

Appendix 1: Socio-demographic and 20-Minute Neighbourhood Review of the City and Town Centres

Greater Nottingham Centres Study - 20 Minute Neighbourhood Analysis

ON BEHALF OF BROXTOWE, GEDLING, NOTTINGHAM
AND RUSHCLIFFE COUNCILS

May 2024

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1. Nottingham City Centre

Population

- 1.1 As seen in the table below, as of 2023, approximately 90,000 people live within the 20-minute catchment of the City Centre. By 2041 this population is projected to increase to 95,000. This equates to a growth of 6.0%, which is broadly equivalent to the national growth rate over the same time period.

Figure 1.1.1 Population, 2023-2041

	City Centre 20-minute catchment area			England		
	Population	No. change	% change	Population	No. change	% change
2023	89,527	-	-	57,282,497	-	-
2041	94,915	5,388	6.0%	61,030,869	3,748,372	6.5%

Source: Experian (2023) *Population projections*

Expenditure

- 1.2 The table below details the annual expenditure of residents within the City Centre. As seen, expenditure in the comparison and convenience spend categories are lower than the national average, but leisure spending is slightly above average.

Figure 1.2.1 Retail expenditure per person

Retail expenditure (2022 prices)	City Centre 20-minute catchment area	England
Total Comparison per Person	£3,622	£3,815
Total Convenience per Person	£2,219	£2,593
Total Leisure per Person	£4,294	£4,205

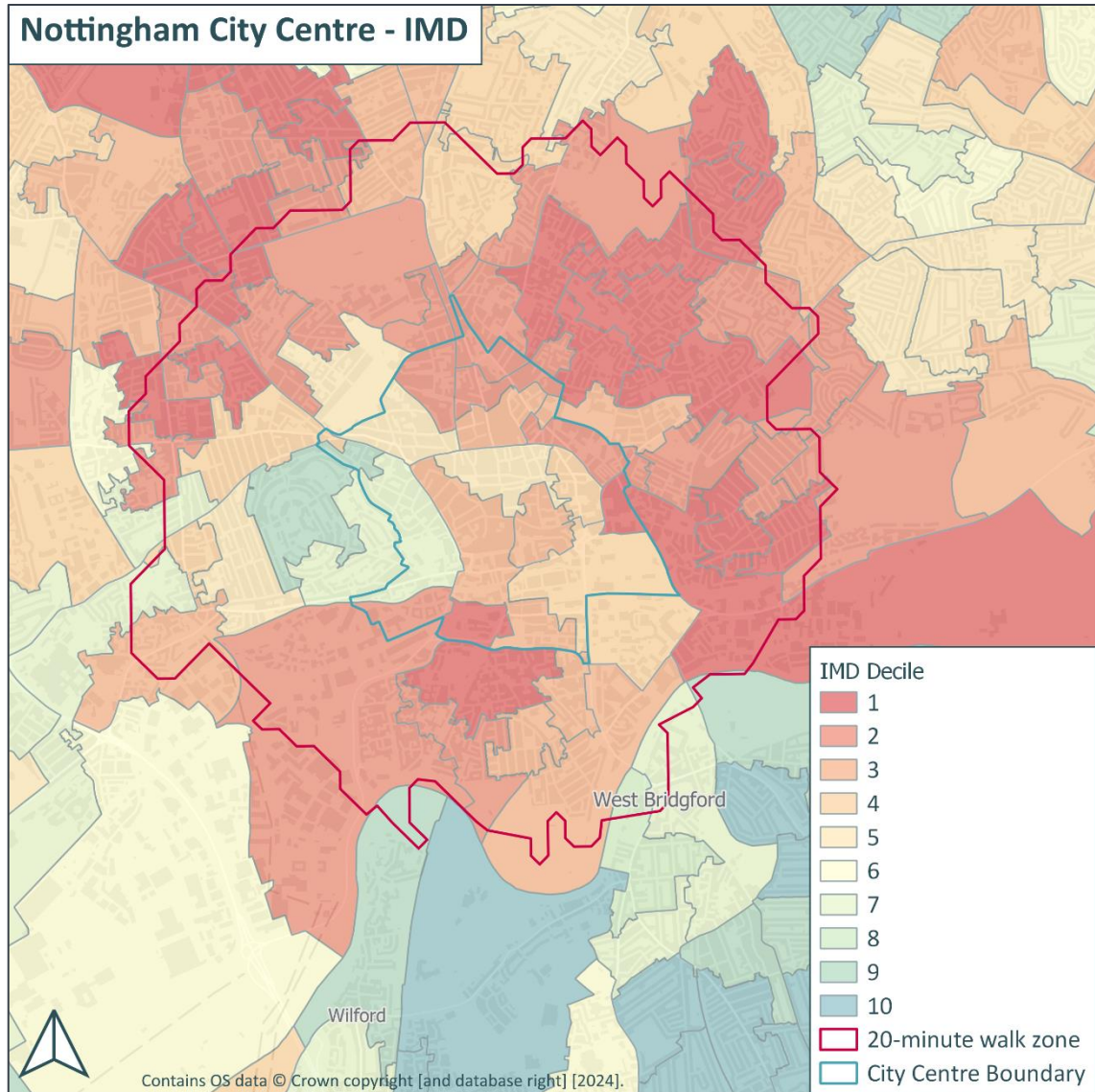
Source: Experian (2023) *Consumer retail expenditure*

Deprivation

- 1.3 The Index of Multiple Deprivation (IMD) is a measure of multiple deprivation for small areas. The indices of deprivation are determined by seven domains, these being:
- Income (which measures the proportion of the population experiencing deprivation relating to low income);
 - Employment (which measures the proportion of the working age population in an area involuntarily excluded from the labour market);
 - Education, skills and training (which measures the lack of attainment and skills in the local population);
 - Health and disability (which measures the risk of premature death and the impairment of quality of life through poor physical or mental health);
 - Crime (which measures the risk of personal and material victimisation at a local level);
 - Barriers to Housing and Services (which measures the physical and financial accessibility of housing and local services);
 - Living Environment (which measures the quality of the local environment).
- 1.4 Deprivation scores for LSOAs are presented as declines of overall national levels, with 1 being the most deprived and 10 being the least deprived.

- 1.5 The figure below illustrates overall deprivation deciles for LSOAs within the catchment area of Nottingham City Centre. As seen, the majority of the catchment area experiences high deprivation levels, with the majority of LSOAs falling within the top 50% most deprived LSOAs nationally. There is, however, a cluster of less deprived LSOAs to the west of the catchment area.

Figure 1.5.1 Nottingham City Centre – IMD Map



Source: IMD

20-minute neighbourhood analysis

- 1.6 The analysis of the potential of Nottingham City Centre to become a 20-minute neighbourhood is carried out in reference to the 20-Minute Neighbourhoods Guide produced by the TCPA.
- 1.7 The TCPA outlines that 20-minute neighbourhoods have the potential to boost the health and wellbeing of local residents. The guide suggests that neighbourhoods should aim to deliver the following objectives:
- Diverse and affordable homes
 - Well connected paths, streets and spaces

- Schools at the heart of communities
- Good green spaces in the right places
- Local food production
- Keeping jobs and money local
- Community health and wellbeing facilities
- A place for all ages

1.8 This analysis will therefore assess how successful Nottingham City Centre has been at meeting each of the objectives above.

Diverse and affordable homes

1.9 The TCPA reinforces the need for a 20-minute neighbourhood to have affordable housing that includes a mix of housing tenures and types to meet local housing needs.

1.10 The City Centre 20-minute catchment area broadly aligns with nine Middle Layer Super Output Areas (MSOAs), which are listed in the table below. The median house price within each MSA as of March 2023 can also be seen, in comparison to the averages for Nottingham City and England. As seen, there is variation in house prices across the catchment area, of between £120,000 and £265,000, although generally prices are in-line with the City average. However, the City average of £185,000 is well below the national average of £290,000. Low house prices in the City Centre are likely partially due to there being a high proportion of flats and a lower proportion of houses.

Figure 1.10.1 Median house prices

Assessment Area	Median House Price (year ending March 2023)
Nottingham 021	£148,000
Nottingham 022	£160,000
Nottingham 023	£120,000
Nottingham 028	£265,000
Nottingham 029	£155,000
Nottingham 031	£220,000
Nottingham 039	£166,000
Nottingham 040	£185,000
Nottingham City	£185,000
England	£290,000

Source: Office for National Statistics (2023) *Median house prices for administrative geographies*

1.11 The most popular housing tenures in the City Centre 20-minute catchment area can be seen in the table below. At 46.0%, private rent is by far the most common housing tenure, and is significantly above the averages for Nottingham and England. Conversely, at only 25.9%, rates of home ownership are well below average. The high rate of private renting and low rate of home ownership is likely a result of a significant student presence in the catchment area.

Figure 1.11.1 Housing tenure

Housing Tenure	City Centre 20-minute catchment area	Nottingham	England
Owned	25.9%	45.1%	61.3%
Shared ownership	0.4%	0.5%	1.0%
Social rented	27.3%	25.5%	17.1%
Private rented	46.0%	28.6%	20.5%
Lives rent free	0.3%	0.3%	0.1%

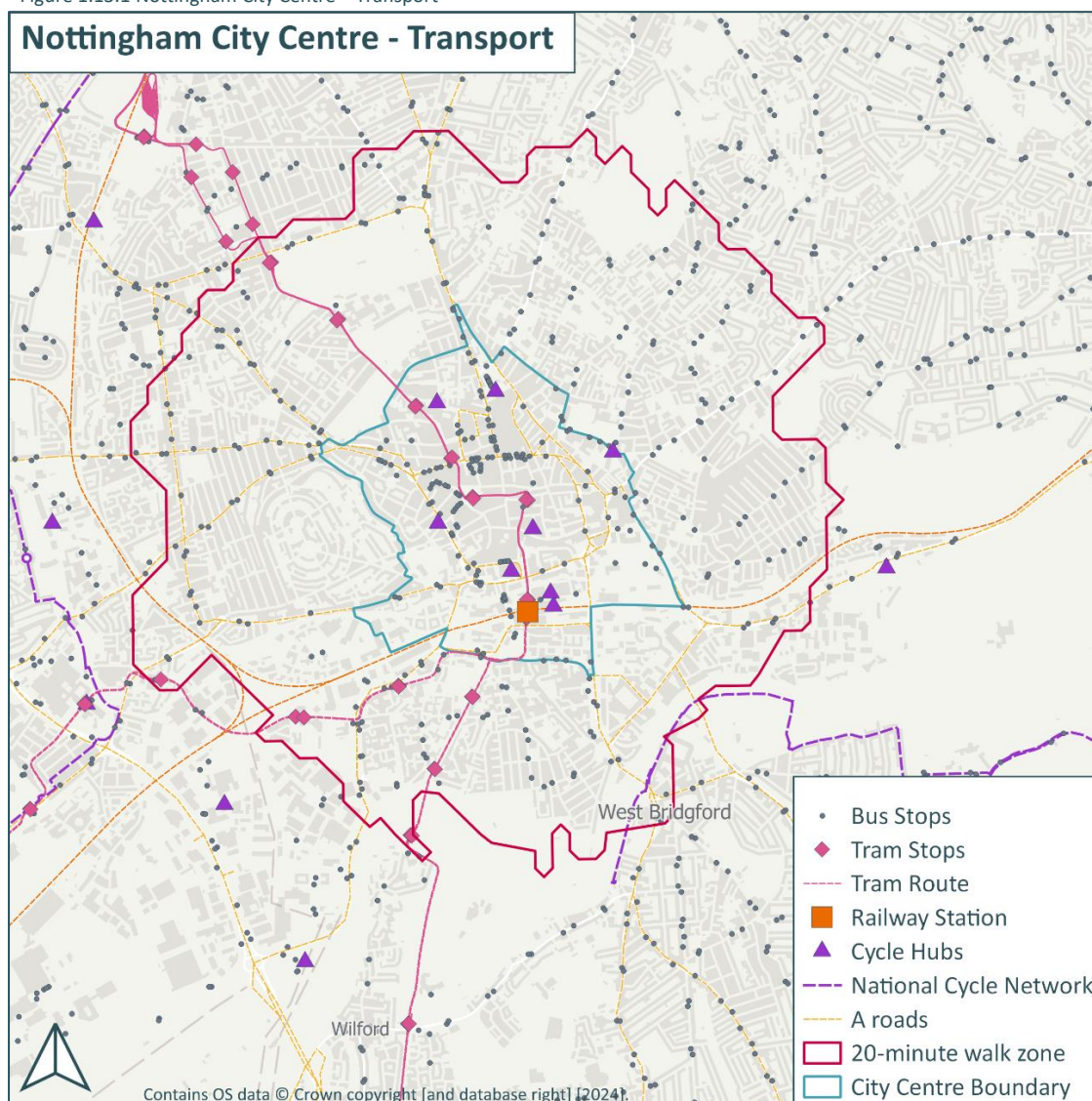
Source: Office for National Statistics (2021) *Census*

Well-connected paths, streets and spaces

1.12 As outlined by the TCPA, 20-minute neighbourhoods should provide safe and accessible streets which encourage residents to walk, cycle or use public transport.

1.13 Nottingham City Centre is very well connected to a variety of transport options, as shown in the map below.

Figure 1.13.1 Nottingham City Centre – Transport

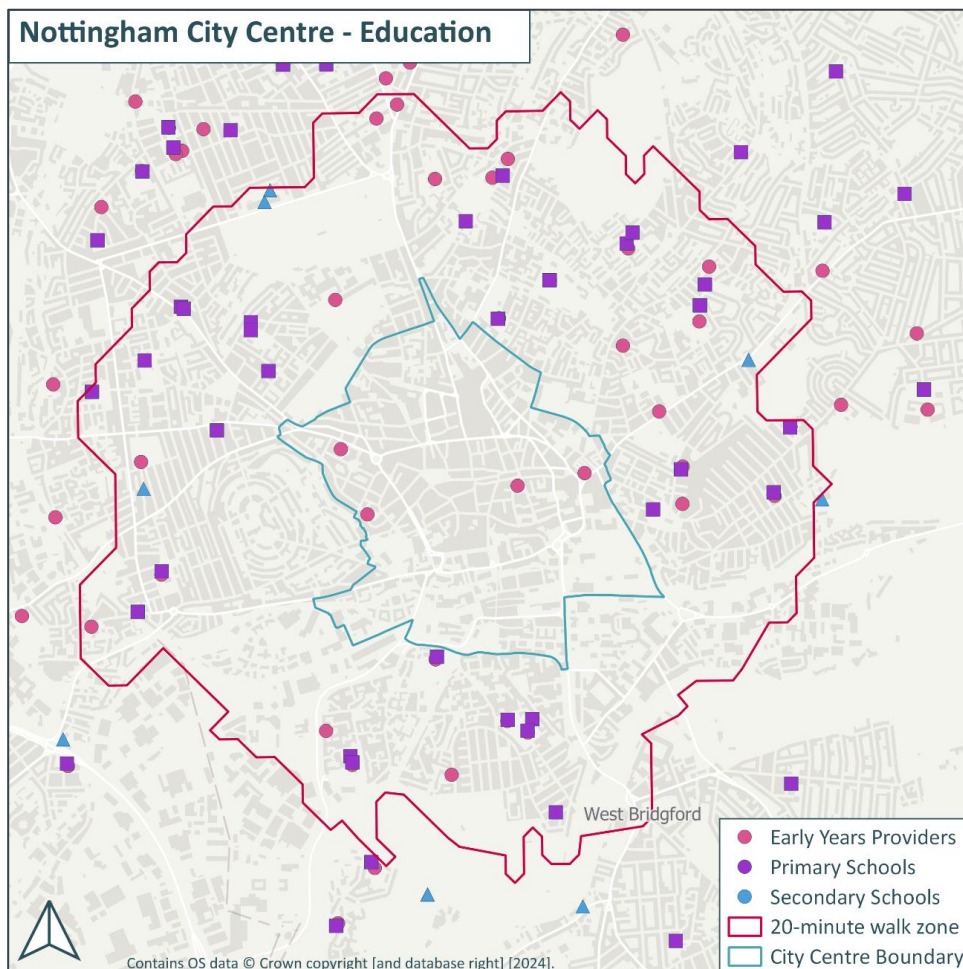


- 1.14 The centre is well designed for pedestrian movement, as many of the streets in the centre are pedestrianised, which encourages walking.
- 1.15 There are a series of parking hubs throughout the centre which provides secure storage for people bringing their own bikes.
- 1.16 The centre also benefits from a tram, the Nottingham Express Transit (NET), which provides routes north and south from the City Centre. There are a number of stops within the centre and the catchment area, where trams stop up to every 3 minutes.
- 1.17 Nottingham train station is located to the south of the city centre and provides regular services to local locations, such as Bulwell, Beeston and Hucknall, but also to destinations further afield, including Liverpool, Manchester and London.

Schools at the heart of communities

- 1.18 Another important element of the 20-minute neighbourhood is the location and design of schools.
- 1.19 The figure below demonstrates the location of educational facilities in relation to the City Centre, according to Department for Education (DfE) and NCC data.

Figure 1.19.1 Nottingham City Centre - Education



Source: DfE and NCC

1.20 There are limited educational facilities within the City Centre itself, although within the wider 20-minute catchment area there are a number of early years childcare providers, primary schools and secondary schools.

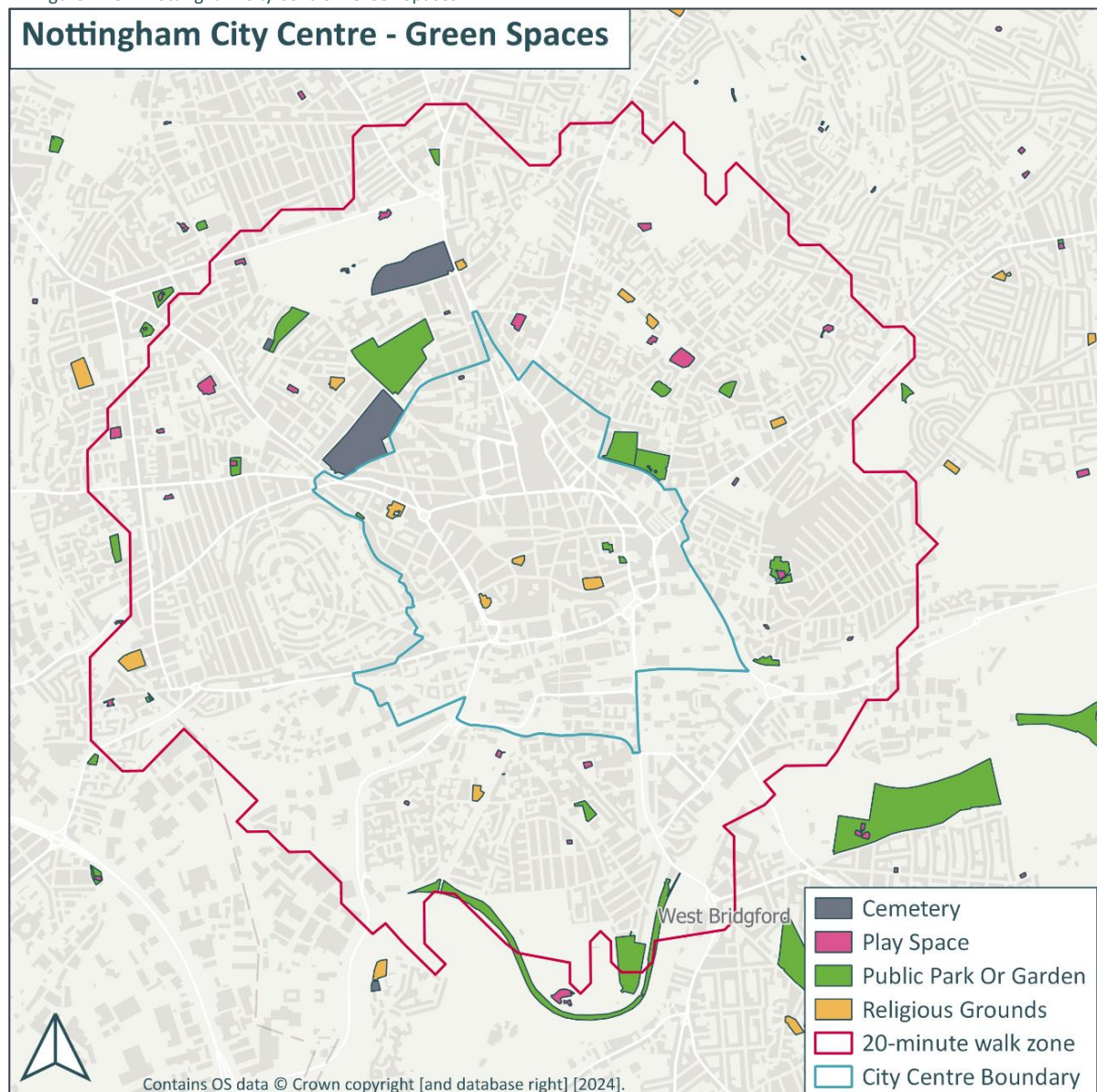
Good green spaces

1.21 Good quality green infrastructure is vital for a 20-minute neighbourhood as green spaces, parks and trees can support mental and physical health, encourage active travel and increase biodiversity.

