

## **Report to Cabinet**

**Subject:** Five Year Housing Land Supply Assessment 2024

**Date:** 12th December 2024

**Author:** Planning Policy Manager

### **Wards Affected**

All

### **Purpose**

To note the latest five year housing land supply assessment

### **Key Decision**

No

### **Recommendation(s)**

#### **THAT Cabinet:**

- 1) Notes the Gedling Borough Five Year Housing Land Supply Assessment 2024**

## **1 Background**

- 1.1 This report sets out the latest Gedling Borough's five year housing land supply position as at 31st March 2024, which is attached at **Appendix A**. The National Planning Policy Framework 2023 requires that local planning authorities update their five year housing land supply assessments on an annual basis.
- 1.2 The assessment includes the housing sites in the Local Planning Document which was adopted by Council on 18 July 2018. The five year period is 1 April 2024 to 31 March 2029. For clarity, this is the assessment against the housing requirement as calculated using the Government's standard methodology (published December 2023) as the

Aligned Core Strategy was adopted in September 2014 and the policies are yet to be reviewed.

- 1.5 A joint SHLAA methodology was first published in November 2020 by Broxtowe Borough Council, Erewash Borough Council, Gedling Borough Council, Nottingham City Council and Rushcliffe Borough Council. It is considered that a common approach is more robust and the methodology is intended to be more transparent and evidence based. The joint methodology comprises a common methodology document plus a separate appendix for each authority to justify the assumptions used for each SHLAA update ([www.gedling.gov.uk/shlaa](http://www.gedling.gov.uk/shlaa)).
- 1.6 The assessment shows that against the housing target as calculated using the standard methodology, Gedling Borough Council does have a five year plus 5% buffer supply of land for housing. The Council has a 6.19 year supply, which equates to 2,292 homes. This is a decrease from the previous 2023 assessment's figure of 6.76 years' supply. The main reason for this is due to the strong progress in terms of completions from sites allocated in the Aligned Core Strategy and Local Planning Document, resulting in fewer dwellings left to build out across the 5-year period. Of Gedling's 33 allocated sites; 5 are fully built out, 13 are under construction and development is yet to begin on the remaining 15 sites. If an authority cannot demonstrate a 5 year housing land supply, including any appropriate buffer, the presumption in favour of sustainable development will apply. It is therefore important that the Council continues to allocate land for development through the preparation of its local plan, to ensure an ongoing supply of housing land.

## **2 Proposal**

- 2.1 To ask Cabinet to note the content of the Gedling Borough Five Year Housing Land Supply Assessment 2024 as set out in **Appendix A**.

## **3 Alternative Options**

- 3.1 The National Planning Policy Framework requires that local planning authorities update their five year housing land supply assessment on an annual basis and there is no alternative option other than to prepare the latest five year housing supply assessment.

## **4 Financial Implications**

- 4.1 There are no financial implications arising out of producing the five year housing supply assessment which is met through existing budgets.

## **5 Legal Implications**

- 5.1 Paragraph 77 of the National Planning Policy Framework 2023 states that ‘local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide either a minimum of five years’ worth of housing, or a minimum of 4 years’ worth of housing if the provisions in paragraph 226 apply. The supply should be demonstrated against either the housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old’.

## **6 Equalities Implications**

- 6.1 None, this report monitors the supply of housing sites. An equalities impact assessment has already been undertaken on the Council’s policies (including housing allocations) through the assessment of the adopted version of the Local Plan.

## **7 Carbon Reduction/Environmental Sustainability Implications**

- 7.1 None, this report monitors the supply of housing sites. Consideration of carbon reduction/environmental sustainability implications has already been undertaken on the Council’s policies (including housing allocations) through the preparation of the adopted version of the Local Plan.

## **8 Appendices**

- 8.1 **Appendix A** – Gedling Borough Five Year Housing Land Supply Assessment 2024

## **9 Background Papers**

- 9.1 Background Paper 1 – SHLAA Joint Methodology Report (available from <https://www.gnplan.org.uk/evidence-base>)

## **10 Reasons for Recommendations**

- 10.1 To note the latest five year housing land supply assessment.

### **Statutory Officer approval**

**Approved by:**

**Date:**

**On behalf of the Chief Financial Officer**

**Approved by:**

**Date:**

**On behalf of the Monitoring Officer**

