



Welcome to **Nottingham**



Nottingham  
City Council

# Place Leadership in the heart of the Midlands

**Core City**

**Urban area pop  
over 750k**

**A best-in-class  
public transport  
system**

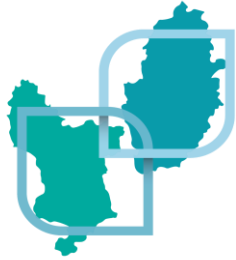
**Two world class  
Universities,  
strong FE  
provision**

**Net Zero Carbon  
ambitions**

**Transformational  
scale of  
regeneration  
underway**

**A liveable core city – sustainable and connected  
with a strong Cultural, Heritage and Sporting offer**





## East Midlands Combined County Authority

- Nottingham City one of Four constituent members
- Significant disparities between surrounding Regions in relation to past investment levels
- Investment through EMCCA potentially transformative
- Close working with the Mayor and her team to align strategic priorities for the region – **Trent Arc, BM demolition funding.**

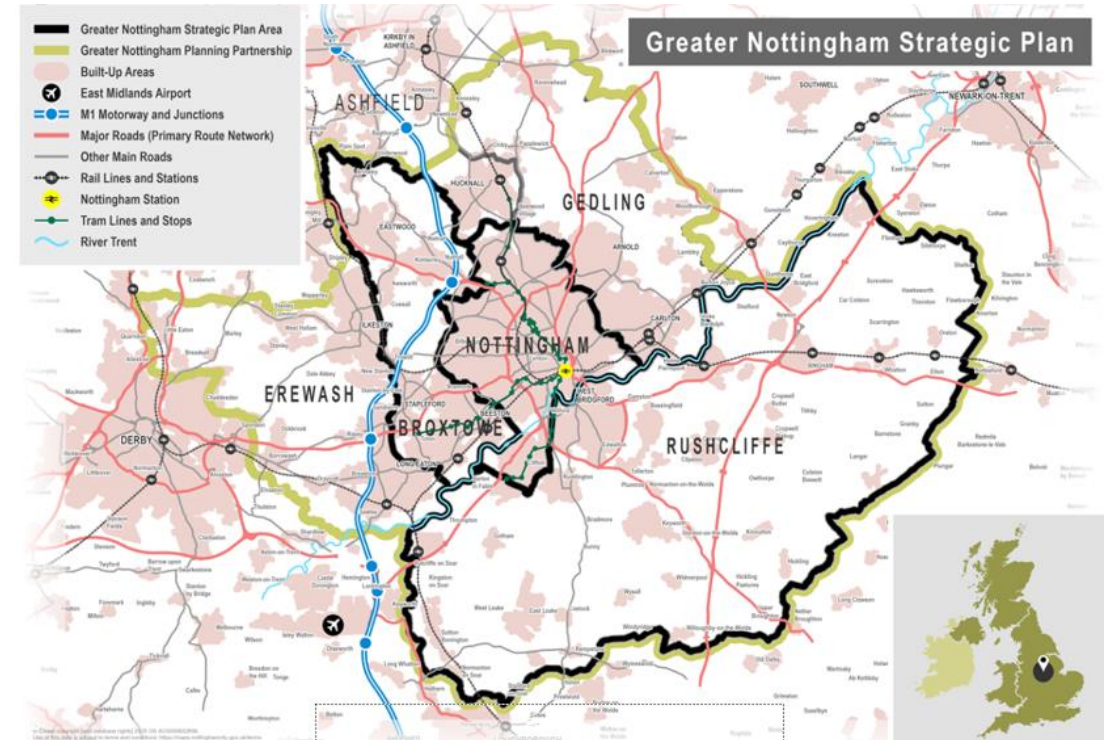


# Nottingham – The opportunities

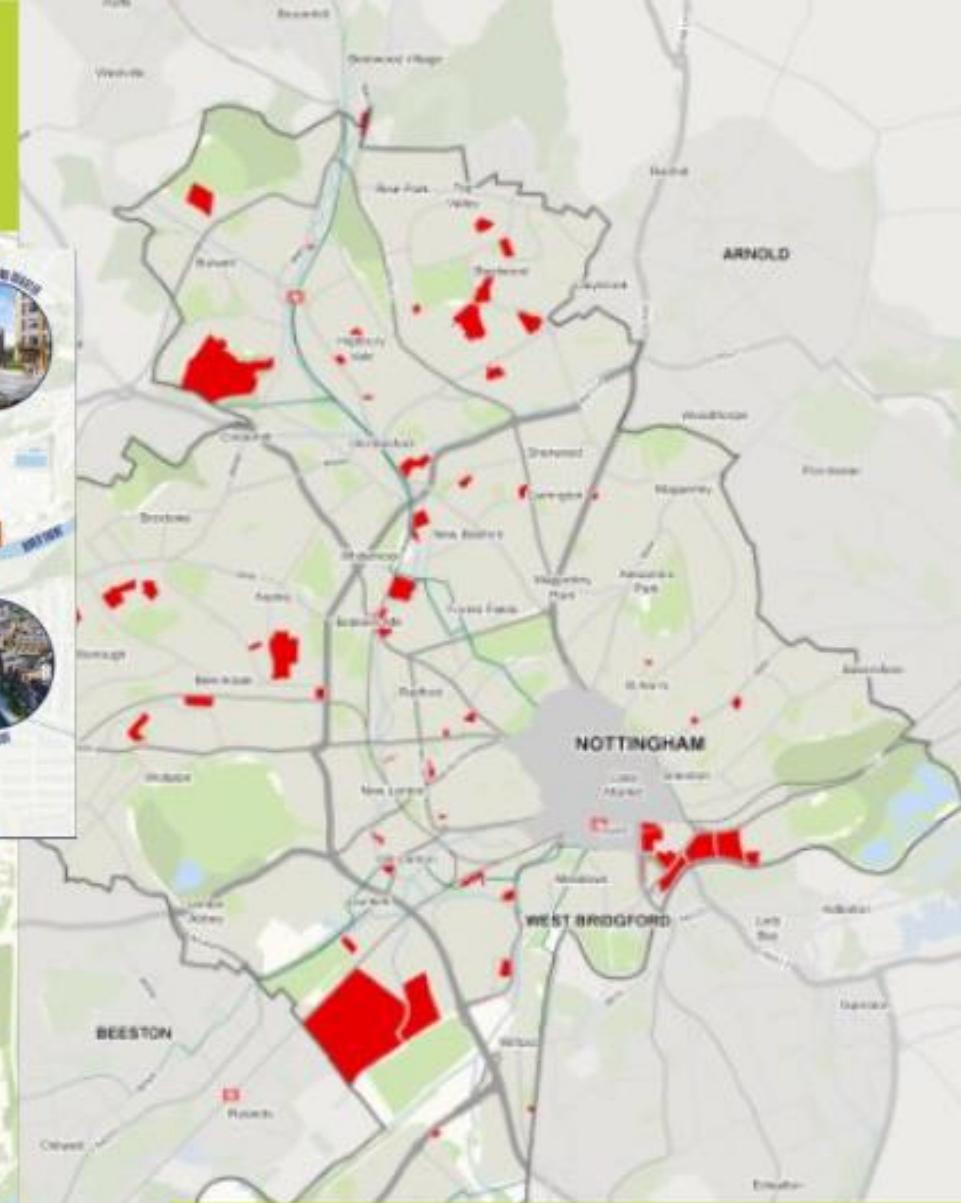
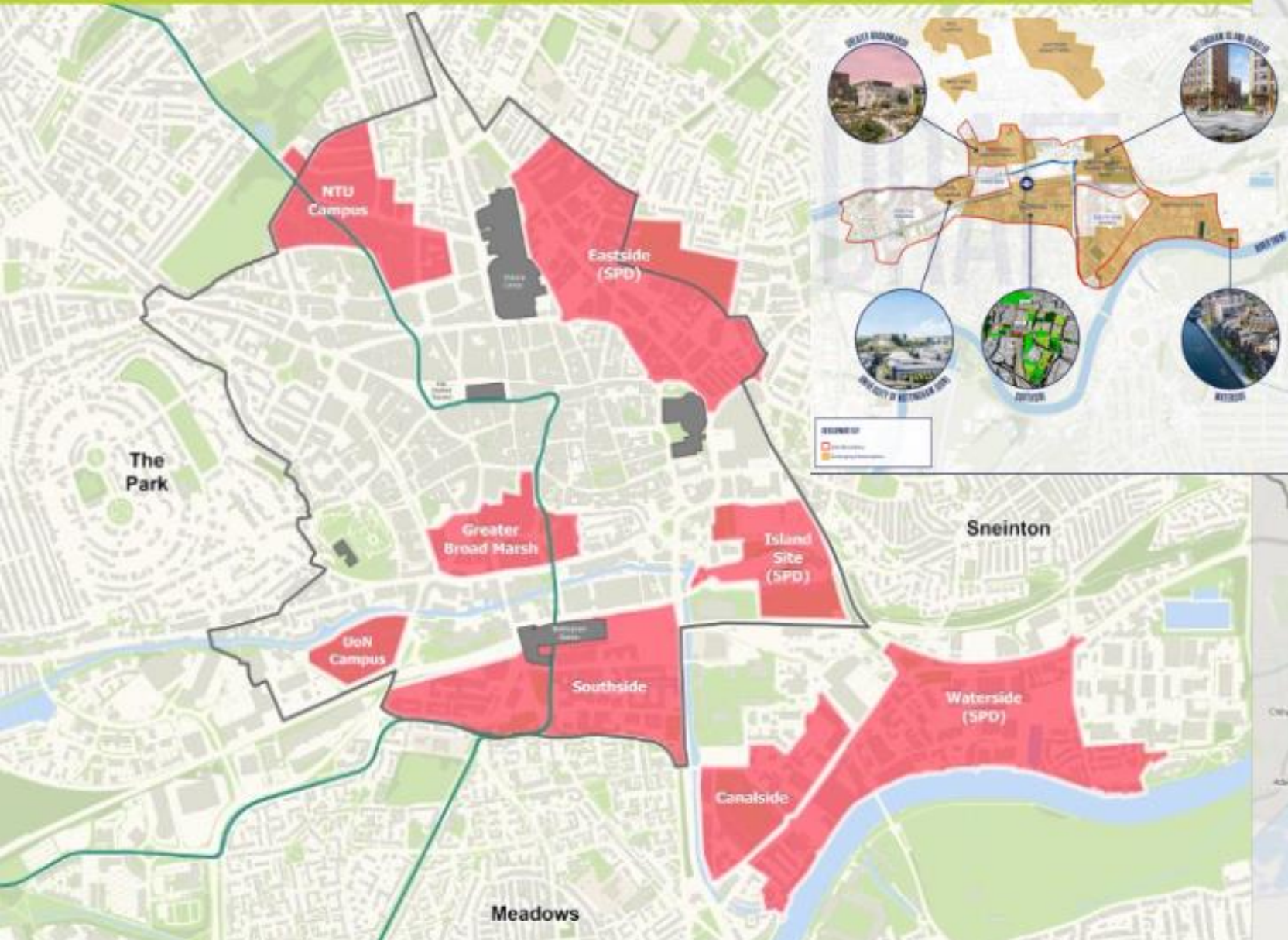
- Attractive location for **new businesses**
- 2.1m people in the travel to work area
- Higher rate of **business births** and lower rate of business deaths than the national average
- Higher **transport connectivity** to high employment centres than other major cities
- Economic Hub in the East Midlands with the economy worth approx **£11bn**
- **Diverse range of industrial strengths** – including Creative and Digital, Health and Life Sciences, E- Sports, Low Carbon Clean Technology and Advance Manufacturing sectors
- Home to Boots, Capital One, Experian, Games Workshop, E.ON, Pendragon