1.22 The figure below displays the location of green spaces, including cemeteries, children's play spaces, public parks or gardens, and religious grounds in the City Centre, according to OS Open Greenspace data.

1.23 Please note, public parks and play spaces are also shown later in this section of our report under the 'community health and wellbeing facilities' heading (together with bowling greens, golf courses, other sports facilities, and playing fields).

Figure 1.23.1 Nottingham City Centre – Green Spaces



Source: OS Open Greenspace

1.24 As seen, green space within the City Centre itself is fairly limited. Those spaces which are present, such as Barker Gate Rest Garden and Bellar Gate Rest Garden, are small and not of particularly high quality. There are, however, some spaces within the 20-minute catchment which are larger and of higher quality, such as Victoria Park and St Mary's Rest Garden.

Local food production

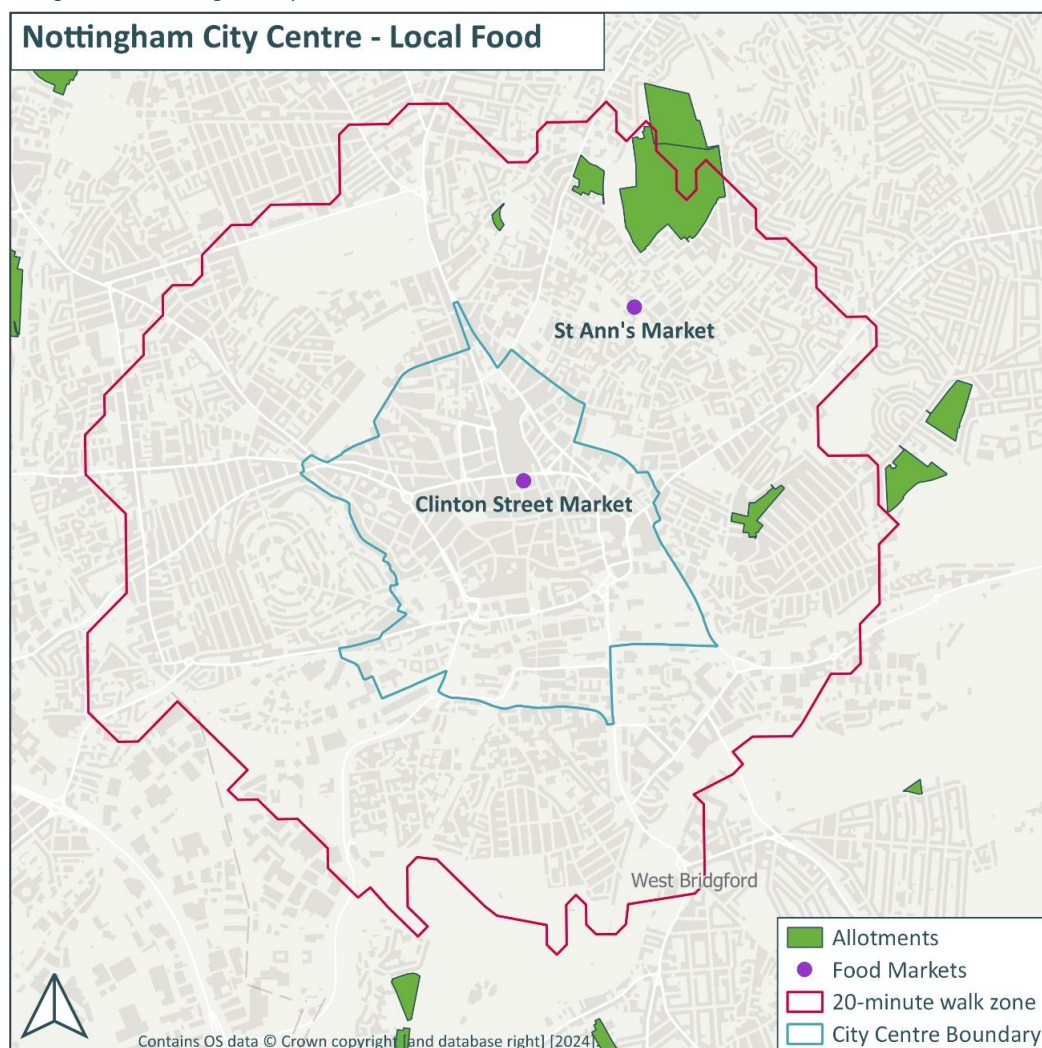
1.25 Opportunities for local food production can increase physical health by helping communities easily access healthy, fresh food.

1.26 In terms of opportunities to grow local produce, there are a number of fairly large allotments to the north of the 20-minute catchment area, including St Ann's allotments.

1.27 Clinton Street Market, located within the City Centre itself, operates from Monday to Saturday and sells local fruit and vegetables. St Ann's Market, to the north of the catchment area, operates on Tuesdays and also sells local produce.

1.28 The location of these allotments and food markets can be seen in the map below.

Figure 1.28.1 Nottingham City Centre – Local Food



Source: OS Open Greenspace and NCC

Keeping jobs and money local

1.29 According to Census 2021 data relating to the workday population of the Nottingham City Centre catchment area, there is a high proportion of full-time employees, and at 34,2%, the rate of economic inactivity is well below averages. The unemployment rate of 4.4% is above national averages, but slightly below the Nottingham average. A high number of employees work in wholesale and retail trade, repair of motor vehicles and motor cycles and human health and social work activities when compared to the national average. Additionally, it is notable that there is a high rate of residents working in professional and elementary occupations.

Figure 1.29.1 Economic Activity Status in Nottingham City Centre

Economic Activity Status	Nottingham City Centre	Nottingham	National
Economically active: In employment: Employee: Part-time (including full-time students)	16.5%	13.9%	13.1%
Economically active: In employment: Employee: Full-time (including full-time students)	40.1%	32.8%	34.5%
Economically active: In employment: Self-employed: Part-time (including full-time students)	2.0%	2.7%	4.0%
Economically active: In employment: Self-employed: Full-time (including full-time students)	2.8%	3.6%	5.7%
Economically active: Unemployed (including full-time students)	4.4%	4.9%	3.5%
Economically inactive (including full-time students)	34.2%	42.2%	39.2%

Source: Office for National Statistics (2021) *Census, Workday population*

Figure 1.29.2 Employees by Industry in Nottingham City Centre

Industry Type	Nottingham City Centre	Nottingham	National
A, B, D, E Agriculture, energy and water	1.1%	1.4%	1.9%
C Manufacturing	7.4%	6.2%	7.5%
F Construction	3.4%	5.9%	8.7%
G Wholesale and retail trade; repair of motor vehicles and motor cycles	20.4%	16.6%	15.0%
H Transport and storage	4.5%	4.8%	5.0%
I Accommodation and food service activities	7.5%	5.4%	4.9%
J Information and communication	3.3%	3.5%	4.7%
K Financial and insurance activities	1.8%	1.8%	3.8%
L Real estate activities	1.3%	1.4%	1.6%
M Professional, scientific and technical activities	5.2%	4.8%	6.7%
N Administrative and support service activities	4.8%	4.6%	5.3%
O Public administration and defence; compulsory social security	5.0%	5.4%	5.8%
P Education	8.8%	12.1%	9.9%
Q Human health and social work activities	21.5%	22.4%	14.6%
R, S, T, U Other	3.9%	3.8%	4.6%

Source: Office for National Statistics (2021) *Census, Workday population*

Figure 1.29.3 Employees by Occupation in Nottingham City Centre

Occupation Type		Nottingham City Centre	Nottingham	National
1. Managers, directors and senior officials		9.1%	9.2%	12.9%
2. Professional occupations		23.5%	23.6%	20.3%
3. Associate professional and technical occupations		11.4%	12.0%	13.2%
4. Administrative and secretarial occupations		8.9%	8.9%	9.3%
5. Skilled trades occupations		5.9%	7.4%	10.1%
6. Caring, leisure and other service occupations	8.4%	10.4%	9.3%	
7. Sales and customer service occupations	10.3%	8.9%	7.5%	
8. Process, plant and machine operatives	6.8%	6.9%	6.9%	
9. Elementary occupations	15.6%	12.7%	10.5%	

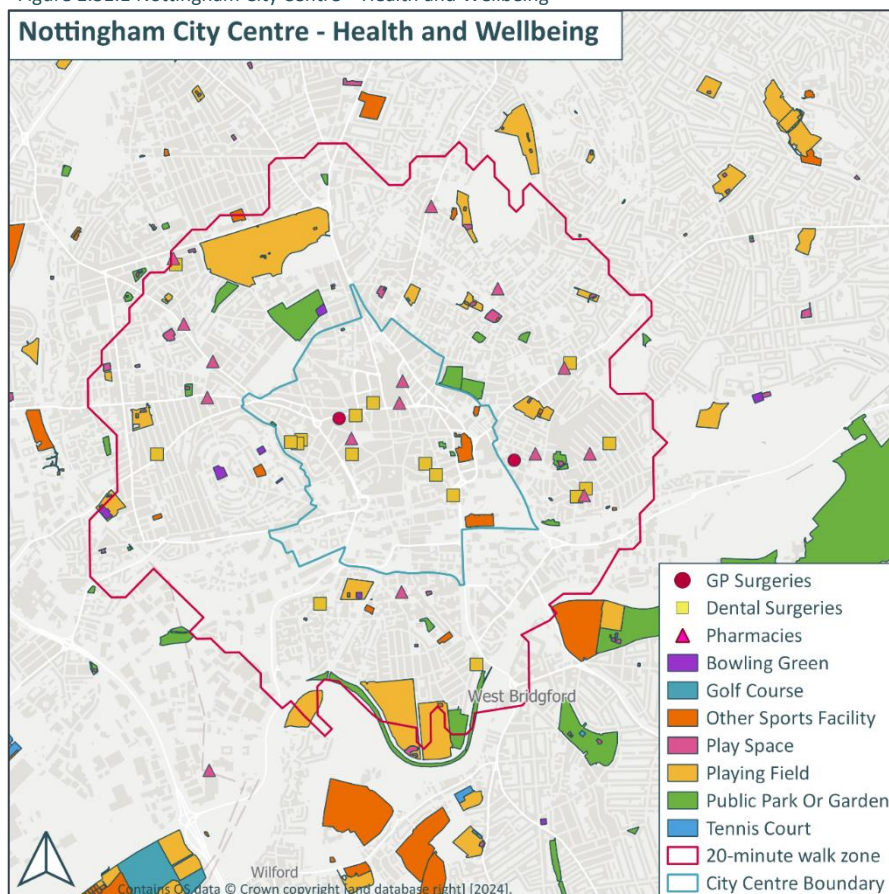
Source: Office for National Statistics (2021) *Census, Workday population*

Community health and wellbeing facilities

1.30 The presence of community health and wellbeing facilities, such as GP surgeries, other health centres and sports facilities are another important element of the 20-minute neighbourhood.

1.31 There are a range of facilities in the catchment area which can facilitate the health and wellbeing of local residents, as seen in the map below.

Figure 1.31.1 Nottingham City Centre – Health and Wellbeing



1.32 Within the catchment area, there are two GP surgeries. There are also a high number of dental surgeries and pharmacies, both in the City Centre and in the wider catchment area¹.

1.33 In terms of sports facilities and green spaces which may encourage higher levels of physical activity, opportunities within the City Centre itself are relatively limited. In the wider catchment area, however, there are a number of playing fields, sports facilities, and public parks.

A place for all ages

1.34 As outlined by the TCPA, 20-minute neighbourhoods should accommodate the needs of all age groups and life stages.

1.35 The table below illustrates the number of over 65s in the catchment area. At 2022, this was projected to be 5,400, expected to rise to 8,100 by 2038, for an increase of 49.0%. This is above the national growth rate of 31.9%, and significantly above the projected growth of the overall population at 3.0%.

Figure 1.35.1 Population of over 65s, 2022-2038

	City Centre 20-minute catchment area			England		
	Population	No. change	% change	Population	No. change	% change
2022	5,406			10,605,875		
2038	8,057	2,651	49.0%	13,993,926	3,388,051	31.9%

Source: Experian (2022) *Population projections*

1.36 Within the 20-minute catchment area there are four care homes for older people: The Oaks, Forest Lodge, Langdale House and Clarendon Court. Additionally, there are a number of retirement, sheltered and extra care housing developments for older people in the catchment area.

Summary

1.37 This analysis has presented an overview of the demographics of Nottingham City Centre and provided an analysis of the centre in relation to the concept of the 20-minute neighbourhood.

1.38 Nottingham City Centre, and its associated 20-minute walking catchment area, experiences generally high levels of deprivation and resident expenditure on retail appears to be below national averages.

1.39 However, our analysis of the facilities available within Nottingham City Centre demonstrates that the centre is well-equipped to meet the aspirations of a 20-minute neighbourhood. Across nearly all categories, it was found that the City Centre includes the features of a 20-minute neighbourhood as defined by the TCPA.

1.40 Only in the category of good green spaces was the City Centre found to be lacking, as the level of green space provision is limited and the quality of spaces available is generally low. Provision of more, high-quality green space could, therefore, be the focus of future interventions.

¹ Sourced from the NHS 'Find a GP', 'Find a Dentist' and 'Find a Pharmacy' tool. Data correct as of May 2024.

2. Beeston

Population

- 2.1 In 2023, approximately 24,500 people lived within a 20-minute catchment area of Beeston Town Centre. This number is expected to grow to 27,000 by 2041, representing a 9.9% growth in population - higher than the expected national population growth rate over the same period.

Figure 2.1.1 Population, 2023-2041

	Beeston 20-minute catchment area			England		
	Population	No. change	% change	Population	No. change	% change
2023	24,532	-	-	57,282,497	-	-
2041	26,957	2,425	9.9%	61,030,869	3,748,372	6.5%

Source: Experian (2023) *Population projections*

Expenditure

- 2.2 As set out in the table below, Beeston's retail expenditure per person in 2023 was similar to the national average, although leisure spend was higher.

Figure 2.2.1 Retail expenditure per person

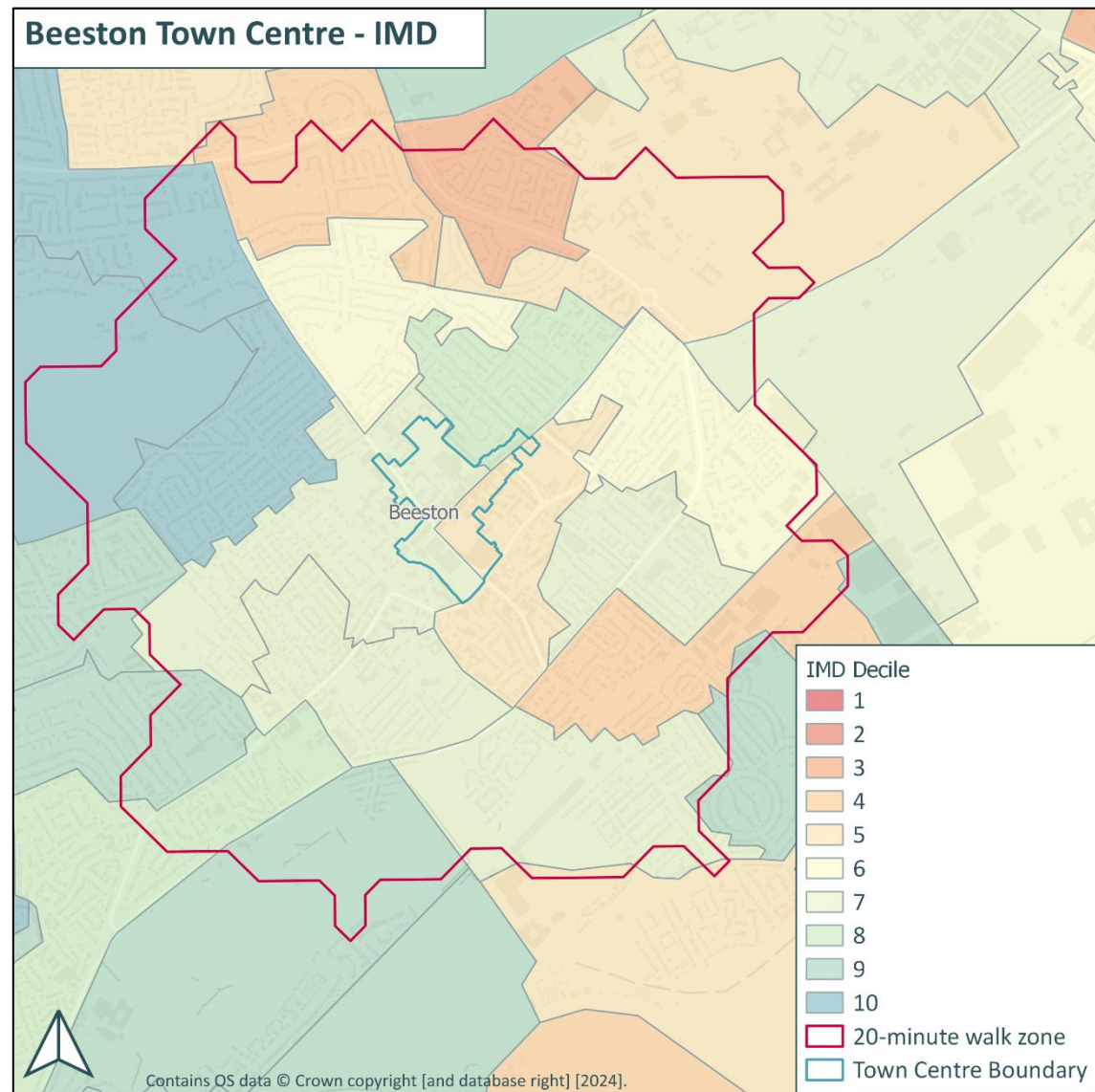
Retail expenditure (2022 prices)	Beeston 20-minute catchment area	England
Total Comparison per Person	£3,986	£3,815
Total Convenience per Person	£2,530	£2,593
Total Leisure per Person	£4,992	£4,205

Source: Experian (2023) *Consumer retail expenditure*

Deprivation

- 2.3 As illustrated in the map below, a majority of the LSOAs in Beeston are amongst some of the least deprived areas nationally. This is particularly the case in the west of Beeston as, in the north and east of the town, there are a number of relatively deprived LSOAs.

Figure 2.3.1 Beeston Town Centre – IMD Map



Source: IMD

20-minute neighbourhood analysis

Diverse and affordable homes

- 2.4 The table below identifies the median house prices within the 11 LSOAs mainly, and completely, within the Beeston Town Centre's 20-minute catchment area. The data shows that the areas, along with the Local Authority as a whole, generally have median house prices considerably lower than the national average. However, there is a range of house prices within the area. The LSOA Broxtowe 009E, to the west of the centre, has a high median house price of £375,000, whereas the LSOA Broxtowe 012D, to the south-east, has a low median house price of £207,500.

Figure 2.4.1 Median house prices

Assessment Area	Median House Price (year ending March 2023)
Broxtowe 011A	£230,000
Broxtowe 011B	£288,750
Broxtowe 011C	£234,750
Broxtowe 009B	£280,000
Broxtowe 009C	£239,000
Broxtowe 009D	£250,000
Broxtowe 012A	£232,248
Broxtowe 012D	£207,500
Broxtowe 009E	£375,000
Broxtowe 011D	£299,000
Broxtowe 011E	£227,500
Broxtowe	£235,000
England	£290,000

Source: Office for National Statistics (2023) *Median house prices for administrative geographies*

- 2.5 The most popular housing tenures in the Town Centre 20-minute catchment area can be seen in the table below. As seen, rates of home ownership in the area are well below the Broxtowe and national averages. Conversely, at 32.8%, rates of private renting are high in comparison to Broxtowe and England.

