



## **Gedling Local Development Plan**

### **Information Note – July 2025**

#### **Background**

Gedling Borough Council had been working with Nottingham City Council, Broxtowe Borough Council and Rushcliffe Borough Council to prepare the Greater Nottingham Strategic Plan. However, following revisions to national planning guidance in December 2024 the Council decided to withdraw from the preparation of the Greater Nottingham Strategic Plan and instead to prepare the Gedling Local Development Plan which will cover both strategic and non-strategic matters.

The Council will continue to collaborate with Nottingham City, Broxtowe Borough and Rushcliffe Borough Councils, through the continued use of the shared evidence base as well as the consistent policies that have been agreed through earlier stages of the Greater Nottingham Strategic Plan.

#### **Gedling Local Development Plan**

Once adopted, the Gedling Local Development Plan will replace both the [Local Planning Document](#) and the [Aligned Core Strategy](#) and will help to shape future development in Gedling Borough by planning for new homes, jobs and infrastructure.

The Gedling Local Development Plan will include:-

- Policies, allocations and designations for new housing, employment, retail, community facilities, recreation and open space, nature conservation and other land uses.
- Detailed policies to help deliver specific allocations and help in the day to day assessment of planning applications.

#### **Current consultation**

We are keen for all those living and working in Gedling Borough to be involved in preparing the Gedling Local Development Plan and have prepared a Consultation Strategy to set out how we will consult on this document.

The first stage in preparing the Gedling Local Development Plan is the Issues and Options stage which is being consulted on between **21<sup>st</sup> July and 1<sup>st</sup> September 2025**. This is a discussion document which seeks views on the most appropriate sites and policies to address the Borough's development needs to March 2043. The document asks a series of questions regarding key issues that will help narrow down the alternative options and define the content of the final document.

Information on the Issues and Options consultation, including the Consultation Strategy and how to get involved, is available [here](#).

## **Sustainability Appraisal**

Sustainability Appraisal is an integral part of the plan making process and assesses the economic, social and environmental sustainability of the policies in the emerging Gedling Local Development Plan. The first stage of the process is a Sustainability Appraisal Scoping Report and this is published alongside the Issues and Options document for comment.

## **Next steps**

Following the end of the consultation on the Issues and Options stage, the comments received will be carefully considered and a full Publication Draft plan will be consulted on in Spring 2026. The Publication Draft plan will then be submitted for examination to the Secretary of State by December 2026 and it is anticipated that the plan will be adopted in Spring 2028.

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## **The need for housing**

Much of the interest in the Gedling Local Development Plan will focus on the need for sites to accommodate new housing. Key points to note are:-

- The Gedling Local Development Plan will need to allocate a range and choice of housing sites to meet the Council's housing target.
- The target must be informed by the Government's 'standard method' which, for Gedling, results in a minimum requirement of 631 new homes per year.
- The standard method is updated annually, so the target is only fixed once the Local Development Plan is submitted for examination.
- The Local Development Plan must cover a period of at least 15 years from adoption of the plan (plus the period before the plan is submitted for examination) so the total housing target is 18 x 631, i.e. 11,358 homes.
- Sites with planning permission already form part of the Council's housing supply, but additional sites will need to be allocated to meet the target.

## **Mythbuster**

The following suggestions are often made to help meet the Council's housing target:-

*1. Councils should only develop brownfield land to meet their housing target.*

Councils are required to make as much use as possible of 'previously developed' or 'brownfield' land and to have an up-to-date [brownfield register](#). There are very few

brownfield (or predominantly brownfield) sites in Gedling Borough and those that have been promoted for development have an estimated capacity of only 491 homes. 80 of these are in the Green Belt and not all are in sustainable locations. Additional sites will therefore need to be found to meet the housing target.

## *2. Bring empty houses back into use.*

There are currently 1,653 unoccupied homes in Gedling Borough, but some are temporarily empty (i.e. between owners/awaiting probate) and some unfit for occupation (waiting for repairs). Of these, only 269 homes have been unoccupied for more than 12 months. The Council takes a proactive approach to empty homes and has successfully brought 650 empty homes back into use since 2011.

## *3. Convert existing buildings.*

Converting existing buildings is already allowed by permitted development rights and is also covered by local plan policies. Conversions through permitted development rights do not always create good living conditions or sustainable places to live. In 2024-25 in Gedling Borough there were 17 new homes created through change of use from non-residential to residential and 4 conversions under permitted development rights.

## *4. Use empty bedrooms.*

There may be scope to encourage more use of the Rent a Room Scheme, but while taking in a lodger may help some this is unlikely to be an answer for the many families that are in need.

## *5. Maximise the density of sites.*

Whilst it is important to make efficient use of land, this needs to be balanced against the need for new development to be of good design and the need to ensure that the density reflects the character of the surrounding area, as required by the [Gedling Borough Design Code Framework](#) which was adopted in November 2024.

## *6. What about the homes with planning permission not yet built.*

These homes are already accounted for in the Council's housing supply figure.