# Greater Nottingham Strategic Plan

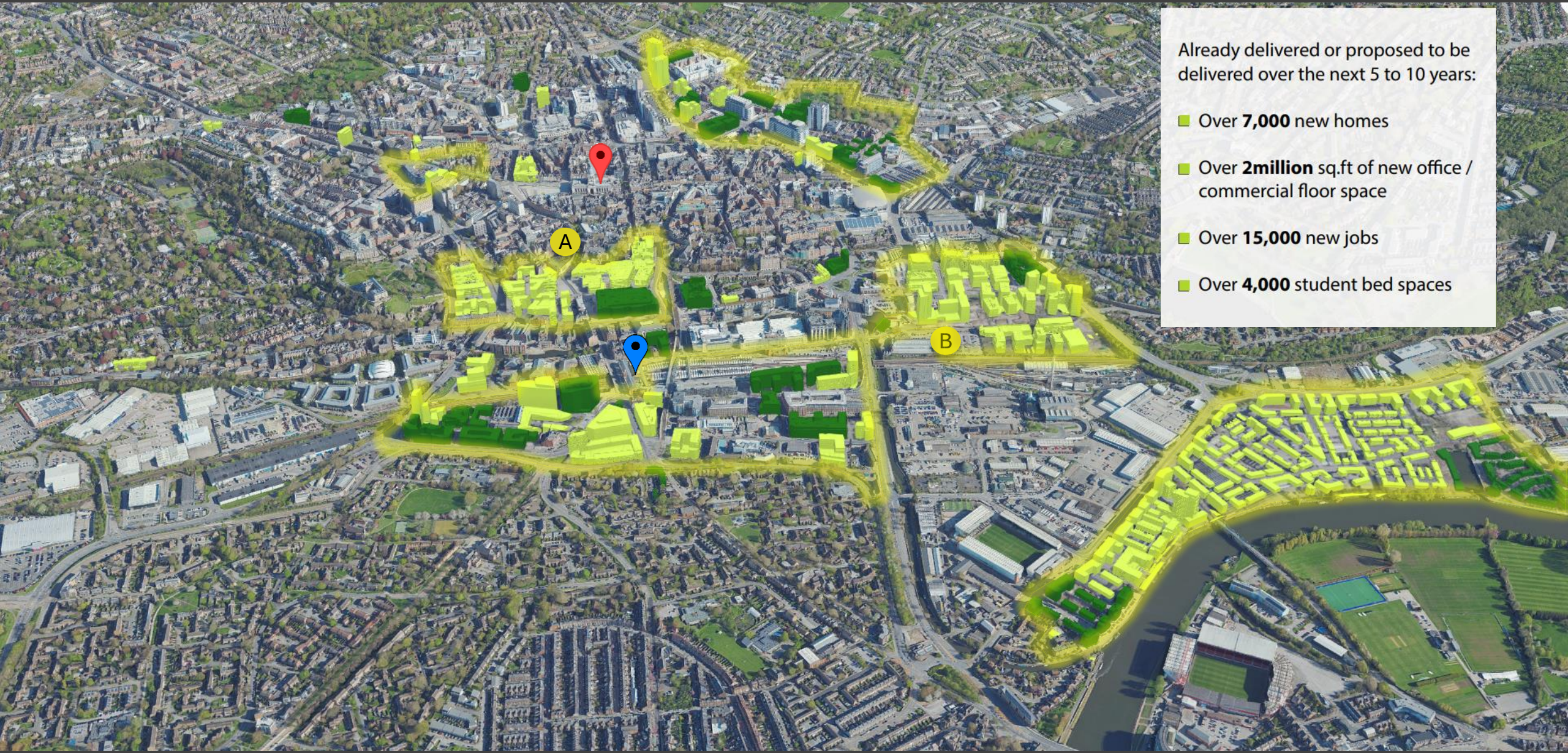
- **Greater Nottingham Strategic Plan:** Currently in draft stage, setting housing targets up to 2041 for Nottingham and neighbouring areas (Broxtowe and Rushcliffe).
- **Housing Targets:** Total target is 47,600 dwellings, with 26,690 to be provided within Nottingham City.
- **Annual Target:** Approximately 1,250 dwellings per year for Nottingham City.
- **Recent Performance:** Housing delivery has been strong, consistently exceeding targets, with 50% being student accommodation.
- **Future Challenges:** Predicted decrease in demand for student accommodation and challenges in meeting targets due to the City's limited boundaries and issues with developing brownfield land.