Figure 2.5.1 Housing tenure

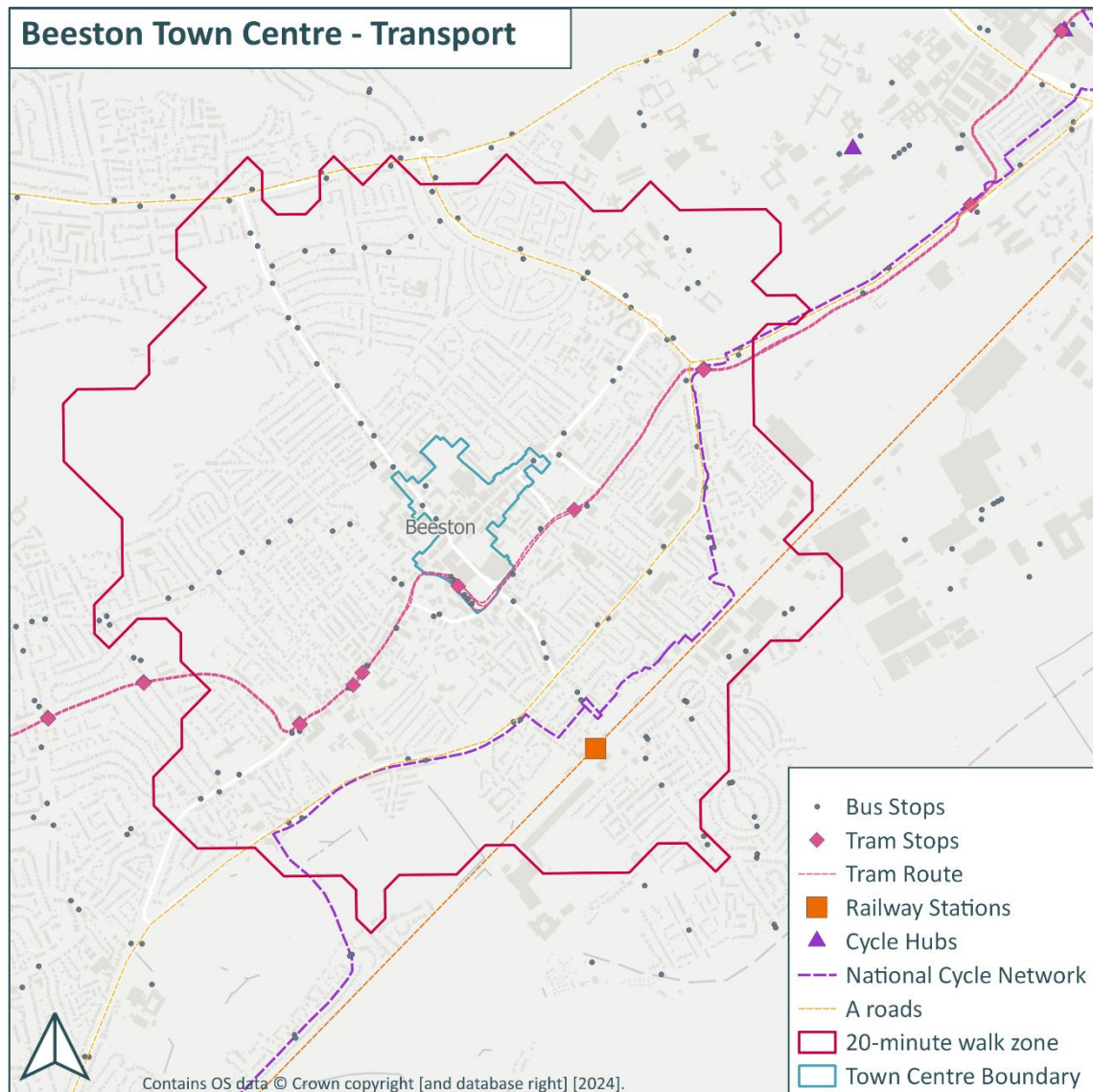
Housing Tenure	Town Centre 20-minute catchment area	Broxtowe	England
Owned	52.4%	71.2%	61.3%
Shared ownership	0.3%	0.3%	1.0%
Social rented	14.4%	11.0%	17.1%
Private rented	32.8%	17.3%	20.5%
Lives rent free	0.1%	0.1%	0.1%

Source: Office for National Statistics (2021) *Census*

Well-connected paths, streets and spaces

- 2.6 Beeston has a variety of transport options providing access around the town and to those nearby. This is illustrated in the map below.

Figure 2.6.1 Beeston Town Centre – Transport

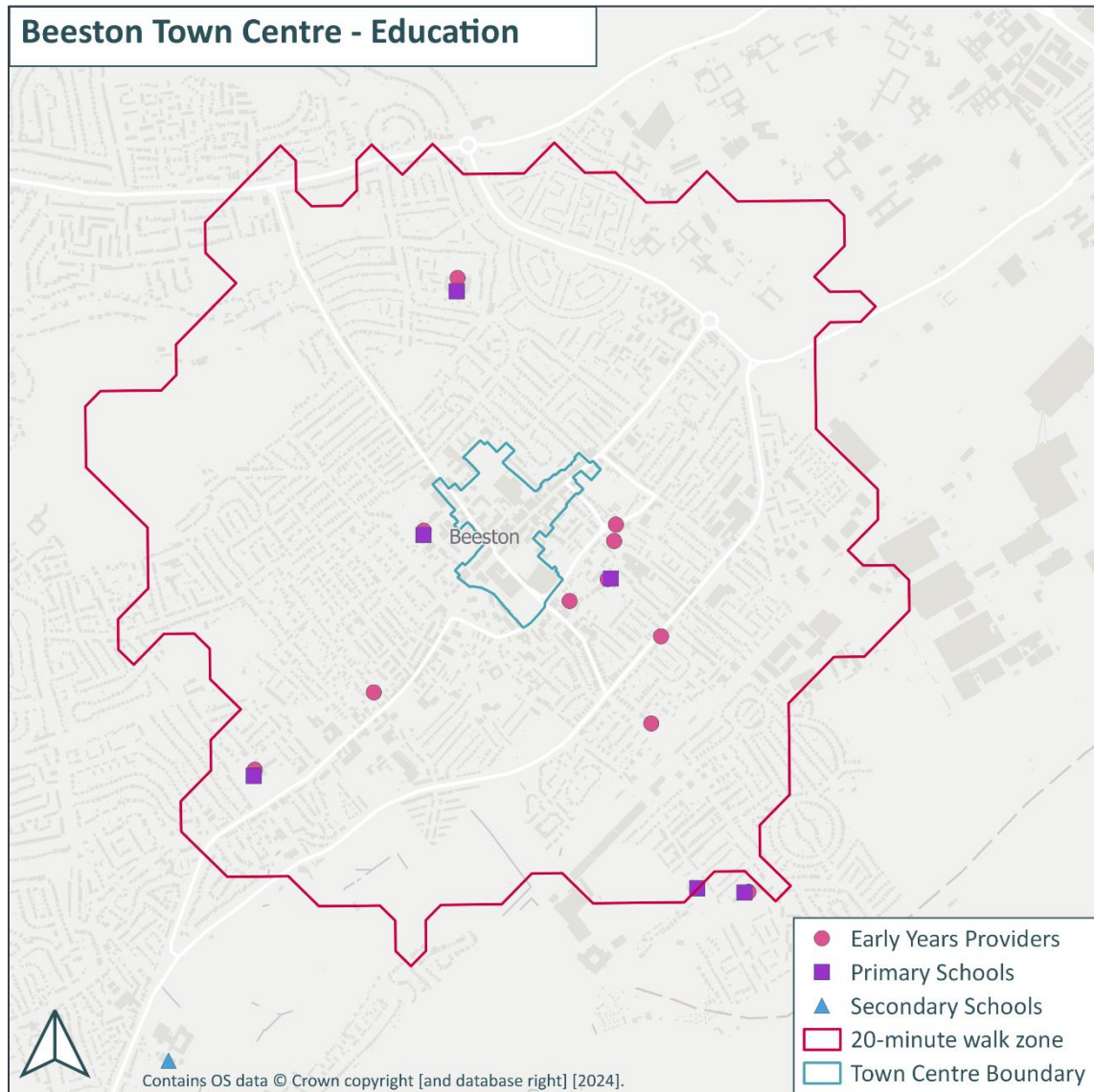


- 2.7 The centre is friendly for pedestrians, particularly along the ‘High Road’, which is a pedestrianised zone featuring various street furniture, such as benches and planting, which adds to the appeal for shoppers on foot. Moreover, the High Road has a number of Sheffield stands, giving cyclists an easily accessible and secure parking option.
- 2.8 Beeston is served by ‘Line One’ of the Nottingham Express Transit, which runs across the southern border of the town centre. The line connects Beeston Town Centre to Nottingham City Centre and Bulwell before terminating at Hucknall.
- 2.9 Beeston Railway Station, located south of the town centre, operates East Midlands Railway services - connecting Beeston directly to, and between, large towns and cities such as Norwich, Leicester, Nottingham, Liverpool and London St Pancras. Additionally, the station is on the CrossCountry route, providing direct services between Nottingham and Cardiff Central via Birmingham New Street.

Schools at the heart of communities

2.10 The figure below demonstrates the location of educational facilities in relation to the town centre, according to Department for Education (DfE).

Figure 2.10.1 Beeston Town Centre - Education



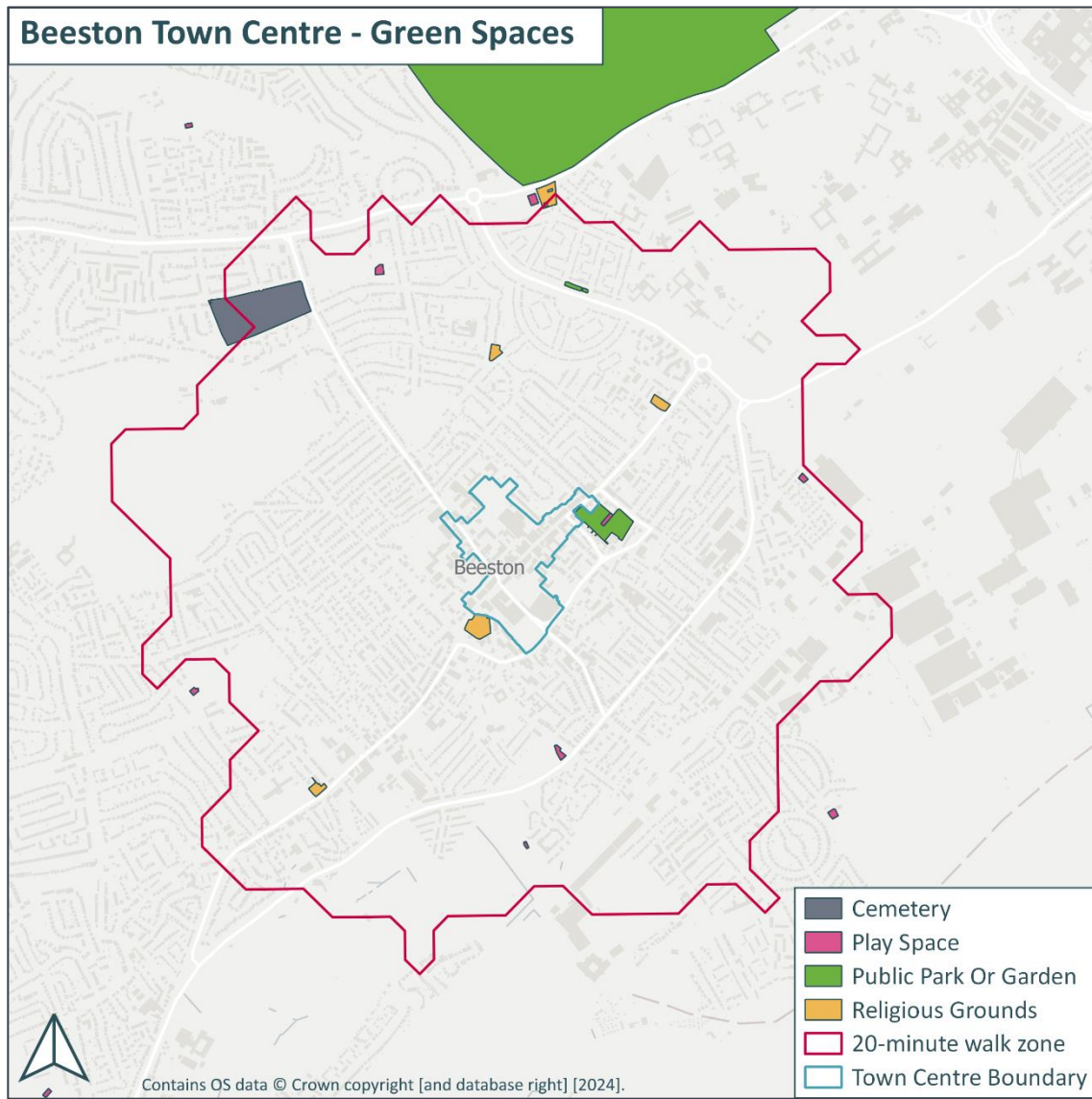
2.11 There are no educational facilities within the town centre, however, there are number of primary schools and early years childcare providers within the 20-minute walk zone. There are no secondary schools within this zone.

Good green spaces

2.12 The figure below displays the location of green spaces, including cemeteries, children's play spaces, public parks or gardens, and religious grounds in the Town Centre, according to OS Open Greenspace data.

- 2.13 Please note, public parks and play spaces are also shown later in this section of our report under the ‘community health and wellbeing facilities’ heading (together with bowling greens, golf courses, other sports facilities, and playing fields).

Figure 2.13.1 Beeston Town Centre – Green Spaces



- 2.14 As illustrated in the map above, there is a considerable lack of green spaces in and around the town centre. However, the need for high quality greenspaces is somewhat mitigated by the close proximity of the vast Wollaton Park to the north of the town centre.

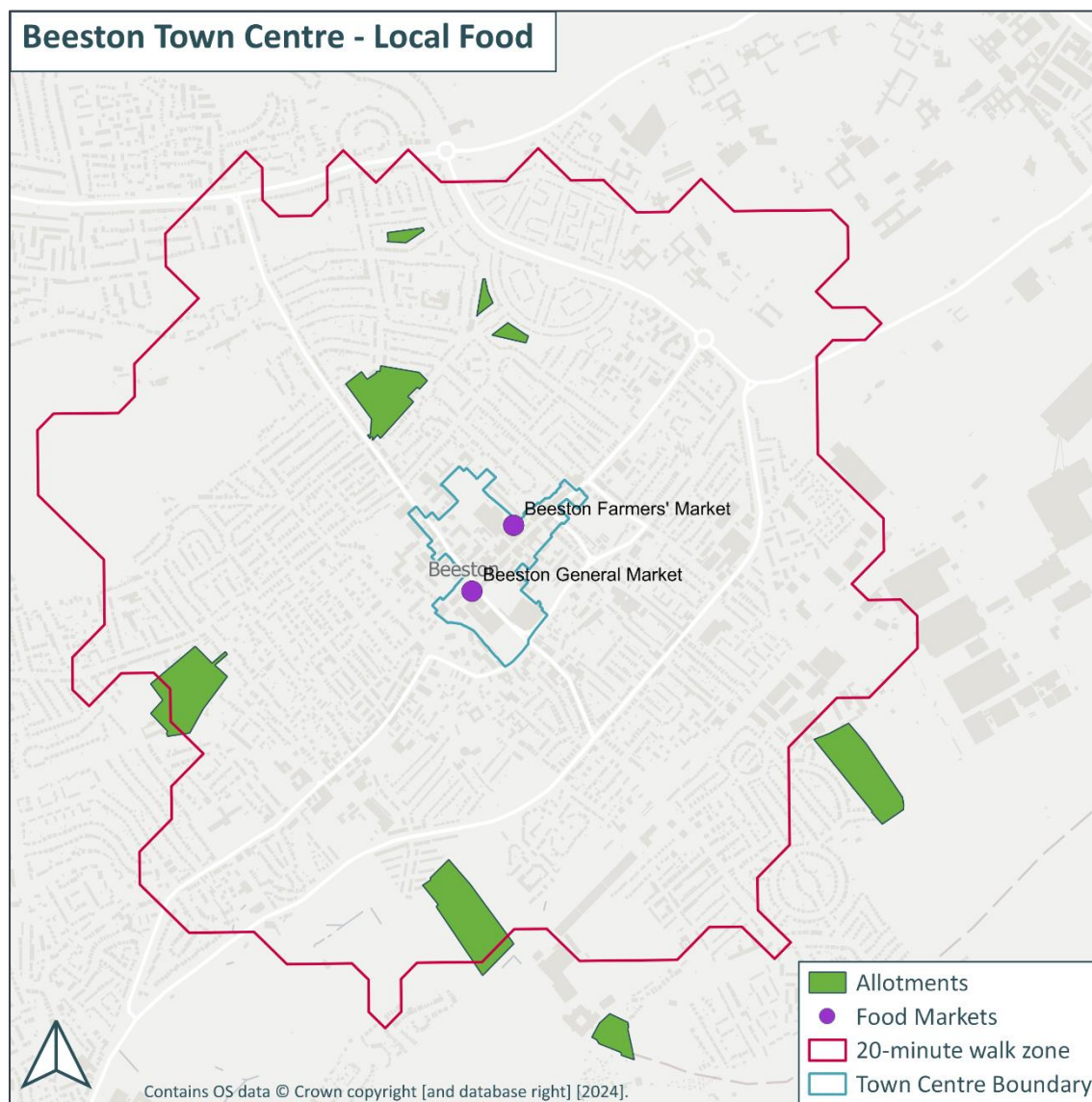
Local food production

- 2.15 A number of allotments surround the town centre, such as the one located on Wollaton Road. These allotments allow residents of Beeston the opportunity to grow their own produce.
- 2.16 There are two regular markets in Beeston, both located in The Square within the town centre. The Beeston General Market is located in The Square within the town centre and takes place on Mondays and Wednesday every week

between 09:00 and 15:00. The Farmers' Market has recently moved to a car park behind High Road and occurs on the third Saturday of every month between 09:00 and 14:00.

2.17 The location of these allotments and food markets can be seen in the map below.

Figure 2.17.1 Beeston Town Centre – Local Food



Source: OS Open Greenspace and NCC

Keeping jobs and money local

2.18 In terms of economic activity, Beeston has a high number of part-time employees and those who are economically inactive when compared to the local average. In terms of the industries worked, many residents in Beeston work in the education and transport and storage industries. Also, there seems to be a larger percentage of residents within elementary occupations when compared to the regional and national averages.

Figure 2.18.1 Economic Activity Status in Beeston

Economic Activity Status	Beeston Town Centre	Broxtowe	National
Economically active: In employment: Employee: Part-time (including full-time students)	16.1%	13.6%	13.1%
Economically active: In employment: Employee: Full-time (including full-time students)	31.6%	31.9%	34.5%
Economically active: In employment: Self-employed: Part-time (including full-time students)	3.2%	3.1%	4.0%
Economically active: In employment: Self-employed: Full-time (including full-time students)	3.5%	4.4%	5.7%
Economically active: Unemployed (including full-time students)	3.7%	2.9%	3.5%
Economically inactive (including full-time students)	41.9%	44.0%	39.2%

Source: Office for National Statistics (2021) *Census, Workday population*

Figure 2.18.2 Employees by Industry in Beeston

Industry Type	Beeston Town Centre	Broxtowe	National
A, B, D, E Agriculture, energy and water	0.7%	1.6%	1.9%
C Manufacturing	4.8%	9.2%	7.5%
F Construction	4.4%	9.6%	8.7%
G Wholesale and retail trade; repair of motor vehicles and motor cycles	18.2%	18.0%	15.0%
H Transport and storage	14.3%	6.2%	5.0%
I Accommodation and food service activities	4.4%	4.0%	4.9%
J Information and communication	4.2%	4.6%	4.7%
K Financial and insurance activities	2.1%	2.1%	3.8%
L Real estate activities	1.2%	1.3%	1.6%
M Professional, scientific and technical activities	7.0%	5.9%	6.7%
N Administrative and support service activities	3.2%	3.9%	5.3%
O Public administration and defence; compulsory social security	5.8%	6.0%	5.8%
P Education	13.3%	12.2%	9.9%
Q Human health and social work activities	11.1%	11.2%	14.6%
R, S, T, U Other	5.2%	4.2%	4.6%

Source: Office for National Statistics (2021) *Census, Workday population*

Figure 2.18.3 Employees by Occupation in Beeston

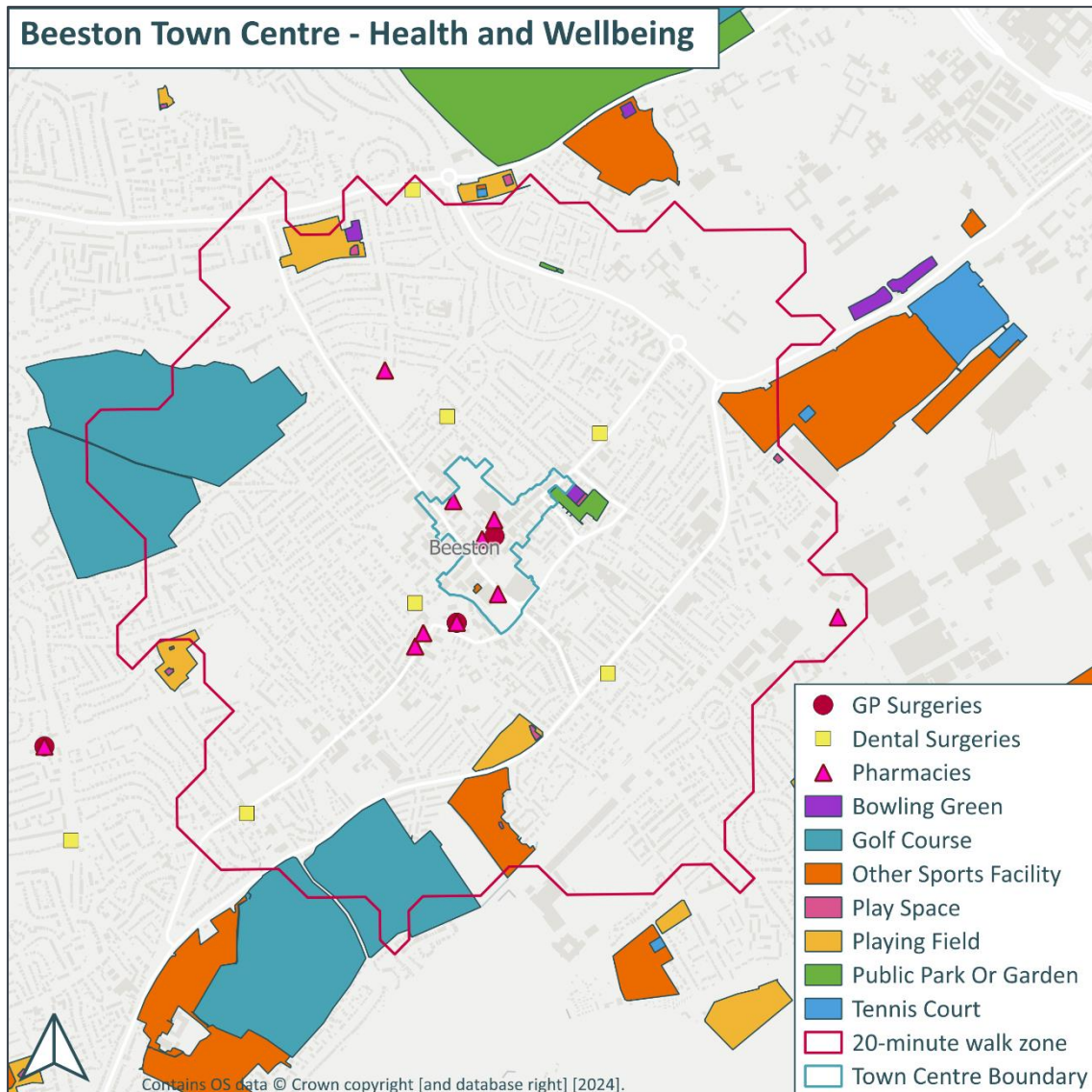
Occupation Type	Beeston Town Centre	Broxtowe	National
1. Managers, directors and senior officials	10.9%	11.6%	12.9%
2. Professional occupations	22.9%	20.4%	20.3%
3. Associate professional and technical occupations	11.6%	12.9%	13.2%
4. Administrative and secretarial occupations	8.3%	9.1%	9.3%
5. Skilled trades occupations	5.6%	10.4%	10.1%
6. Caring, leisure and other service occupations	7.4%	8.4%	9.3%
7. Sales and customer service occupations	9.6%	9.0%	7.5%
8. Process, plant and machine operatives	5.5%	7.0%	6.9%
9. Elementary occupations	18.2%	11.3%	10.5%

Source: Office for National Statistics (2021) *Census, Workday population*

Community health and wellbeing facilities

- 2.19 There are a range of facilities in the catchment area which can facilitate the health and wellbeing of local residents, as seen in the map below.

