

Report to Cabinet

Subject: Five Year Housing Land Supply Assessment 2025

Date: 12th December 2025

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 2025 attached as Appendix A.**

1 Background

- 1.1 This report sets out the latest Gedling Borough's five year housing land supply position as at 31st March 2025, which is attached at **Appendix A**. The National Planning Policy Framework 2024 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 2025 to 31 March 2030. 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 (<https://www.gedling.gov.uk/sites/default/files/2025-09/shlaa-methodology-report-2023-update.pdf>).
- 1.6 In accordance with paragraph 78 of the National Planning Policy Framework 2024, the supply of specific deliverable sites should in addition include a buffer (moved forward from later in the plan period) of:
 - a) 5% to ensure choice and competition in the market for land; or
 - b) 20% where there has been significant under delivery of housing over the previous three years, to improve the prospect of achieving the planned supply.
- 1.7 For Gedling Borough Council, the results of the latest Housing Delivery Test for 2023 means that a 5% buffer has been applied.
- 1.8 The assessment shows that against the housing target as calculated using the standard methodology, Gedling Borough Council does not have a five year plus 5% buffer supply of land for housing. The Council has a 3.73 year supply, which equates to an undersupply of 846 homes. This is a significant decrease from the previous 2024 five year land supply assessment's figure of 6.19 years' supply. The main reason for this is due to the new standard method which results in a significant increase in the number of dwellings to be delivered per annum, now 638 (previously 460). The new standard method comprised one of the reasons for the Council's decision to cease preparation of the Greater Nottingham Strategic Plan and to progress the Gedling Local Development Plan. It is 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 2025 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 78 of the National Planning Policy Framework 2024 states that 'local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their 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 2025

9 Background Papers

- 9.1 Background Paper 1 – SHLAA Joint Methodology Report (available from <https://www.gedling.gov.uk/sites/default/files/2025-09/shlaa-methodology-report-2023-update.pdf>)

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