# Major plans in place...our city Transforming



**2023 to 2041 = c.27,000 new homes**



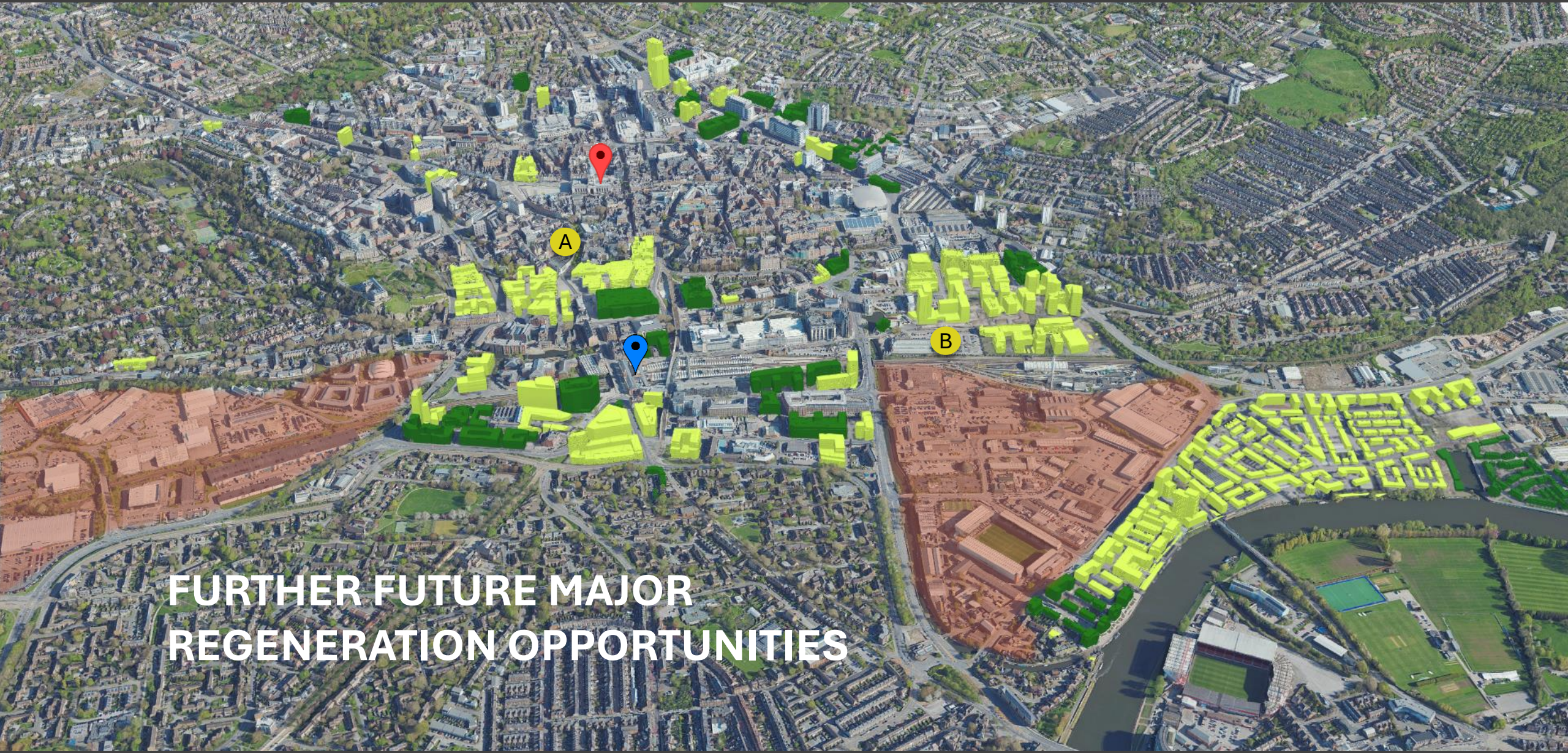
Already delivered or proposed to be delivered over the next 5 to 10 years:

- Over **7,000** new homes
- Over **2million** sq.ft of new office / commercial floor space
- Over **15,000** new jobs
- Over **4,000** student bed spaces

 Council House  Train Station

 Complete  Subject to Planning

A: Greater Broad Marsh B: The Island Quarter



# FURTHER FUTURE MAJOR REGENERATION OPPORTUNITIES



Council House



Train Station



Complete



Subject to Planning



Future Major Regeneration Zones

A: Greater Broad Marsh

B: The Island Quarter

# This all means...

- Real opportunity to develop at scale in Nottingham.
- As the largest city in the region, potential to help drive growth across the East Midlands
- Ambition and the foundations for future investment and regeneration.
- At the heart of all this is Broad Marsh.....



# Greater Broad Marsh Early Delivery

**Significant regeneration already delivered:**

- Railway Station improvement, Tram network, heritage restoration and pedestrianisation
- Broad Marsh Car Park, Bus Station & Library - £50m
- Nottingham College - £58m
- World Class Public Realm - £25+m

# Broad Marsh - Nottingham

- One of the most significant City Centre development sites in the UK
- Once in many generations opportunity for Nottingham to lead the way in city centre regeneration
- Unique 20+ acre site includes the former, part demolished Broad Marsh 70s shopping centre

**Have to get it right!!**



# Broad Marsh – The Challenge





- Wide ranging consultation with its citizens and stakeholders
- Over 3000 responses were received – 12000 comments
- Three clear themes emerged. Citizens wished to see the master plan deliver:
  - Green space
  - Heritage
  - Mixture of uses
- Independent Advisory Group plus Heatherwick Studio set up to deliver –  
**a new VISION**
- Drawing on wide range of expertise and enthusiasm – **and LOVE!**

An aerial architectural rendering of a city development project. The scene shows a mix of modern and traditional buildings. A central courtyard area is highlighted with a white grid overlay, featuring a winding path and various structures. Many buildings have green roofs, and some have solar panels. The surrounding city is dense with older buildings. The lighting suggests a late afternoon or early morning setting.

# The Vision

**Generates 2,000 jobs in the build**

**2,300 new jobs once development is complete**

**Create c. 1000 new homes**

**Over 400,000 sq ft of high end business and office space.**

[Broad Marsh Vision - YouTube](#)

**What we did next....**



# Our new Green Heart....





# Nottingham's Green Heart



Funded by  
UK Government



Nottingham  
City Council

# Community Diagnostic Centre



# A Masterplan for Broad Marsh

The best regeneration opportunity in the UK



- ▶ 1000+ new homes
- ▶ c.2500 new jobs
- ▶ c.20,000 sqm office & commercial & leisure
- ▶ Excellent Public Realm



A red outline map of Broad Marsh, showing its irregular shape with several protrusions and indentations. A thick red horizontal bar is superimposed over the center of the map.

# **BROAD MARSH**

**BDP.**

# Broad Marsh - Nottingham

*'Unique once in a generation opportunity to re-shape city centre living in a core city'*

- Unique 20-acre site includes part demolished 70's shopping centre
- Big conversation with stakeholders and citizens with over 3000 responses
- Three themes emerged– green space, mix of use, heritage
- The vision for the site – Led by Heatherwick's, cross sector:
  - Generates 1,000 + homes, 2,000+ jobs through high value commercial space
- Tested through the masterplan for deliverability
- Forms a strong basis for Homes England
- Collaboration Agreement....