Figure 2.19.1 Beeston Town Centre – Health and Wellbeing



- 2.20 Within the town centre boundary, there are a number of pharmacies and a GP clinic. There are also six dental surgeries scattered around the 20-minute catchment area.

- 2.21 Sports facilities in Beeston are generally circled around the boundary of the 20-minute catchment area, most notably, the Highfields Sports Complex operated by the University of Nottingham. Broadgate Recreation Ground, to the immediate east of the town centre, includes a play park and other sports facilities.

A place for all ages

- 2.22 The table below illustrates the number of over 65s in the catchment area. In 2022, this was projected to be a population of 3,884, expected to rise to 4,481 by 2038- for a total increase of 15.4%. This is significantly below the national growth rate of 31.9% but above the projected growth of the overall population, at 3.0%.

Figure 2.22.1 Population of over 65s, 2022-2038

	Town Centre 20-minute catchment area			England		
	Population	No. change	% change	Population	No. change	% change
2022	3,884	-	-	10,605,875	-	-
2038	4,481	597	15.4%	13,993,926	3,388,051	31.9%

Source: Experian (2022) *Population projections*

- 2.23 Within the 20-minute catchment area there are nine care and nursing homes, namely: MHA Queenswood, Silverwood, Devonshire Avenue, Goodman House, Landermeads, Beeston Rise, Falcon House Dovecote, Landermeads and Catherine Tam House. Additionally, within this area, there are a few retirement, sheltered and extra care housing developments for older people.

Summary

- 2.24 Though comparison and convenience spending amongst Beeston residents is low, residents living in the town centre and within the 20-minute catchment area have a relatively high leisure spend. Additionally, a majority of the LSOA's in this area score high in the indices of multiple deprivation - indicating low levels of deprivation.
- 2.25 In terms of meeting the TCPA'S 20-minute neighbourhood objectives, the centre and its catchment area perform well. In particular, the area has a diverse range of house tenure and prices, a range of transport options, multiple opportunities to acquire local produce and an ample provision of care homes to support the older population.
- 2.26 However, the centre falls short in the provision of green and wellbeing spaces within the area's boundary - though provision of both is ample outside of the catchment area. Additionally, although there are many primary schools and nurseries in and around the town centre, secondary schools are few and located further than the 20-minute catchment area surrounding the town centre.

3. Arnold

Population

- 3.1 In 2023, nearly 24,000 people lived in a 20-minute catchment area around Arnold. This number is expected to grow to nearly 26,000 by 2041, representing an 8.0% growth in population, which is slightly higher than the expected national population growth rate over the same period.

Figure 3.1.1 Population, 2023-2041

	Arnold 20-minute catchment area			England		
	Population	No. change	% change	Population	No. change	% change
2023	23,931	-	-	57,282,497	-	-
2041	25,853	1,922	8.0%	61,030,869	3,748,372	6.5%

Source: Experian (2023) *Population projections*

Expenditure

- 3.2 As seen below, expenditure in the retail categories is similar to national averages, although the average leisure spend is lower than that of England as a whole.

Figure 3.2.1 Retail expenditure per person

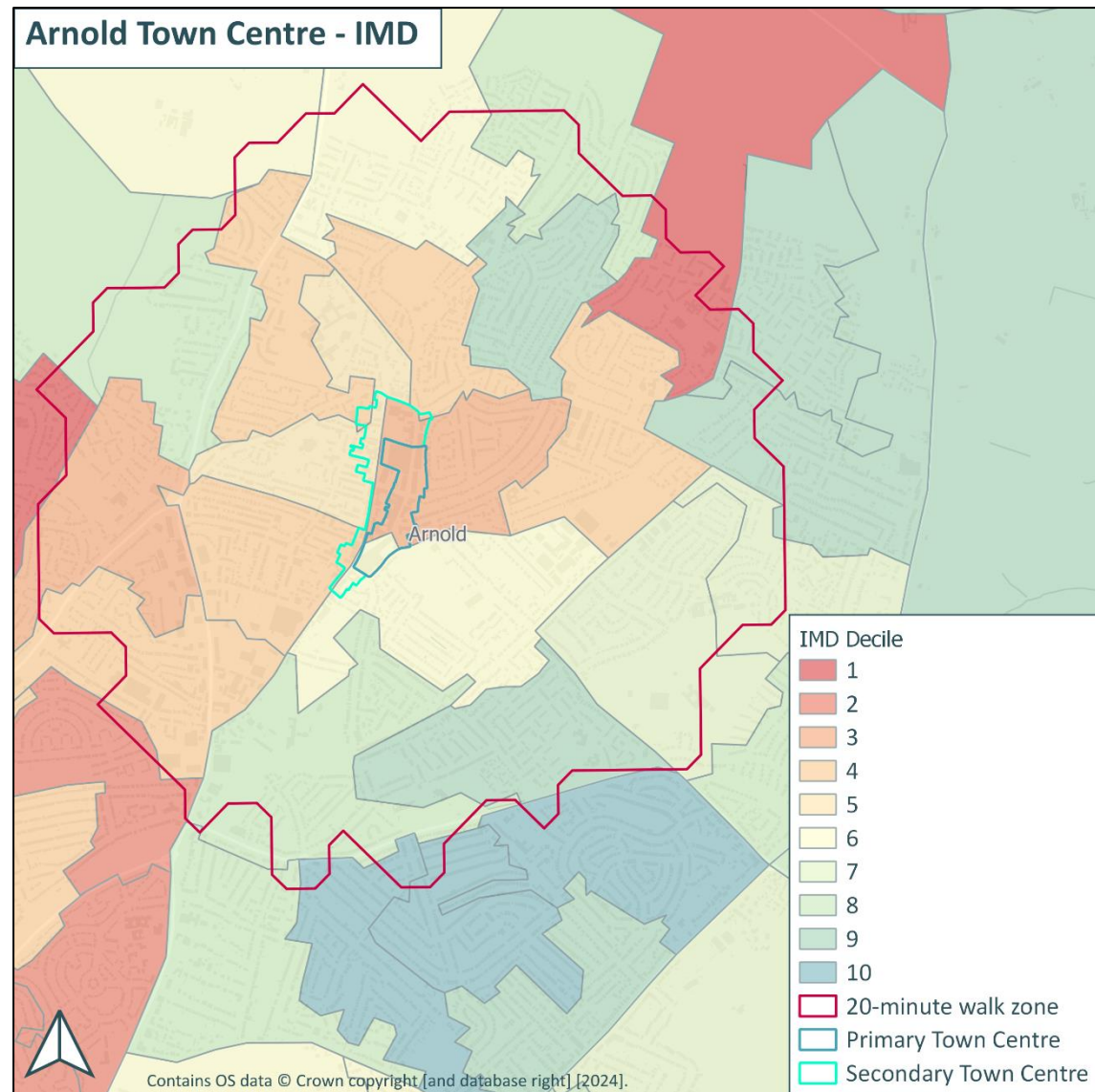
Retail expenditure (2022 prices)	Arnold 20-minute catchment area	England
Total Comparison per Person	£3,864	£3,815
Total Convenience per Person	£2,533	£2,593
Total Leisure per Person	£3,898	£4,205

Source: Experian (2023) *Consumer retail expenditure*

Deprivation

- 3.3 Arnold's Primary and Secondary Town Centres, contained within the blue line in the map below, are both experiencing relatively high levels of deprivation. However, the level of deprivation, between the LSOA's within the 20-minute catchment area surrounding the centre, varies.

Figure 3.3.1 Arnold Town Centre – IMD Map



Source: IMD

20-minute neighbourhood analysis

Diverse and affordable homes

- 3.4 The catchment area surrounding Arnold town centre broadly aligns with the LSOA's set out below. Data collected from these areas reveals that house prices in Arnold vary substantially, with median prices ranging from £182,500 to £340,000. However, median house prices in the catchment area are generally below the Gedling and national averages.

Figure 3.4.1 Median house prices

Assessment Area	Median House Price (year ending March 2023)
Gedling 004A	£211,250
Gedling 006A	£183,500
Gedling 006B	£186,750
Gedling 006C	£190,000
Gedling 006D	£182,500
Gedling 005B	£212,500
Gedling 005C	£230,000
Gedling 009A	£340,000
Gedling 009B	£189,000
Gedling 007E	£207,500
Gedling 004C	£233,500
Gedling 004E	£201,250
Gedling 005D	£200,000
Gedling	£235,000
England	£290,000

Source: Office for National Statistics (2023) *Median house prices for administrative geographies*

- 3.5 The most popular housing tenures in the Town Centre 20-minute catchment area can be seen in the table below. In comparison to Gedling as a whole, there are fewer households living in owned properties and more households living in private and social rented properties. However, in comparison to England, home ownership rates are high and renting rates are lower than average.

Figure 3.5.1 Housing tenure

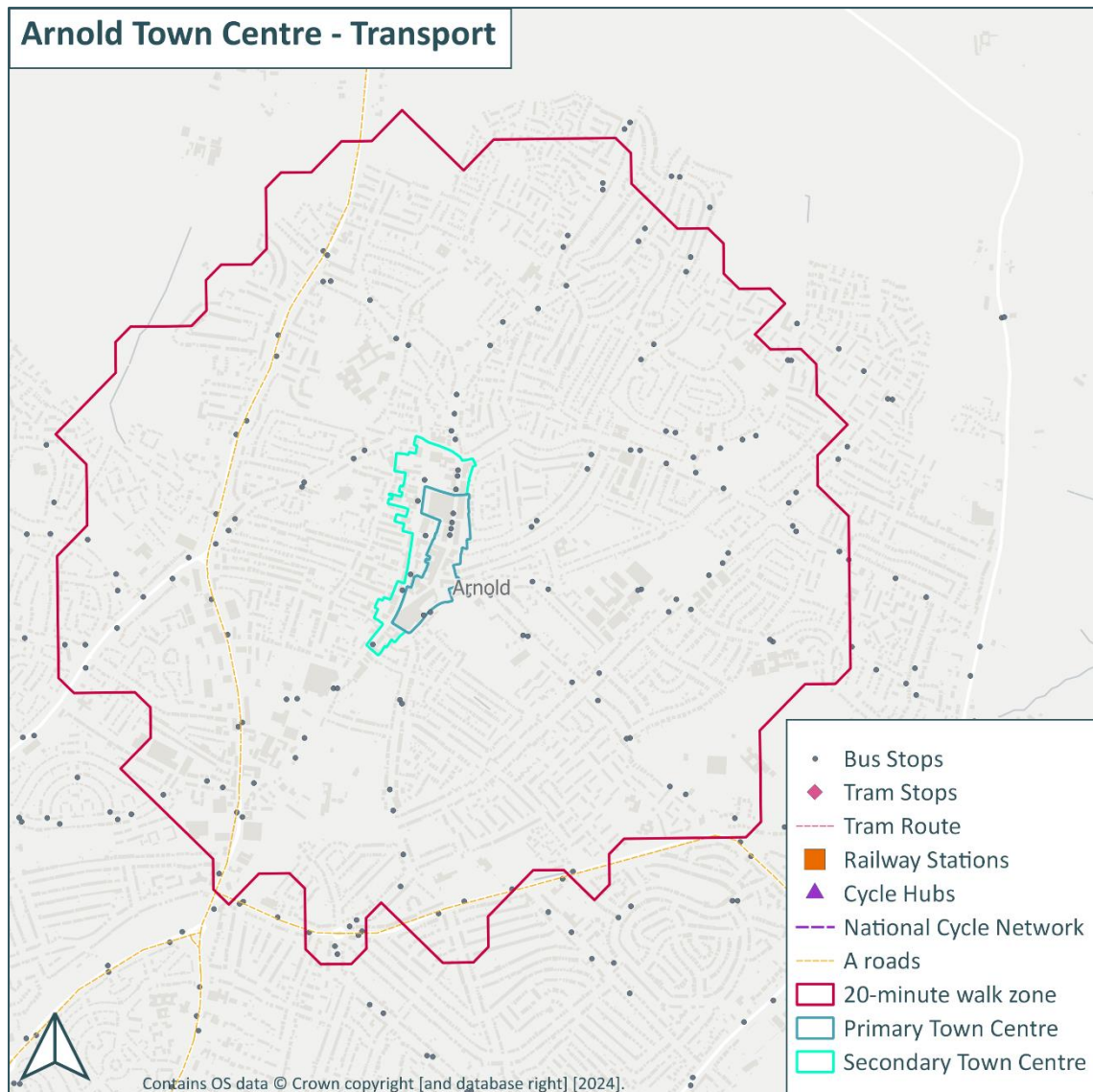
Housing Tenure	Town Centre 20-minute catchment area	Gedling	England
Owned	68.0%	73.8%	61.3%
Shared ownership	0.5%	0.5%	1.0%
Social rented	13.3%	9.7%	17.1%
Private rented	18.0%	15.9%	20.5%
Lives rent free	0.1%	0.1%	0.1%

Source: Office for National Statistics (2021) *Census*

Well-connected paths, streets and spaces

- 3.6 Available transport methods in Arnold have been illustrated in the map below.

Figure 3.6.1 Arnold Town Centre – Transport

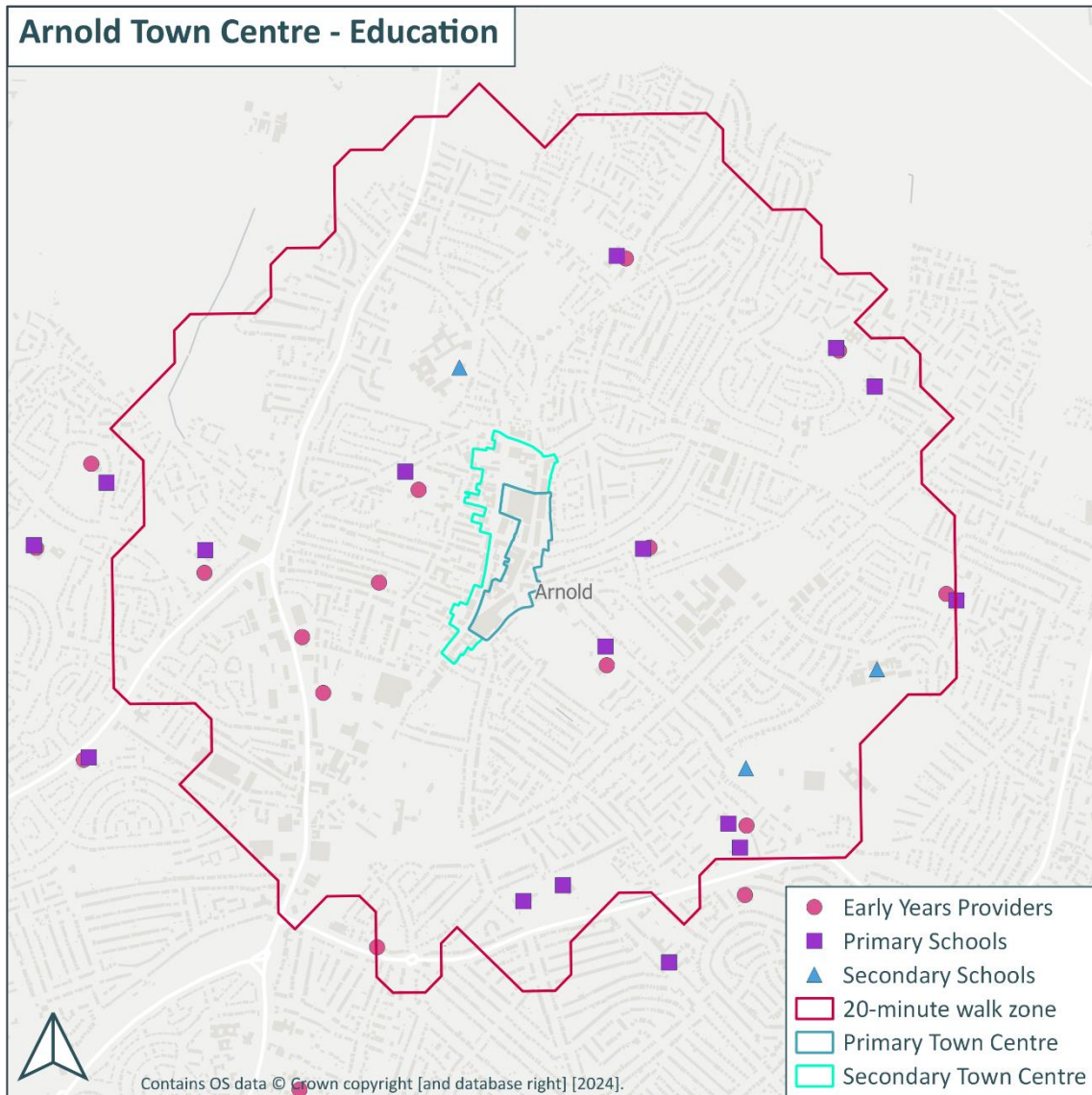


- 3.7 The pedestrian experience in Arnold's town centre is friendly, with a pedestrianised street connecting the High Street to Worrall Avenue. This street forms the hub of the shopping experience in Arnold and features a range of accommodating street furniture for shoppers (such as benches, bins and planters). The pedestrian experience elsewhere in the centre is decent, with pavements generally in good order and a few crossings allowing safe movement between streets. There are also a number of Sheffield stands scattered throughout the centre, providing secure and easily accessible cycle parking for shoppers arriving by bicycle.
- 3.8 Bus services 19, 25, 53, 54, 56, 56B, 58, 58X, 79, 79A, 79B, 87 and 'the calverton' serve the town centre area. The buses connect Arnold directly to and between Bestwood Park, Sherwood, Nottingham City Centre, Calverton and Clifton. As illustrated by the map above, the bus service is the only public transport option in the centre as, unlike the other centres being explored in this study, Arnold does not have a tram or train station.

Schools at the heart of communities

3.9 The figure below demonstrates the location of educational facilities in relation to the Town Centre, according to Department for Education (DfE).

