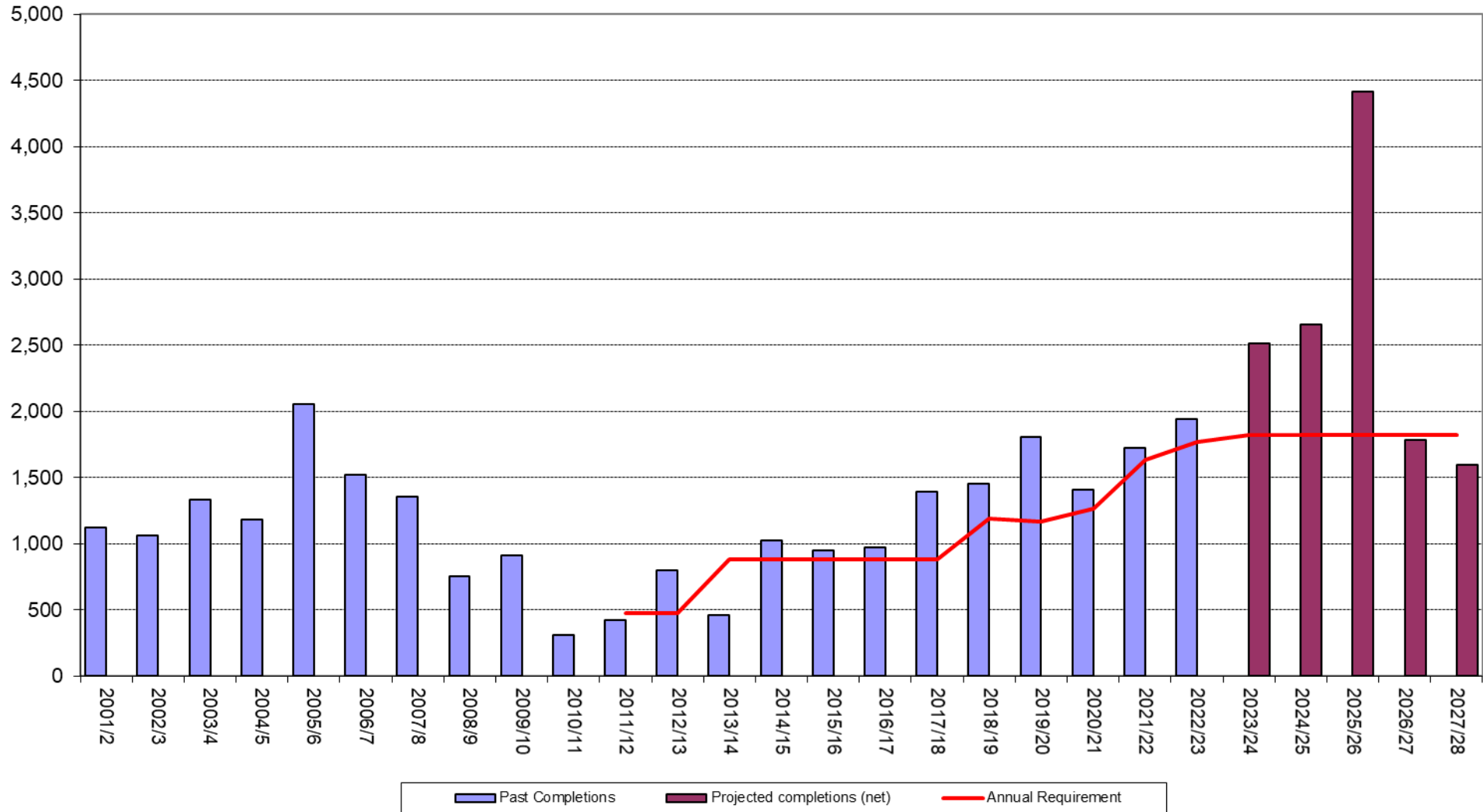
The Trajectory represents the situation at a particular point in time and is updated annually through the Council's Housing Land Availability Reports.

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



	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	3032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41	2023/41	
Past Completions (net)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0
Completions on Sites	2428	2586	4351	1157	963	1731	1092	930	618	345	245	132	125	125	125	0	0	0	0	16953
Windfall allowance inc less than 5 dwellings	108	108	108	650	650	650	650	650	650	650	650	650	650	650	650	650	650	650	650	10074
Demolitions	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	180
Lapsed 1.31% of dwellings on sites not under construction	14	27	36	9	7	20	14	12	8	5	3	2	2	2	2	0	0	0	0	161
Projected completions (net)	2,512	2,657	4,413	1,788	1,596	2,351	1,718	1,558	1,250	980	882	770	763	763	763	640	640	640	640	26,686
Cumulative Completions	2,512	5,170	9,582	11,370	12,966	15,317	17,035	18,593	19,843	20,823	21,705	22,475	23,239	24,002	24,766	25,406	26,046	26,686	26,686	26,686
PLAN - Annual Housing Target	1,826	1,826	1,826	1,826	1,826	1,826	1,826	1,826	1,826	1,826	1,826	1,826	1,826	1,826	1,826	1,826	1,826	1,826	1,826	32,868
PLAN - Housing Target (cumulative)	1,826	3,652	5,478	7,304	9,130	10,956	12,782	14,608	16,434	18,260	20,086	21,912	23,738	25,564	27,390	29,216	31,042	32,868	32,868	32,868
MONITOR - No. dwellings above or below cumulative housing target	686	1,518	4,104	4,066	3,836	4,361	4,253	3,985	3,409	2,563	1,619	563	-499	-1,562	-2,624	-3,810	-4,996	-6,182	-6,182	-6,182

