

Report to Planning Committee

Subject: Five Year Housing Land Supply Assessment 2025

Date: 14th January 2026

Author: Planning Policy Manager

Purpose

To note the latest five year housing land supply assessment

Recommendation

THAT: Planning Committee

- **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 five year housing land supply position for Gedling Borough Council as at 31st March 2025, which is attached at **Appendix A**. The National Planning Policy Framework 2021 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 2025) as the Aligned Core Strategy was adopted in September 2014 and the policies are yet to be reviewed.
- 1.3 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).

- 1.4 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 It is proposed that Planning Committee notes the content of the Gedling Borough Five Year Housing Land Supply Assessment 2025 as set out in **Appendix A** which has been noted by Cabinet on 12th December 2025.

3 Legal Implications

- 3.1 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 (unless these strategic policies have been reviewed and found not to require updating).

4 Equalities Implications

- 4.1 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.

5 Carbon Reduction/Environmental Sustainability Implications

- 5.1 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.

6 Appendices

- 6.1 **Appendix A** - Gedling Borough Five Year Housing Land Supply Assessment 2025.

7 Background Papers

- 7.1 None.