Figure 3.9.1 Arnold Town Centre - Education



Source: DfE and NCC

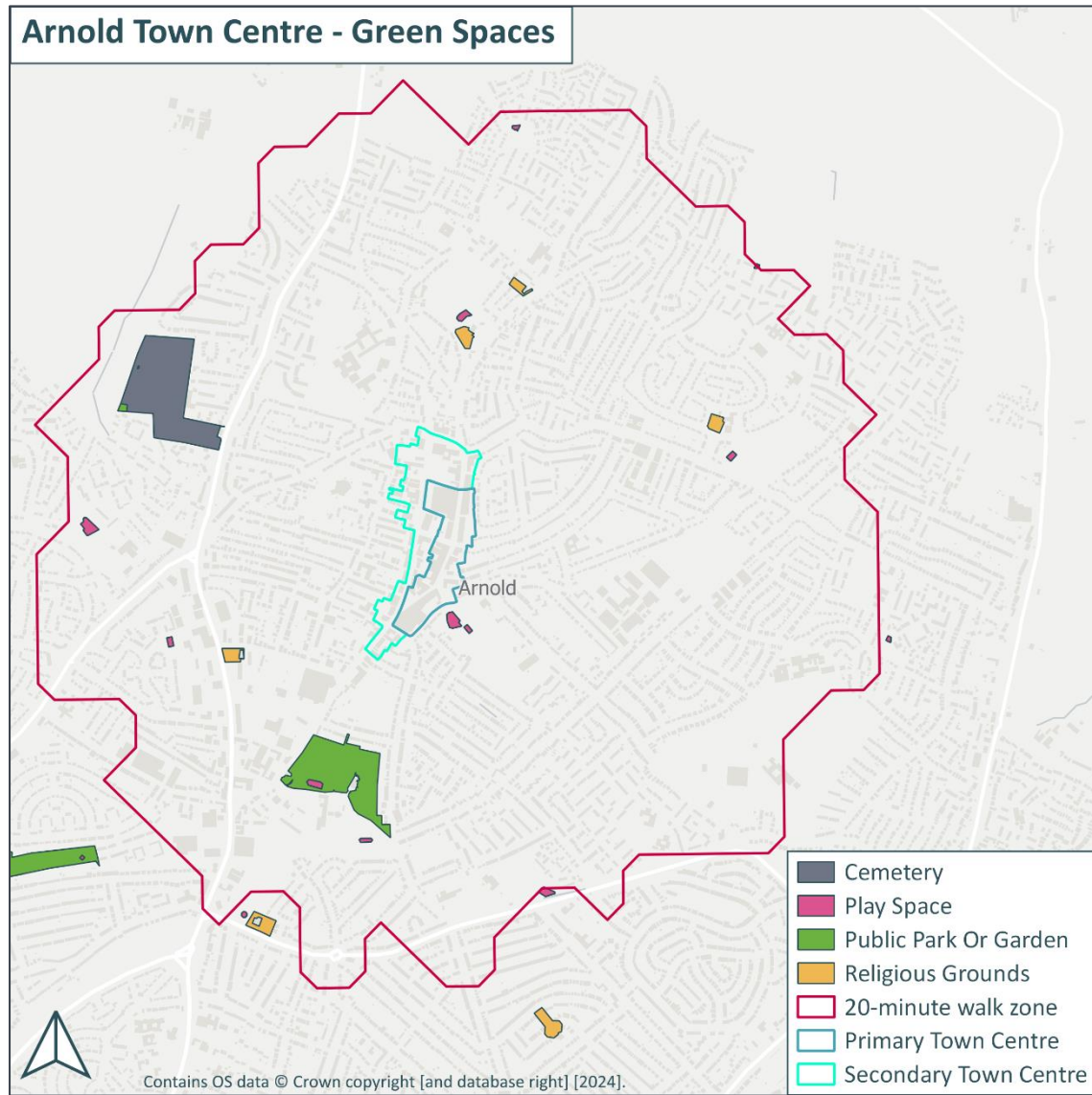
3.10 The 20-minute catchment area surrounding Arnold Town Centre benefits from a plethora of schools, with 14 primary schools and 3 secondary schools within the area. There are also a number of early years providers in walking distance of the town centre.

Good green spaces

3.11 The figure below displays the location of green spaces, including cemeteries, children's play spaces, public parks or gardens and religious grounds in the Town Centre, according to OS Open Greenspace data.

3.12 Please note, public parks and play spaces are also shown later in this section of our report under the ‘community health and wellbeing facilities’ heading (together with bowling greens, golf courses, other sports facilities, and playing fields).

Figure 3.12.1 Arnold Town Centre – Green Spaces



Source: OS Open Greenspace

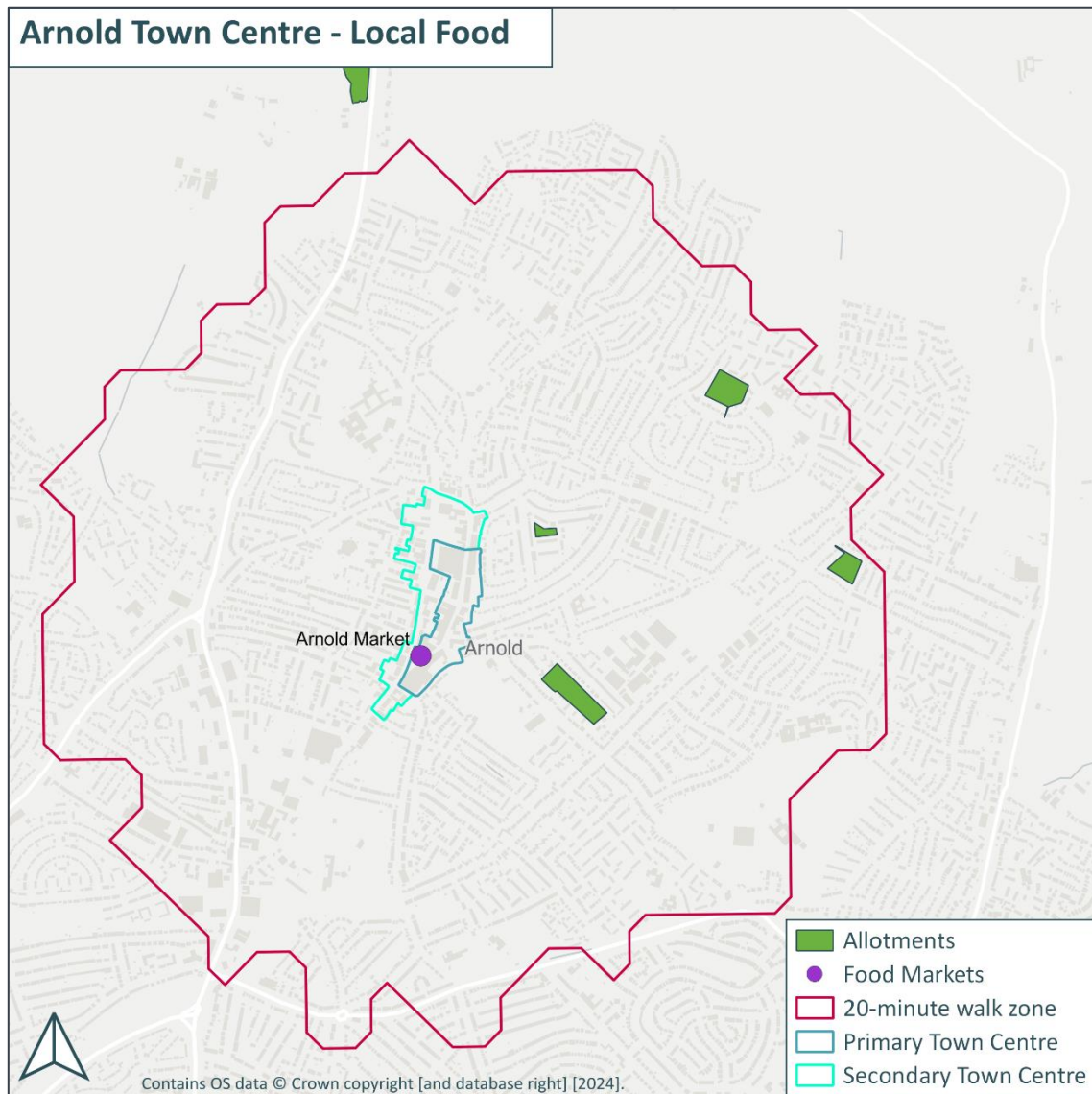
3.13 There are a number of green spaces in Arnold, the biggest of which are Arnot Hill Park and the Redhill Cemetery. The centre is also sandwiched between Bestwood and Gedling Country Parks, made up of expansive woodlands which are ideal for hiking.

Local food production

3.14 As illustrated in the figure below, there are a handful of allotments towards the east of the town centre which provide Arnold residents with the opportunity of growing their own food.

3.15 Also, Arnold Market takes place on Tuesdays, Fridays and Saturdays each week - with market stalls set up in Market Place and Eagle Square, within the primary shopping area.

Figure 3.15.1 Arnold Town Centre – Local Food



Source: OS Open Greenspace and NCC

Keeping jobs and money local

- 3.16 Data gathered from the MSOA's mainly within Arnold's catchment area shows that, there are fewer employees working full-time and more working part-time roles, when compared to regional and national averages. Additionally, a proportionally large amount of employees work within the whole sale retail trade and many have occupations in sales and customer services.

Figure 3.16.1 Economic Activity Status in Arnold

Economic Activity Status	Arnold Town Centre	Gedling	National
Economically active: In employment: Employee: Part-time (including full-time students)	16.7%	13.1%	13.1%
Economically active: In employment: Employee: Full-time (including full-time students)	30.3%	31.2%	34.5%
Economically active: In employment: Self-employed: Part-time (including full-time students)	3.2%	3.7%	4.0%
Economically active: In employment: Self-employed: Full-time (including full-time students)	5.2%	5.4%	5.7%
Economically active: Unemployed (including full-time students)	3.5%	2.9%	3.5%
Economically inactive (including full-time students)	41.1%	43.7%	39.2%

Source: Office for National Statistics (2021) *Census, Workday population*

Figure 3.16.2 Employees by Industry in Arnold

Industry Type	Arnold Town Centre	Gedling	National
A, B, D, E Agriculture, energy and water	1.8%	2.5%	1.9%
C Manufacturing	5.5%	7.1%	7.5%
F Construction	9.7%	11.3%	8.7%
G Wholesale and retail trade; repair of motor vehicles and motor cycles	23.1%	15.6%	15.0%
H Transport and storage	4.7%	3.9%	5.0%
I Accommodation and food service activities	5.4%	3.9%	4.9%
J Information and communication	3.1%	3.9%	4.7%
K Financial and insurance activities	2.4%	2.4%	3.8%
L Real estate activities	1.6%	1.7%	1.6%
M Professional, scientific and technical activities	3.9%	5.4%	6.7%
N Administrative and support service activities	4.0%	4.6%	5.3%
O Public administration and defence; compulsory social security	5.8%	8.8%	5.8%
P Education	11.2%	11.3%	9.9%
Q Human health and social work activities	13.0%	13.4%	14.6%
R, S, T, U Other	4.8%	4.3%	4.6%

Source: Office for National Statistics (2021) *Census, Workday population*

Figure 3.16.3 Employees by Occupation in Arnold

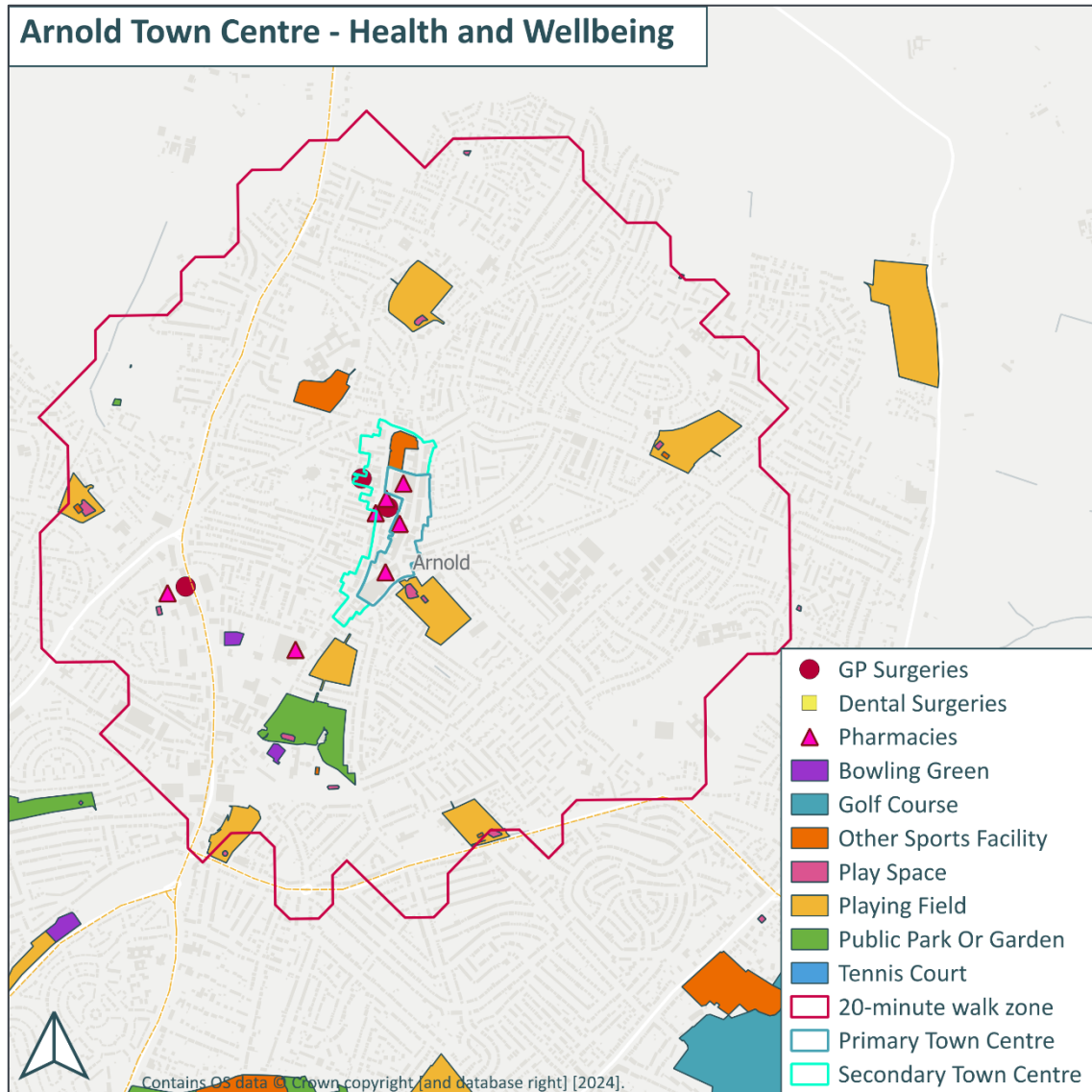
Occupation Type	Arnold Town Centre	Gedling	National
1. Managers, directors and senior officials	10.9%	12.4%	12.9%
2. Professional occupations	15.2%	18.5%	20.3%
3. Associate professional and technical occupations	11.7%	14.5%	13.2%
4. Administrative and secretarial occupations	10.2%	10.0%	9.3%
5. Skilled trades occupations	11.2%	12.0%	10.1%
6. Caring, leisure and other service occupations	10.8%	9.3%	9.3%
7. Sales and customer service occupations	12.5%	8.2%	7.5%
8. Process, plant and machine operatives	6.0%	6.2%	6.9%
9. Elementary occupations	11.5%	8.9%	10.5%

Source: Office for National Statistics (2021) *Census, Workday population*

Community health and wellbeing facilities

3.17 There are a range of facilities in the catchment area which can facilitate the health and wellbeing of local residents, as seen in the map below.

Figure 3.17.1 Arnold Town Centre – Health and Wellbeing



3.18 As illustrated above, Arnold has a plethora of healthcare facilities, particularly within the town centre boundary and in the west of the catchment area.

3.19 Additionally, there are a number of spaces which provide the opportunity for resident wellbeing. These primarily consist of several playing fields scattered around the 20-minute walk zone, and a number of sports facilities and bowling greens.

A place for all ages

- 3.20 Arnold's over-65 population was 5,391 in 2022. In 2038, this population is expected to be 6,551, representing a growth rate of 21.5%, considerably lower than the expected growth in population of over-65's nationally (31.9%).

Figure 3.20.1 Population of over 65s, 2022-2038

	Town Centre 20-minute catchment area			England		
	Population	No. change	% change	Population	No. change	% change
2022	5,391			10,605,875		
2038	6,551	1,160	21.5%	13,993,926	3,388,051	31.9%

Source: Experian (2022) *Population projections*

- 3.21 There are three care and nursing homes within the catchment area, these are: Arnold Nursing Home, Beeches Care Home and Agincare. Additionally, there are a few sheltered housing and assisted living developments and a number of home care services in Arnold to assist the elderly.

Summary

- 3.22 Based on the data available, retail expenditure in Arnold is similar to national averages, although lower in leisure spending. Additionally, deprivation levels in the town centre and to the west of the catchment area is relatively high, although there are a number of LSOA's with low levels around the area.
- 3.23 When evaluating Arnold against the TCPA's categories for a healthy 20-minute neighbourhood, we can see that Arnold performs well in providing a variation in house prices and tenure, a number of primary and secondary schools, opportunities to acquire local produce and resources for residents to maintain high levels of health and wellbeing.
- 3.24 However, Arnold falls short in that there is a lack of transport links within the town centre and the catchment area surrounding it. Additionally, in the area, green spaces are few.

4. Bulwell

Population

- 4.1 According to Experian data, nearly 21,000 people lived in the Bulwell 20-minute catchment area in 2023. This number is expected to climb to 23,000 by 2041, representing a growth rate of 6.0% which is equivalent to the expected national population growth rate over the same period (6.5%).

Figure 4.1.1 Population, 2023-2041

	Bulwell 20-minute catchment area			England		
	Population	No. change	% change	Population	No. change	% change
2023	20,533	-	-	57,282,497	-	-
2041	21,770	1,237	6.0%	61,030,869	3,748,372	6.5%

Source: Experian (2023) *Population projections*

Expenditure

- 4.2 Bulwell's retail expenditure is significantly lower than national averages across all three categories set out in the table below. The biggest disparity is found in Bulwell's leisure spending, which is more than £1,000 less than the national average.

Figure 4.2.1 Retail expenditure per person

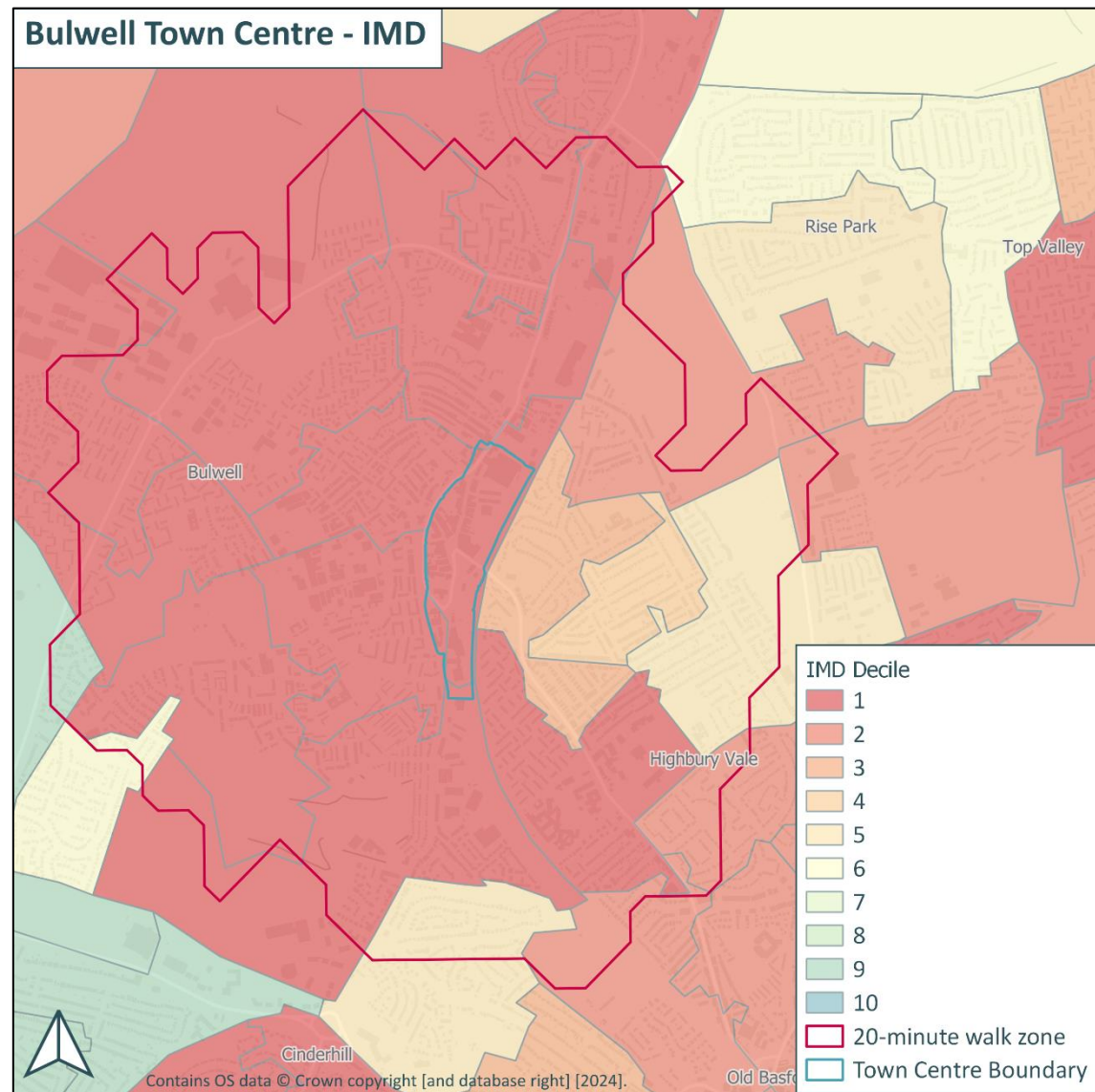
Retail expenditure (2022 prices)	Bulwell 20-minute catchment area	England
Total Comparison per Person	£3,412	£3,815
Total Convenience per Person	£2,404	£2,593
Total Leisure per Person	£3,192	£4,205

Source: Experian (2023) *Consumer retail expenditure*

Deprivation

- 4.3 The map below reveals that an overwhelming majority of the LSOA's in Bulwell are within the IMD Decile 1, those classed as the most deprived nationally, with a few in the east of the catchment area not as deprived.