### Housing Trajectory - Nottingham City (net completions)



# Appendix D

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

April to March	Gross comps exc. Student dwellings	Demolitions	Net comps exc. Student dwellings	Student dwellings (net)	Net comps inc. student dwellings	Nottm Local Plan (400 p.a. Gross 1991 to 2011) adopted Oct 1997***			Structure Plan (925 p.a. Net 2001 to 2021) adopted Feb 2006			Regional Plan (1,000 p.a. Net 2006 to 2026) adopted March 2009			Aligned Core strategy (475 p.a. Net 2011 to 2013, 880 Net 2013 to 2018) adopted September 2014			The need based on apportioning the Government's standard methodology from 9 September 2019					
						Required (cumulative)	Actual**	Actual minus required	Required (cumulative)	Actual	Actual minus required	Required (cumulative)	Actual	Actual minus required	Required (cumulative)	Actual	Actual minus required	Required (cumulative)	Actual	Actual minus required			
1997-98	380	-	-	-	-	2,800	3,713	913	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1998-99	414	-	-	-	-	3,200	4,127	927	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1999-2000	473	-	-	-	-	3,600	4,600	1,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2000-01	373	13	360	6	366	4,000	4,973	973	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2001-02	1140	22	1,118	6	1,124	4,400	6,113	1,713	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2002-03	808	22	786	279	1,065	4,800	6,921	2,121	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2002-03	1124	21	1,103	229	1,332	5,200	8,045	2,845	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2004-05	1254	200	1,054	132	1,186	5,600	9,299	3,699	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2005-06	1453	399	1,054	1,003	2,057	-	-	-	4,625	5,115	490	-	-	-	-	-	-	-	-	-	-	-	-
2006-07	1574	256	1,318	205	1,523	-	-	-	5,550	6,433	883	-	-	-	-	-	-	-	-	-	-	-	-
2007-08	1382	110	1,272	88	1,360	-	-	-	6,475	7,705	1,230	-	-	-	-	-	-	-	-	-	-	-	-
2008-09****	573	36	537	213	750	-	-	-	-	-	-	3,000	3,633	633	-	-	-	-	-	-	-	-	-
2009-10	789	136	653	259	912	-	-	-	-	-	-	4,000	4,545	545	-	-	-	-	-	-	-	-	-
2010-11	476	258	218	96	314	-	-	-	-	-	-	5,000	4,859	-141	-	-	-	-	-	-	-	-	-
2011-12	279	301	-22	444	422	-	-	-	-	-	-	6,000	5,281	-719	-	-	-	-	-	-	-	-	-
2012-13*	369	60	309	490	799	-	-	-	-	-	-	-	-	-	950	1,221	271	-	-	-	-	-	-
2013-14*	524	358	166	297	463	-	-	-	-	-	-	-	-	-	1,830	1,684	-146	-	-	-	-	-	-
2014-15	662	4	658	364	1,022	-	-	-	-	-	-	-	-	-	2,710	2,706	-4	-	-	-	-	-	-
2015-16	748	7	741	206	947	-	-	-	-	-	-	-	-	-	3,590	3,653	63	-	-	-	-	-	-
2016-17	677	643	34	940	974	-	-	-	-	-	-	-	-	-	4,470	4,627	157	-	-	-	-	-	-
2017-18	798	20	778	615	1393	-	-	-	-	-	-	-	-	-	5,350	6,020	670	-	-	-	-	-	-
2018-19	889	21	868	588	1456	-	-	-	-	-	-	-	-	-	6,540	7,476	936	-	-	-	-	-	-
2019-20	1154	10	1144	662	1806	-	-	-	-	-	-	-	-	-	7,730	9,282	1,552	7,707	9,282	1,575	-	-	-
2020-21	676	3	673	734	1407	-	-	-	-	-	-	-	-	-	8,920	10,689	1,769	8,972	10,689	1,717	-	-	-
2021-22	765	8	757	965	1722	-	-	-	-	-	-	-	-	-	10,110	12,411	2,301	10,610	12,411	1,801	-	-	-
2022-23	940	3	937	1,006	1943	-	-	-	-	-	-	-	-	-	11,300	14,354	3,054	12,383	14,354	1,971	-	-	-

\* 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.

Total Requirement 2011-28	21,513
Housing Delivery to 31st March 2023	14,354
Total remaining requirement 2023 – 28	7,159
SHLAA sites 2023 – 28	11,485
Windfalls inc sites less than 5 dwellings 2023 – 28	1,624
Demolitions 2023 – 28	-50
Lapsed/non-implementation of sites not under construction	-93
Potential delivery 2023 – 28	12,966
Total potential delivery over plan period 2011 – 28	27,320

### **Breakdown of Supply 2011 to 2028**

Under Construction	4,412
Current Full Permission	4,465
Current Outline Permission	1,019
prior approval	41
Perm. awaiting Sect. 106	265
Permission in Principle	0
Local Plan Allocation	662
10 or more dwellings without planning permission	546
less than 10 dwellings without planning permission	75
<b>TOTAL</b>	<b>11,485</b>
- Total Demolitions	50
+windfalls inc sites less than 5 dwellings	1,624
-Lapsed/non-implementation of sites not under construction	93
Completions 2011/23	14,354
Completions 2011-28	27,320

### **Breakdown of Supply 2023 to 2041**

Under Construction	4,628
Current Full Permission	4,747
Current Outline Permission	1,149
prior approval	41
Perm. awaiting Sect. 106	290
Permission in Principle	0
Local Plan Allocation	3,693
10 or more dwellings without planning permission	2,309
less than 10 dwellings without planning permission	96
<b>TOTAL</b>	<b>16,953</b>
- Total Demolitions	180
+windfalls inc sites less than 5 dwellings	10,074
-Lapsed/non implementation of sites not under construction	191
<b>Total 2023/41</b>	<b>26,686</b>

