

Warwick District
An Update of the Five Year Housing Land Supply

March 2016

TABLE 1 THE FIVE YEAR REQUIREMENT AT 31ST MARCH 2016 (Based on OAN of 600 dwellings per annum)	
	Dwellings
Annual Requirement	600
Five Year Requirement 01/04/2016 to 31/03/2021 (5yrs x 600)	3000
Plus 20% Buffer	600
Sub Total	3600
Five Year Requirement 01/04/2011 to 31/03/2016 (5yrs x 600)	3000
Less completions 01/04/11 to 31/03/15 (1483 less 103 to exclude C2 uses)	-1380
Less estimated completions 1/4/15 to 31/3/16 (754 less 10% discount for contingency)	-679*
Sub Total: Undersupply 01/04/11 to 31/03/15	941
Five Year Requirement 1/4/ 2016 - 31/03/2021	4541

* This is an estimated figure. Monitoring due to take place in April 2016 to update this figure

TABLE 2: FIVE YEAR LAND SUPPLY (estimated at 31st March 2016)	
Category of Supply	Dwellings
Sites with permissions at 31 st March 2015 = 2968, less 5% for non-implementation**	2820
Small Urban SHLAA sites estimated to deliver before 31/3/21 = 181 less 5% for non-implementation	172
Allocated sites (granted permission during 2015/16): 331+240+8+460 = 1039, less 5% for non-implementation**	987
Windfalls (estimated sites under 5 dwellings)	283
Total Supply	4262

** All these categories sites which have planning permission for dwellings that will be delivered beyond March 2021. However, only dwellings that are deliverable before March 2021 are included in these figures

Note: 5% non-implementation reflects historic expiry rate for pps in the District

TABLE 3: WARWICK DISTRICT 5 YEAR HOUSING LAND SUPPLY – CONCLUSION (at 31st March 2016)	
	Dwellings
Five Year Requirement 2014-2019	4541
Annual Requirement	908
5 Year Supply	4262
No. of Years Supply	4.69