Figure 4.3.1 Bulwell Town Centre – IMD Map



Source: IMD

20-minute neighbourhood analysis

Diverse and affordable homes

- 4.4 The catchment area surrounding Bulwell Town Centre broadly aligns with the LSOAs set out below. From median house prices collected from these areas, there does not appear to be much variation, with median house prices only ranging from £132,000 to £177,500. House prices are below the average for the local authority area, and well below the national average.

Figure 4.4.1 Median house prices

Assessment Area	Median House Price (year ending March 2023)
Nottingham 005B	£152,000
Nottingham 005C	£135,000
Nottingham 005D	£150,000
Nottingham 002B	£151,000
Nottingham 002C	£150,500
Nottingham 002D	£138,500
Nottingham 005E	£160,000
Nottingham 005F	£150,725
Nottingham 002E	£132,546
Nottingham 004A	£157,500
Nottingham 004B	£163,000
Nottingham 004C	£177,500
Nottingham 004D	£173,000
Nottingham 004E	£170,000
Nottingham	£185,000
England	£290,000

Source: Office for National Statistics (2023) *Median house prices for administrative geographies*

- 4.5 The most popular housing tenures in the Town Centre 20-minute catchment area can be seen in the table below. As seen, tenures in the area are fairly mixed. At 46.9%, rates of home ownership in the area are low, although are slightly higher than the Nottingham average of 45.1%. There is a particularly high proportion of households living in social rented properties in comparison to both Nottingham and England averages.

Figure 4.5.1 Housing tenure

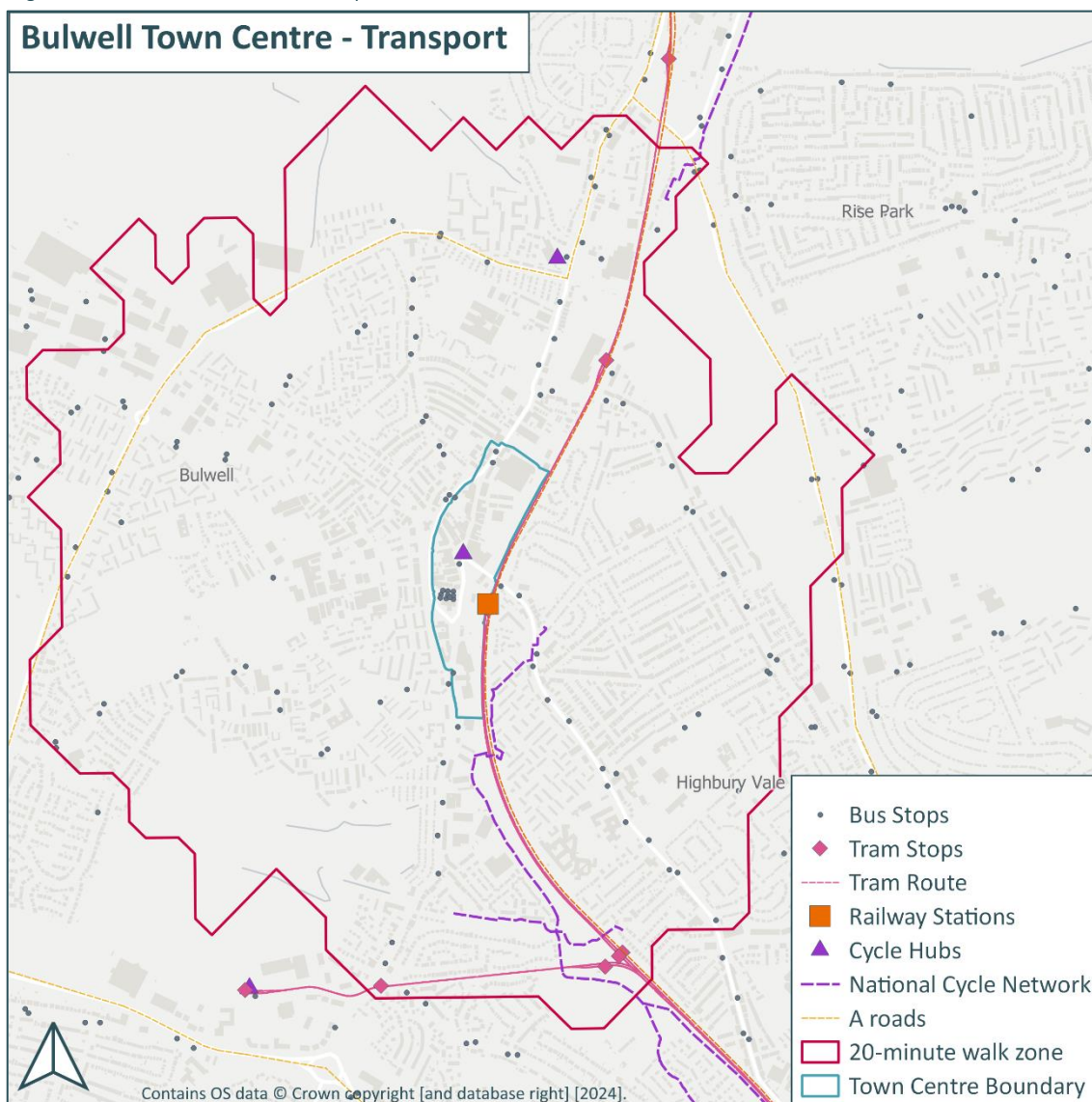
Housing Tenure	Town Centre 20-minute catchment area	Nottingham	England
Owned	46.9%	45.1%	61.3%
Shared ownership	0.2%	0.5%	1.0%
Social rented	31.1%	25.5%	17.1%
Private rented	21.4%	28.6%	20.5%
Lives rent free	0.3%	0.3%	0.1%

Source: Office for National Statistics (2021) *Census*

Well-connected paths, streets and spaces

- 4.6 Available transport methods in Bulwell have been illustrated in the map below.

Figure 4.6.1 Bulwell Town Centre – Transport



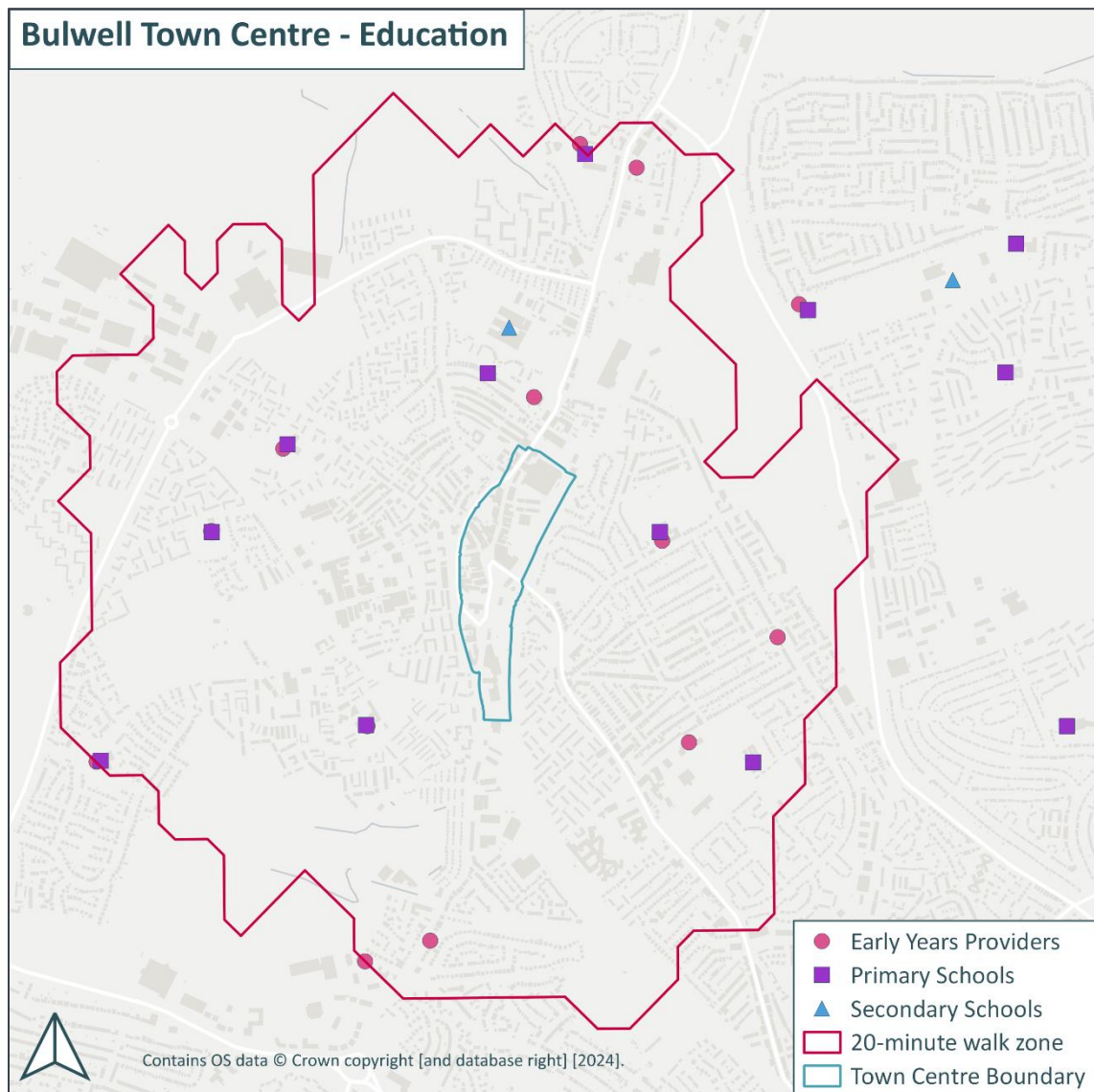
- 4.7 The pedestrian experience in Bulwell is friendly, particularly around Holborn Place. The street is pedestrianised and accommodating to shoppers on foot due to the range of street furniture. Elsewhere in the centre, pavements are wide and well-kept and there are a number of crossings making accessibility easier. Additionally, there are a number of on-street cycle parking options to accommodate for cyclists. There is also a cycle hub, providing secure cycle storage for holders of an access card.
- 4.8 Line One of the Nottingham Express Transit tram service runs through Bulwell Town Centre, connecting it to Hucknall in the north and to Beeston in the south via the City Centre. Line Two also runs through the south of the catchment area, providing services between Phoenix Park and Clifton, also via the City Centre. Additionally, Bulwell Railway Station, located within the town centre boundary, connects Bulwell directly to Nottingham City Centre and Worksop.

- 4.9 Bulwell Bus Station is also within the town centre boundary. The station operates services which connect Bulwell directly to and between Nottingham City, Snape Wood, Bestwood Village, Selston Green, Cinderhill, Arnold and Rise Park.

Schools at the heart of communities

- 4.10 The figure below demonstrates the location of educational facilities in relation to the Town Centre, according to Department for Education (DfE).

Figure 4.10.1 Bulwell Town Centre - Education



Source: DfE and NCC

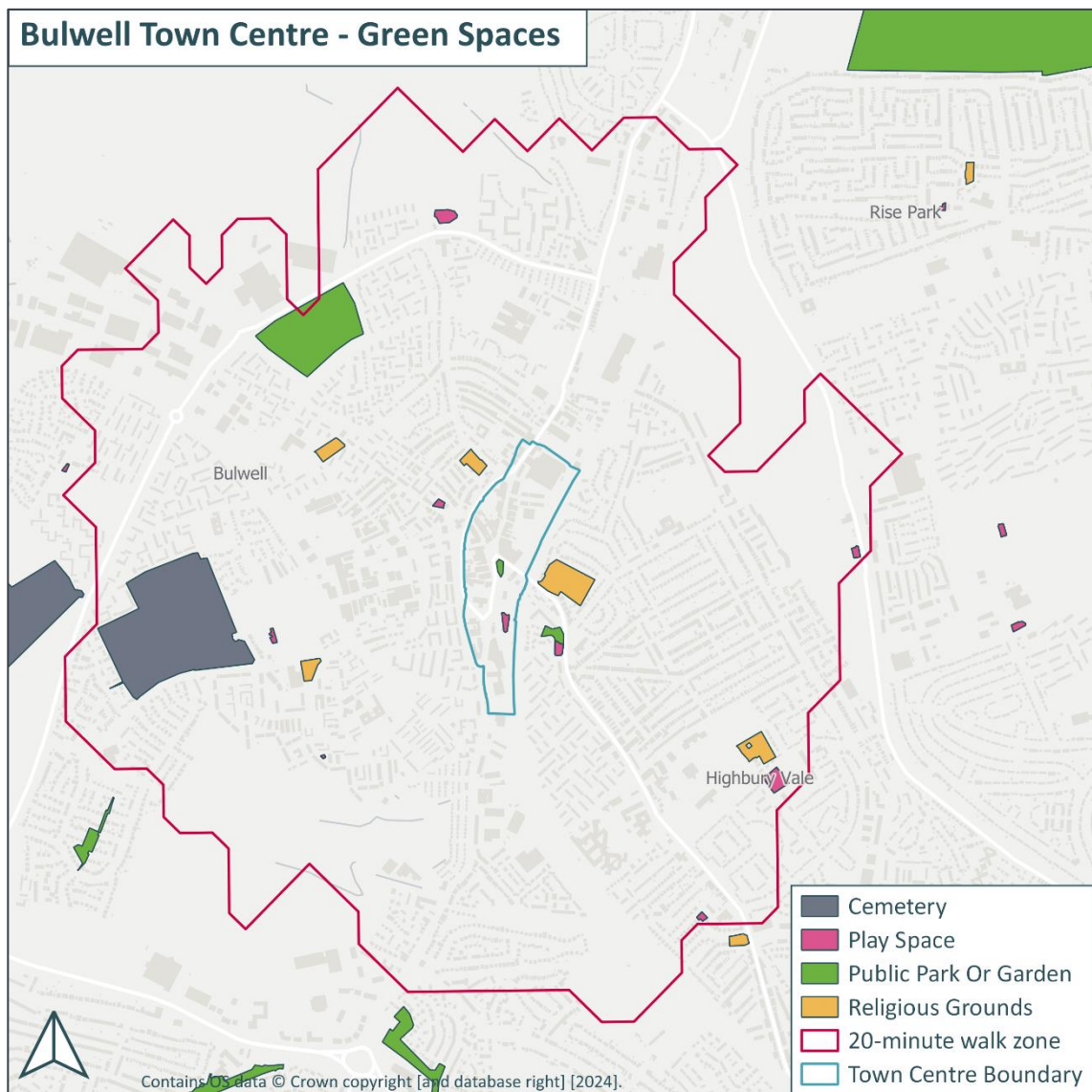
- 4.11 Education provision in Bulwell is good, with a number of primary schools and early years providers and a singular secondary school. Also, the provision is well distributed across the catchment area.

Good green spaces

4.12 The figure below displays the location of green spaces, including cemeteries, children’s play spaces, public parks or gardens and religious grounds in the Town Centre, according to OS Open Greenspace data.

4.13 Please note, public parks and play spaces are also shown later in this section of our report under the ‘community health and wellbeing facilities’ heading (together with bowling greens, golf courses, other sports facilities, and playing fields).

Figure 4.13.1 Bulwell Town Centre – Green Spaces



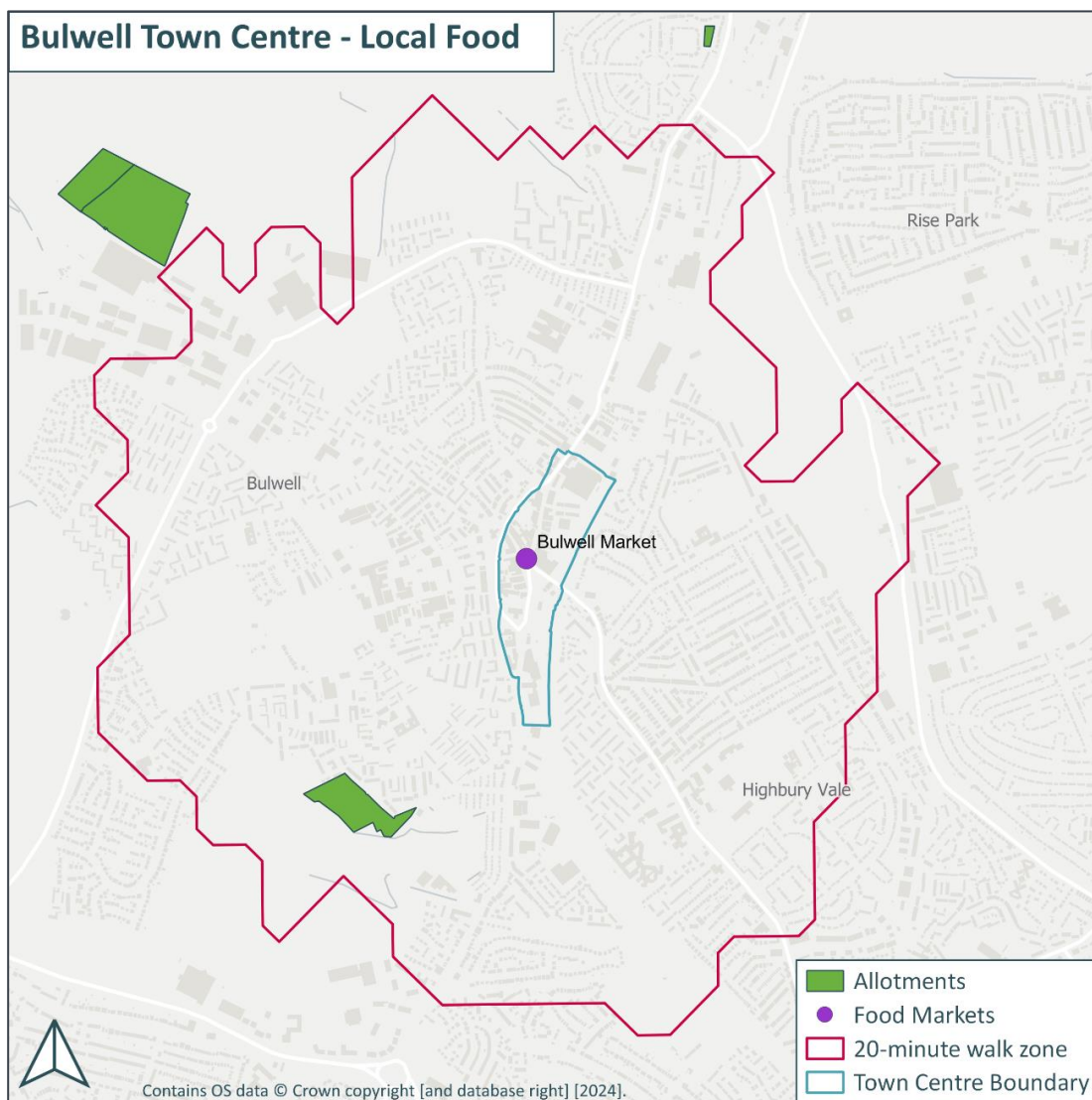
Source: OS Open Greenspace

4.14 As illustrated by the map above, there is a small public park and a play space within the Bulwell Town Centre boundary. Elsewhere in the catchment area, there is a large public park, Bulwell Community Meadow, and a large cemetery, Northern Cemetery. There are also small play spaces and religious grounds scattered around Bulwell. The 650-acre, Bestwood Country Park is also in close proximity to the catchment area boundary in the northeast.

Local food production

- 4.15 As the figure below shows, there is a singular allotment in the Bulwell catchment area, located on Willow Hill Close, and another just outside the western boundary.
- 4.16 The Bulwell Market, located in the heart of the town centre, takes place on Tuesdays, Fridays and Saturdays from 09:00 to 16:00. The market sells a range of products alongside food and drink. A popular flea market takes place every Wednesday, also centred around Market Place and operating the same hours.

Figure 4.16.1 Bulwell Town Centre – Local Food



Source: OS Open Greenspace and NCC

Keeping jobs and money local

- 4.17 According to data gathered, economic activity levels are lower in Bulwell in comparison to averages, and at 4.9%, the unemployment rate is high. Additionally, Bulwell employees work more in wholesale and retail trade, repair of motor vehicles and motor cycles and human health and social work activities. Bulwell exceeds regional and national averages in the proportion of residents who work sales and customer service and elementary occupations but there are significantly less who work professional and managerial occupations.

Figure 4.17.1 Economic Activity Status in Bulwell

Economic Activity Status	Bulwell Town Centre	Nottingham	National
Economically active: In employment: Employee: Part-time (including full-time students)	15.0%	13.9%	13.1%
Economically active: In employment: Employee: Full-time (including full-time students)	31.5%	32.8%	34.5%
Economically active: In employment: Self-employed: Part-time (including full-time students)	2.2%	2.7%	4.0%
Economically active: In employment: Self-employed: Full-time (including full-time students)	4.1%	3.6%	5.7%
Economically active: Unemployed (including full-time students)	4.9%	4.9%	3.5%
Economically inactive (including full-time students)	42.4%	42.2%	39.2%

Source: Office for National Statistics (2021) *Census, Workday population*

Figure 4.17.2 Employees by Industry in Bulwell

Industry Type	Bulwell Town Centre	Nottingham	National
A, B, D, E Agriculture, energy and water	1.9%	1.4%	1.9%
C Manufacturing	7.4%	6.2%	7.5%
F Construction	9.6%	5.9%	8.7%
G Wholesale and retail trade; repair of motor vehicles and motor cycles	21.9%	16.6%	15.0%
H Transport and storage	5.9%	4.8%	5.0%
I Accommodation and food service activities	3.6%	5.4%	4.9%
J Information and communication	2.5%	3.5%	4.7%
K Financial and insurance activities	1.9%	1.8%	3.8%
L Real estate activities	1.5%	1.4%	1.6%
M Professional, scientific and technical activities	2.9%	4.8%	6.7%
N Administrative and support service activities	4.4%	4.6%	5.3%
O Public administration and defence; compulsory social security	4.5%	5.4%	5.8%
P Education	8.5%	12.1%	9.9%
Q Human health and social work activities	20.3%	22.4%	14.6%
R, S, T, U Other	3.3%	3.8%	4.6%

Source: Office for National Statistics (2021) *Census, Workday population*

Figure 4.17.3 Employees by Occupation in Bulwell

Occupation Type	Bulwell Town Centre	Nottingham	National
1. Managers, directors and senior officials	9.4%	9.2%	12.9%
2. Professional occupations	14.6%	23.6%	20.3%
3. Associate professional and technical occupations	9.0%	12.0%	13.2%
4. Administrative and secretarial occupations	9.5%	8.9%	9.3%
5. Skilled trades occupations	10.9%	7.4%	10.1%
6. Caring, leisure and other service occupations	12.0%	10.4%	9.3%
7. Sales and customer service occupations	12.2%	8.9%	7.5%
8. Process, plant and machine operatives	8.1%	6.9%	6.9%
9. Elementary occupations	14.3%	12.7%	10.5%

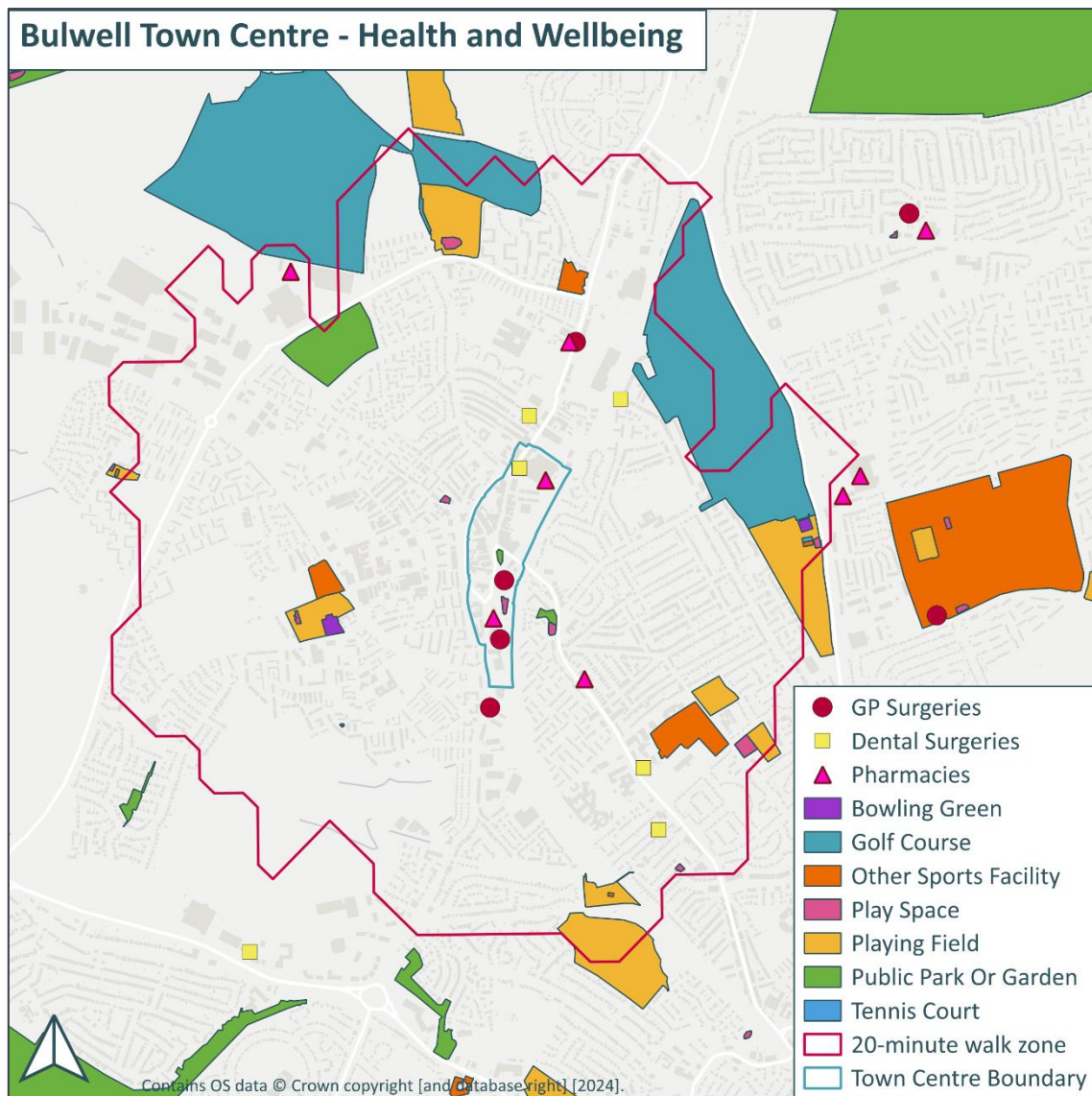
Source: Office for National Statistics (2021) *Census, Workday population*

4.18 In terms of the composition of retail units, Bulwell Town Centre exceeds the national average in its proportion of comparison, convenience and retail service units and is behind in the amount of units that are financial & business services, leisure services and vacant units.

Community health and wellbeing facilities

4.19 There are a range of facilities in the catchment area which can facilitate the health and wellbeing of local residents, as seen in the map below.

Figure 4.19.1 Bulwell Town Centre – Health and Wellbeing



4.20 Bulwell has a number of various healthcare service providers, including GP surgeries, dentists and pharmacies, with about half of these concentrated within the town centre boundary.

4.21 Bulwell has a number of spaces which provide general wellbeing. These spaces are made up of public parks, bowling greens, other sports facilities, playing fields and a tennis court. These wellbeing spaces are scattered across the catchment area.

A place for all ages

- 4.22 In 2022, Bulwell had 3,271 residents aged 65 and above. In 2038, this number is expected to have grown rapidly to 4,587, representing a 40.2% growth in 15 years. For context, the national growth rate, for the population aged 65 and above, during the same period is 31.9%.

Figure 4.22.1 Population of over 65s, 2022-2038

	Town Centre 20-minute catchment area			England		
	Population	No. change	% change	Population	No. change	% change
2022	3,271			10,605,875		
2038	4,587	1,316	40.2%	13,993,926	3,388,051	31.9%

Source: Experian (2022) *Population projections*

- 4.23 There are six care or nursing homes in the Bulwell catchment area, these are: Hall Park, Springfield, Fairway View, Highfields, Park House and Rufford Court. There are also a few assisted living and home care service providers.

Summary

- 4.24 Retail expenditure in Bulwell is low when compared to the national averages, particularly spending on comparison goods and leisure. Also, LSOA's in Bulwell are experiencing incredibly high levels of deprivation, particularly those located in the west of the catchment area, where many are amongst the most deprived nationally.
- 4.25 Bulwell performs well in many of the TCPA 20-minute neighbourhood objectives. This is because Bulwell is incredibly well-connected in comparison to the areas surrounding, there is an ample provision of educational facilities, there is a frequent market selling a large range of goods and resources for health and wellbeing are numerous.
- 4.26 However, in relation to these objectives, Bulwell has limited variation in house prices across the LSOA's in the catchment area and there is a lack of green spaces (particularly public parks and gardens) and allotments for the growing of local food.

5. West Bridgford

Population

- 5.1 In 2023, an estimated 22,500 people lived in West Bridgford. This number is expected to climb to nearly 26,000 by 2041, representing a 16.4% increase which is well above the national population increase rate of 6.0%.

Figure 5.1.1 Population, 2023-2041

	West Bridgford 20-minute catchment area			England		
	Population	No. change	% change	Population	No. change	% change
2023	22,424	-	-	57,282,497	-	-
2041	25,806	3,382	15.1%	61,030,869	3,748,372	6.5%

Source: Experian (2023) *Population projections*

Expenditure

- 5.2 Retail expenditure data reveals that average spending across all three categories (comparison, convenience and leisure) in West Bridgford is higher than the national average. This is particularly the case in regard to leisure spending per person.

Figure 5.2.1 Retail expenditure per person

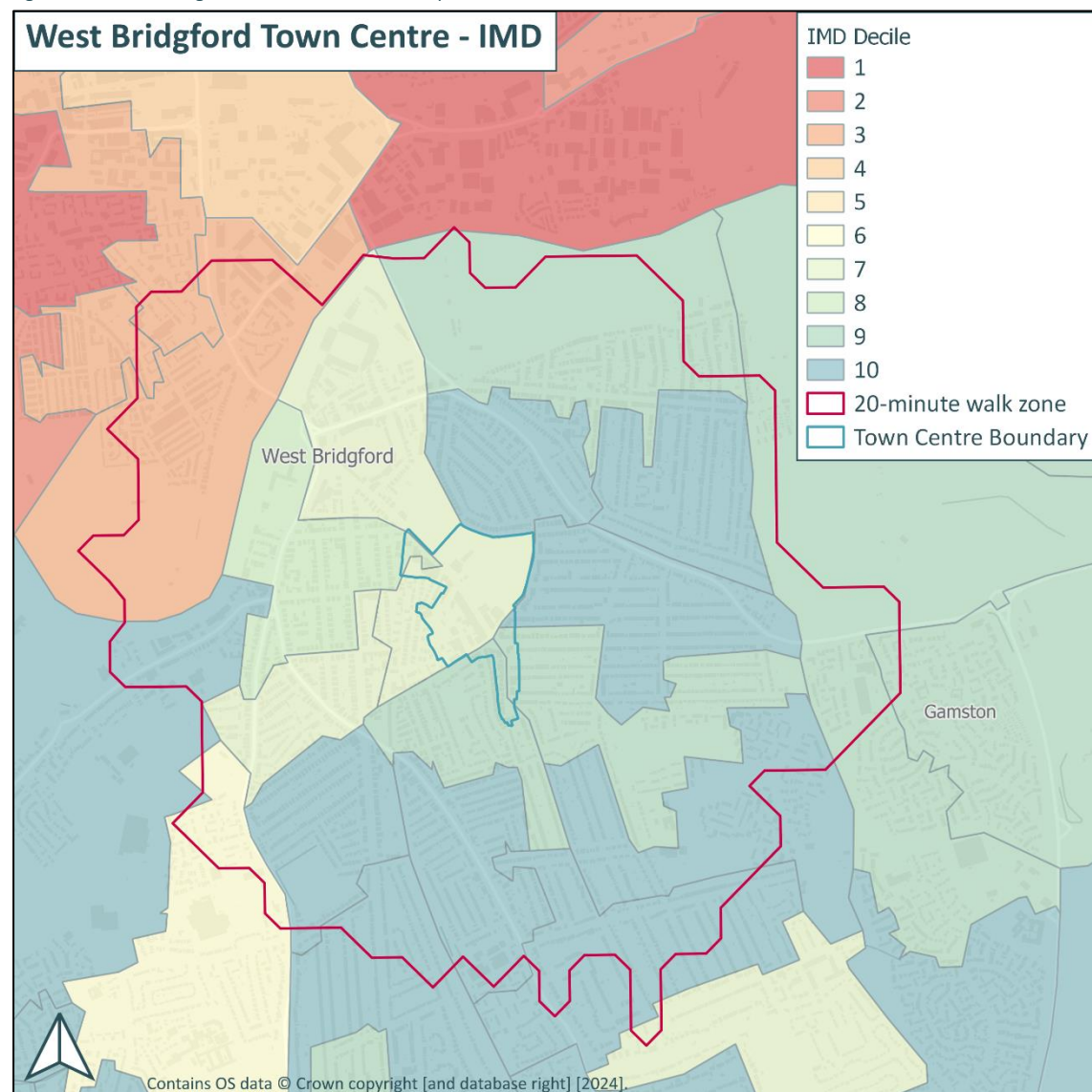
Retail expenditure (2022 prices)	West Bridgford 20-minute catchment area	England
Total Comparison per Person	£4,056	£3,815
Total Convenience per Person	£2,861	£2,593
Total Leisure per Person	£5,614	£4,205

Source: Experian (2023) *Consumer retail expenditure*

Deprivation

- 5.3 The area in and around West Bridgford is largely composed of a number of LSOAs which are classified as some of the least deprived nationally, particularly to the south and east of the catchment area. Deprivation levels in West Bridgford directly contrast the high levels of deprivation found in the City Centre, immediately north of the catchment area.

Figure 5.3.1 West Bridgford Town Centre – IMD Map



Source: IMD

20-minute neighbourhood analysis

Diverse homes

- 5.4 The catchment area surrounding West Bridgford Town Centre broadly aligns with the LSOAs set out below. House price figures range considerably in the area, from £152,000 to £592,000. However, median house prices in the catchment area are generally around the average for Rushcliffe District, which is around £40,000 more than the national average.

Figure 5.4.1 Median house prices

Assessment Area	Median House Price (year ending March 2023)
Nottingham 039A	£152,000
Rushcliffe 004A	£532,500
Rushcliffe 004B	£362,500
Rushcliffe 004C	£428,500
Rushcliffe 004D	£382,000
Rushcliffe 004E	£525,000
Rushcliffe 005A	£330,000
Rushcliffe 005B	£300,000
Rushcliffe 005C	£592,500
Rushcliffe 005D	£379,000
Rushcliffe 005E	£212,500
Rushcliffe 005F	£380,000
Rushcliffe 006A	£363,750
Rushcliffe 006E	£350,000
Rushcliffe	£331,500
England	£290,000

Source: Office for National Statistics (2023) *Median house prices for administrative geographies*

- 5.5 The most popular housing tenures in the Town Centre 20-minute catchment area can be seen in the table below. The data shows that the 20-minute catchment area around West Bridgford Town Centre has a low rate of socially rented housing and a high rate of privately rented housing when compared to regional and national averages.

Figure 5.5.1 Housing tenure

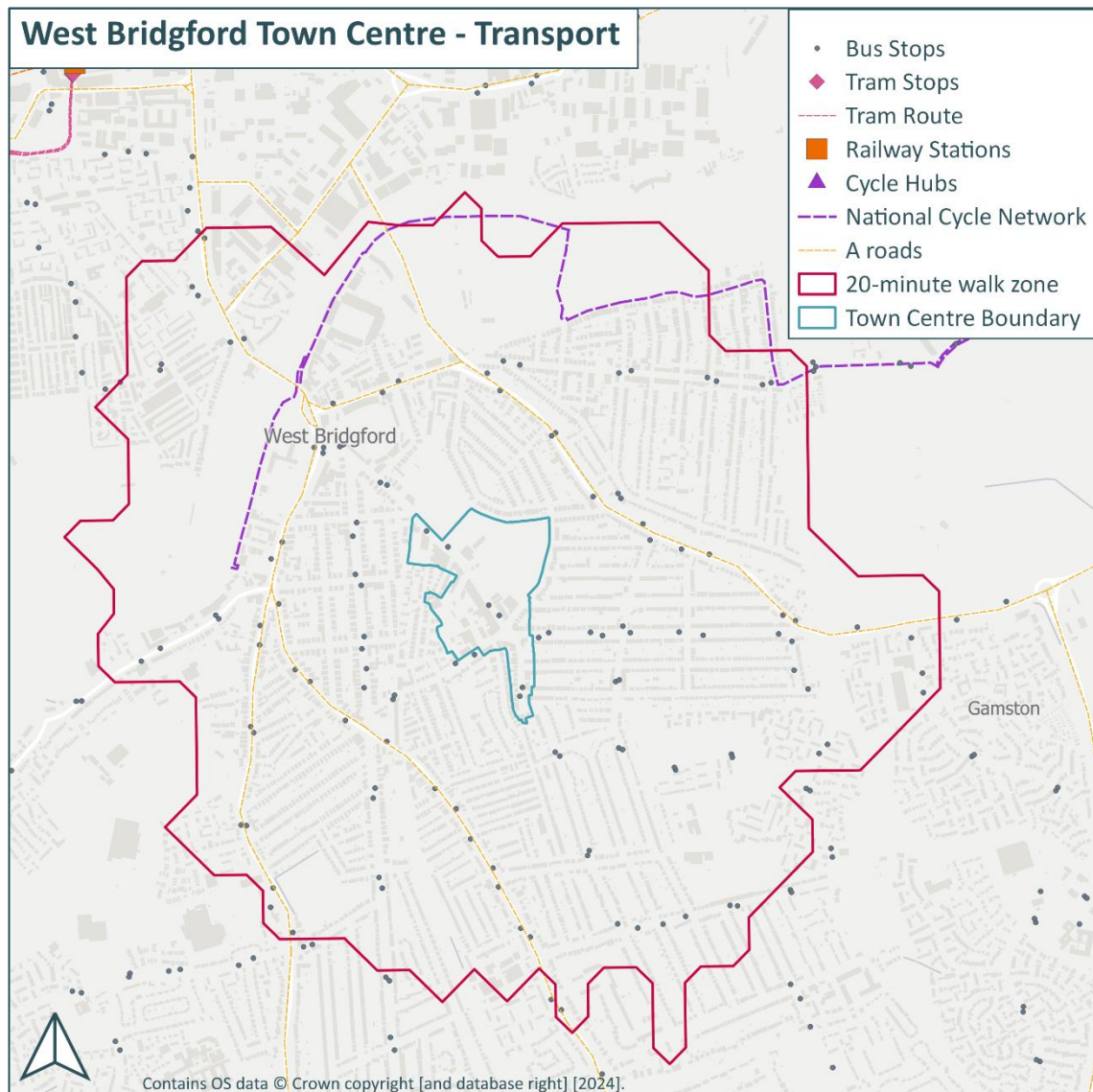
Housing Tenure	Town Centre 20-minute catchment area	Rushcliffe	England
Owned	64.5%	75.7%	61.3%
Shared ownership	0.4%	1.1%	1.0%
Social rented	6.7%	8.6%	17.1%
Private rented	28.4%	14.7%	20.5%
Lives rent free	0.0%	0.0%	0.1%

Source: Office for National Statistics (2021) *Census*

Well-connected paths, streets and spaces

- 5.6 Available transport methods in West Bridgford have been illustrated in the map below.

Figure 5.6.1 West Bridgford Town Centre – Transport

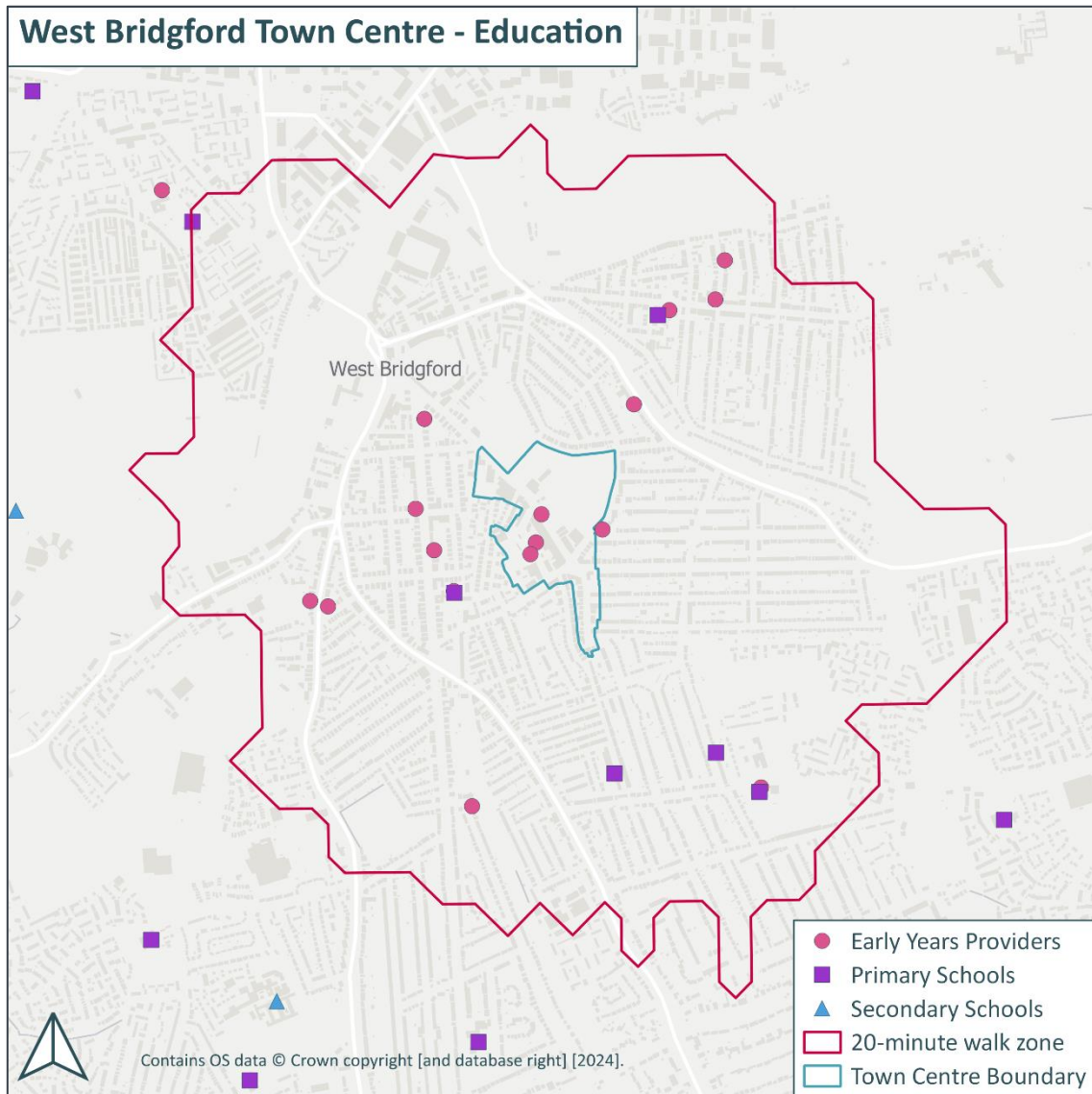


- 5.7 The retail experience in West Bridgford is concentrated around Central Avenue. The street is particularly friendly for pedestrians as traffic is limited and the road, which runs in between the retail units, is narrowed at points to provide safe and easy crossing points. Street furniture is plentiful, with a number of Sheffield stands, bins and benches - there is also a vast, refreshing greenspace towards the north of Central Avenue.
- 5.8 A number of bus services frequently serve West Bridgford town centre, namely, routes 5, 6, 7, 8, 9, 9B, 33, 853, 'mainline', 'rushcliffe villager' and 'the cotgrave'. These routes connect the town centre to areas such as Nottingham City Centre, Gamston, Edwalton, Compton Acres, Cotgrave, Sutton, Radcliffe-on-Trent and Bingham. A national cycle network route also runs across the north of the catchment area.
- 5.9 The centre does, however, lack access to the tram and rail network.

Schools at the heart of communities

- 5.10 The figure below demonstrates the location of educational facilities in relation to the Town Centre, according to Department for Education (DfE).

Figure 5.10.1 West Bridgford Town Centre – Education



Source: DfE and NCC

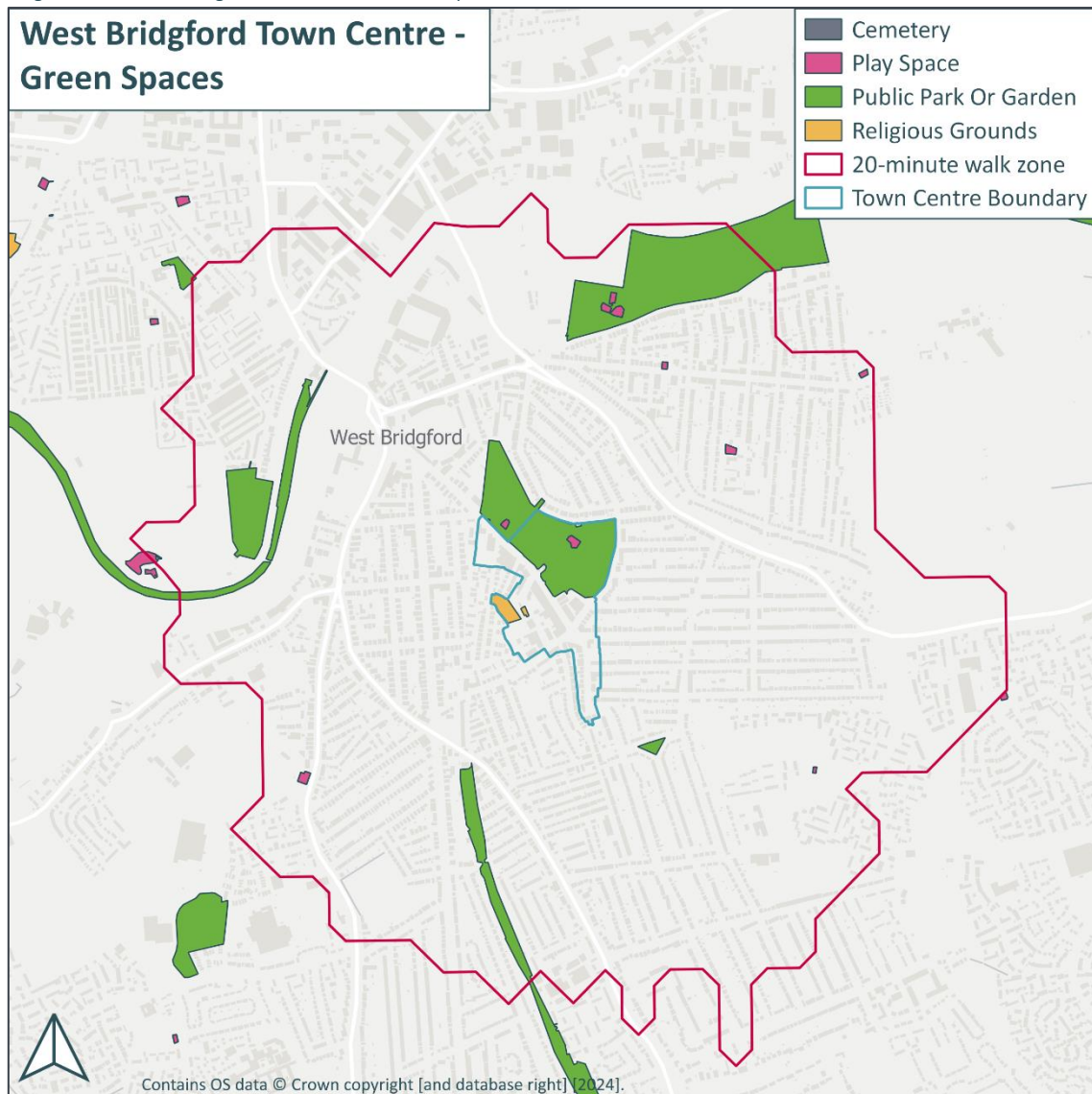
5.11 As illustrated above, there are a number of primary schools and early years providers scattered across the West Bridgford's 20-minute catchment area. There are, however, no secondary schools.

Good green spaces

5.12 The figure below displays the location of green spaces, including cemeteries, children's play spaces, public parks or gardens and religious grounds in the Town Centre, according to OS Open Greenspace data.

5.13 Please note, public parks and play spaces are also shown later in this section of our report under the 'community health and wellbeing facilities' heading (together with bowling greens, golf courses, other sports facilities, and playing fields).

Figure 5.13.1 West Bridgford Town Centre – Green Spaces



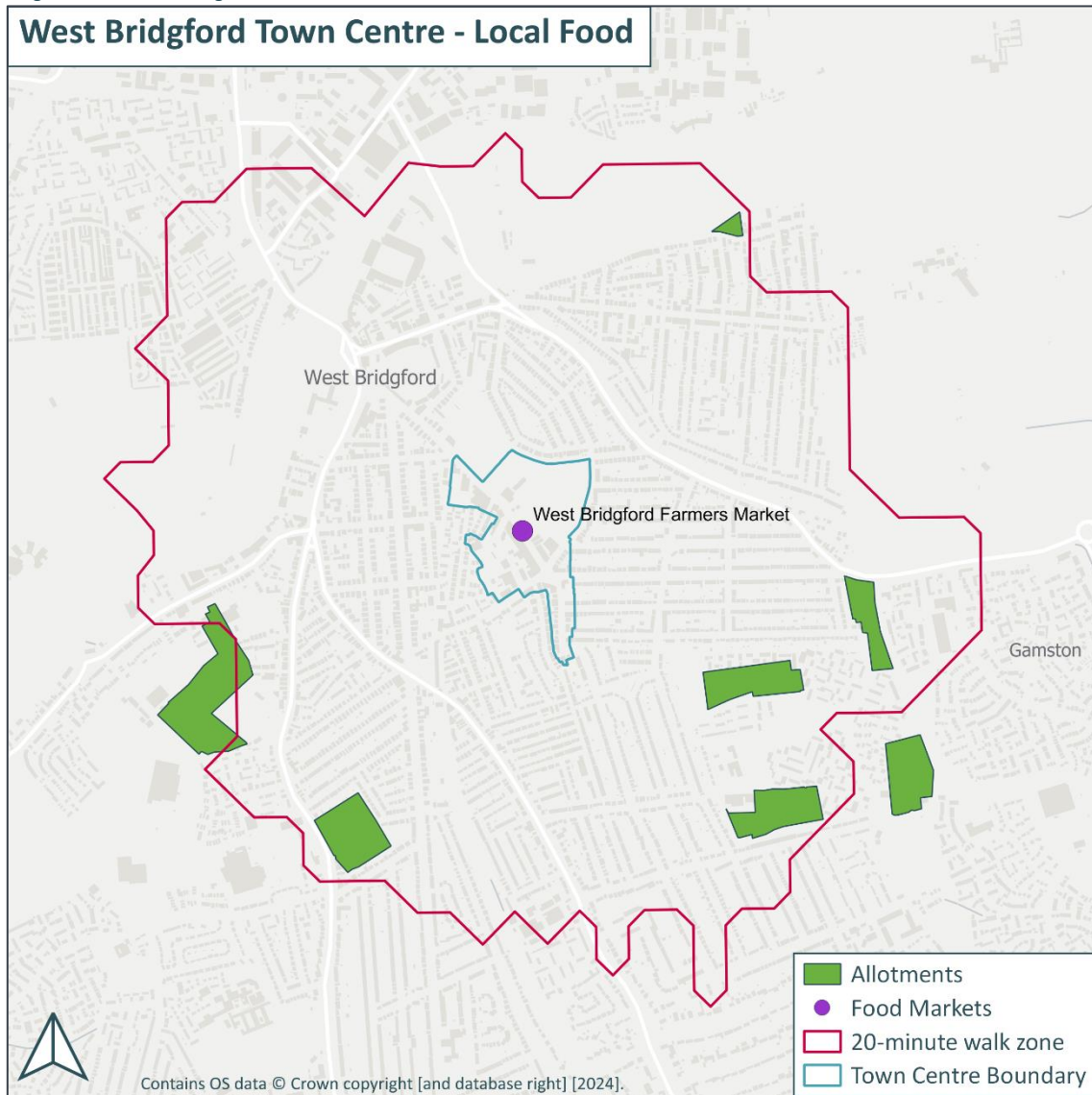
Source: OS Open Greenspace

- 5.14 There are a number of large public parks within the catchment area, most notably, Bridgford Park, which is within the centre boundary. Other parks/gardens in the area include Bridge Field, Adbolton Lane Playing Fields and Nottingham War Memorial Gardens. There are also several play spaces scattered across the catchment area.

Local food production

- 5.15 As illustrated in the map below, there is ample provision of allotments in West Bridgford, with six allotments located within the catchment area and another in close proximity.
- 5.16 The West Bridgford Farmers Market is scheduled to take place on the second and fourth Saturday of each month, between the hours of 08:00 and 14:00, until the end of 2024. Stalls are located on Croquet Lawn, selling products such as fresh honey, home-made cakes, and organic meats and vegetables.

Figure 5.16.1 West Bridgford Town Centre – Local Food



Keeping jobs and money local

5.17 The workforce in West Bridgford consists of a higher rate of part-time employees, with a lower proportion of economically inactive people when compared to district and national averages. Likewise, the catchment area has a high number of people working in professional, scientific and technical activities, and few working in construction and transportation & storage. There is also a high rate of managers, directors & senior officials and people working professional occupations compared to the district and national average.

Figure 5.17.1 Economic Activity Status in West Bridgford

Economic Activity Status	West Bridgford Town Centre	Rushcliffe	National
Economically active: In employment: Employee: Part-time (including full-time students)	16.6%	13.0%	13.1%
Economically active: In employment: Employee: Full-time (including full-time students)	38.4%	34.2%	34.5%
Economically active: In employment: Self-employed: Part-time (including full-time students)	4.2%	4.1%	4.0%
Economically active: In employment: Self-employed: Full-time (including full-time students)	5.0%	5.3%	5.7%
Economically active: Unemployed (including full-time students)	3.0%	2.3%	3.5%
Economically inactive (including full-time students)	32.9%	41.2%	39.2%

Source: Office for National Statistics (2021) *Census, Workday population*

Figure 5.17.2 Employees by Industry in West Bridgford

Industry Type	West Bridgford Town Centre	Rushcliffe	National
A, B, D, E Agriculture, energy and water	1.4%	2.9%	1.9%
C Manufacturing	4.6%	6.7%	7.5%
F Construction	4.7%	7.7%	8.7%
G Wholesale and retail trade; repair of motor vehicles and motor cycles	13.7%	13.2%	15.0%
H Transport and storage	1.8%	2.8%	5.0%
I Accommodation and food service activities	6.5%	4.0%	4.9%
J Information and communication	6.0%	5.7%	4.7%
K Financial and insurance activities	4.0%	3.0%	3.8%
L Real estate activities	2.0%	1.7%	1.6%
M Professional, scientific and technical activities	10.2%	9.4%	6.7%
N Administrative and support service activities	3.5%	4.3%	5.3%
O Public administration and defence; compulsory social security	7.7%	7.2%	5.8%
P Education	11.5%	13.3%	9.9%
Q Human health and social work activities	15.1%	13.1%	14.6%
R, S, T, U Other	7.3%	5.1%	4.6%

Source: Office for National Statistics (2021) *Census, Workday population*

Figure 5.17.3 Employees by Occupation in West Bridgford

Occupation Type	West Bridgford Town Centre	Rushcliffe	National
1. Managers, directors and senior officials	16.9%	16.6%	12.9%
2. Professional occupations	27.1%	24.9%	20.3%
3. Associate professional and technical occupations	16.5%	15.3%	13.2%
4. Administrative and secretarial occupations	7.9%	8.9%	9.3%
5. Skilled trades occupations	5.6%	8.5%	10.1%
6. Caring, leisure and other service occupations	9.2%	8.7%	9.3%
7. Sales and customer service occupations	6.5%	5.6%	7.5%
8. Process, plant and machine operatives	2.4%	4.0%	6.9%
9. Elementary occupations	7.9%	7.5%	10.5%

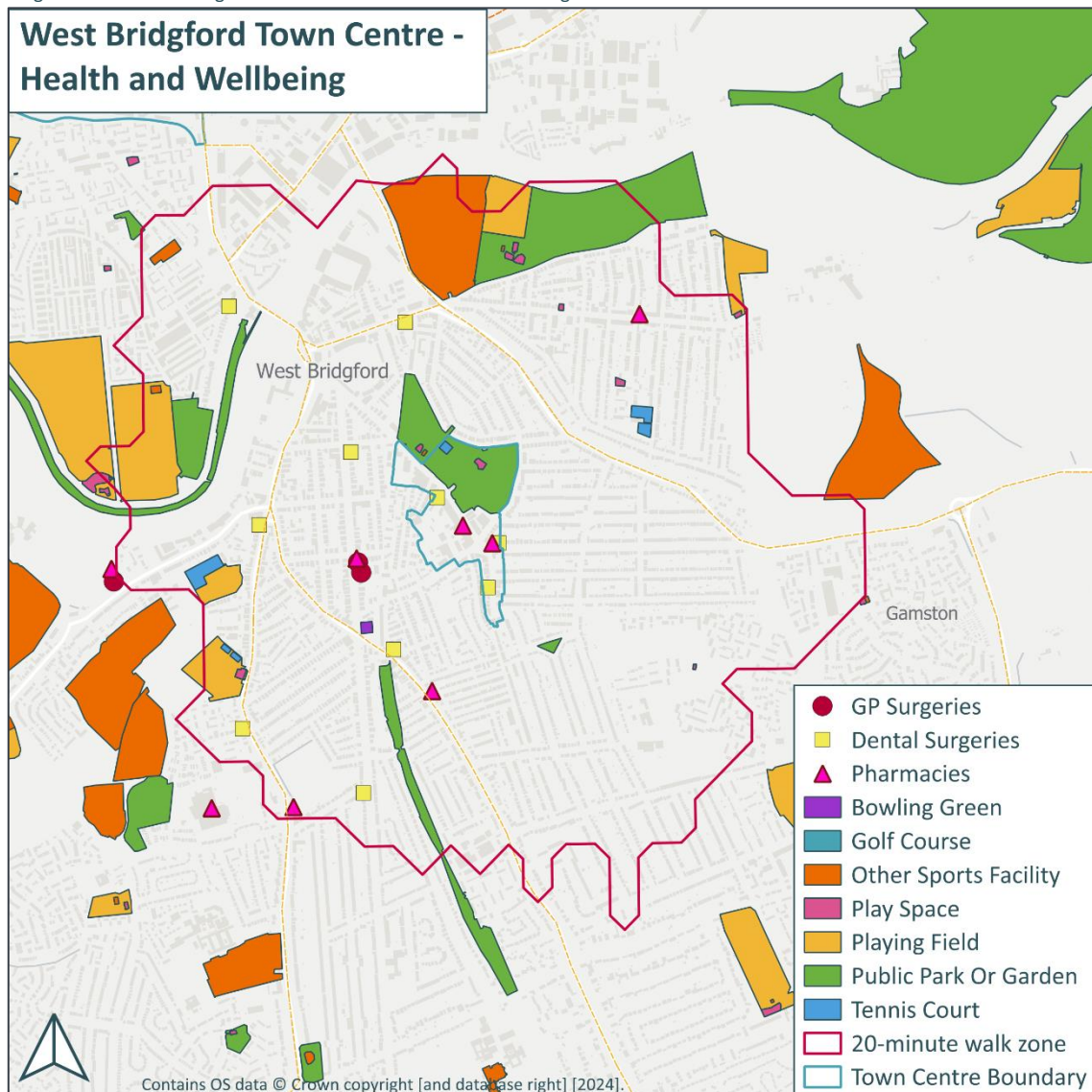
Source: Office for National Statistics (2021) *Census, Workday population*

5.18 A low proportion of units within West Bridgford centre are vacant; only 6.0%, compared to the national average of 14.1%. Instead, the centre has a high number of financial & business services and retail services; exceeding the national average by around nine and six percentage points respectively.

Community health and wellbeing facilities

5.19 There are a range of facilities in the catchment area which can facilitate the health and wellbeing of local residents, as seen in the map below.

Figure 5.19.1 West Bridgford Town Centre – Health and Wellbeing



5.20 There is a range of healthcare services available in the catchment area, particularly dentists. Two GP practices have also been identified.

5.21 The West Bridgford catchment area is surrounded by a number of health and wellbeing spaces, within, or just outside, its boundaries. Bridgford Park is on the edge of the centre boundary and includes a play park and other sports facilities which support physical activity.

A place for all ages

- 5.22 A projection of West Bridgford's over-65 population in 2038 shows a growth of 30.1%, equivalent to 902 people, from 2022. This is roughly in line with the national rate over the same period.

Figure 5.22.1 Population of over 65s, 2022-2038

	Town Centre 20-minute catchment area			England		
	Population	No. change	% change	Population	No. change	% change
2022	3,000	-	-	10,605,875	-	-
2038	3,902	902	30.1%	13,993,926	3,388,051	31.9%

Source: Experian (2022) *Population projections*

- 5.23 There is a plethora of care homes in and around the catchment area. These include: Jubilee Care Home, Levina House, Roselea House, Broadoak and Westdale Care Home. There are also a few assisted living and home care service providers.

Summary

- 5.24 Retail expenditure in West Bridgford is very high, with its residents spending more than the national average, particularly on leisure goods and services. Additionally, most of the LSOAs within the catchment area are amongst the least deprived nationally.
- 5.25 Measuring against the TCPA 20-minute neighbourhood objectives, West Bridgford performs well. This is due to the fact that houses within the catchment area are diverse, educational facilities at early years and primary school level are ample, there are several green spaces and allotments and there is a generally good supply of health and wellbeing facilities.
- 5.26 In line with these objectives, however, West Bridgford is not as well-connected by public transport as other towns surrounding Nottingham City Centre. There is also a lack of secondary schools within the catchment area.