

Warwick District Council

5 Year Land Supply: June 2017

5 Year Housing Supply 1st April 2017		
REQUIREMENT CALCULATIONS		
	Key inputs a) 5% buffer b) Staggered requirement as proposed in Local Plan Document Exam 134	
A	Annual Requirement 1/4/11 to 31/3/17	600
B	Annual Requirement 1/4/17 to 31/3/29	1098
C	Requirement 1/4/11 to 31/3/17 (6 years)	3600
D	Less Completions 1/4/11 to 31/3/17	-3145
F	SUB TOTAL (C -D)	455
G	5 year requirement 1/4/17 to 31/3/22	5490
H	SUB TOTAL (F + G)	5945
I	PLUS 5% Buffer	297
J	TOTAL 5 YEAR REQUIREMENT (H + I)	6242
K	ANNUAL 5 YEAR REQUIREMENT (6242/5)	1248
SUPPLY CALCULATIONS		
	Key Inputs a) See Housing Trajectory June 2017 for detailed data b) Commitments (planning permissions) c) Local Plan allocations included in supply where appropriate d) Windfalls, SHLAA sites, Consolidated employment	
L	Commitments (Planning Permissions)	4718
M	Commitments - Care Homes (@ two thirds total bedspaces)	81
N	Commitments – Student Accommodation	144
O	Small Urban SHLAA Sites (5-50 dwellings)	135
P	Windfalls (less than 5 dwellings)	202
Q	Consolidated employment land	20
R	Local Plan Allocations	2958
S	5 YEAR SUPPLY (1/4/17 to 31/3/22)	8258
	Year Housing Land Supply	6.62 years

Notes on the 5 Year Requirement

- 1) **Staggered Requirement:** The assessment of the 5 year supply is based on a staggered annual housing requirement. The requirement is 600 dwellings per annum between 2011 and 2017. This requirement reflects the Objectively Assessed Housing Need identified the Updated Assessment of Housing 2015 (See Local Plan Document HO20PM). From 1st April 2017, the assessment is based on an annual requirement of 1098 dwellings per annum. This reflects the agreement to provide for a part of Coventry's unmet housing need within the

District and is set at a level that is consistent with providing a minimum of 16776 dwellings between 2011 and 2029 (the period for the emerging Local Plan). See Local Plan Exam Document 183 for further details.

- 2) **5% or 20% Buffer?** Housing completions have exceeded the requirement of 600 dwellings per annum for three consecutive years (732 in 14/15; 619 in 15/16 and 1094 in 16/17). Persistent under delivery is therefore not justified and so a 5% buffer has been applied
- 3) **Completions 1st April 2011 to 31st March 2017:** The Housing Trajectory June 2017 shows the annual completions between April 2011 and March 2017. This totals 3,145 dwellings

Notes on the 5 year supply

- 1) **Commitments:** Details of all sites with planning permission as at 1st April 2017 are shown in Housing Trajectory - June 2017. The Trajectory shows the forecast delivery for each site over 10 dwellings. It assumes the 561 dwellings on sites of under 10 dwellings are split between 2017/18, 2018/19 and 2020/21. In total these sources (including care homes and student accommodation) are forecast to deliver 4943 dwellings within 5 years. No deduction for non-implementation has been applied for the reasons set out in [the Council's Local Matter 3 statement](#), section 3.
- 2) **Care Homes and student accommodation:** The Council has carefully considered the justification for including supply from Care Homes and Student Accommodation in the line with the NPPG. The justification for this is set out in [the Council's Local Matter 3 statement](#). This justification has been subject to scrutiny through the Local Plan Examination.
- 3) **Small Urban SHLAA Sites:** through the 2015/16 SHLAA a number of sites for between 5 and 50 dwellings within urban areas have been identified. As these sites are known about but are too small to allocate and too large to include within a windfalls allowance, they are accounted for separately. A 10% deduction has been applied to these sites for the reasons set out in the [Council's Local Matter 3 statement](#), section 3
- 4) **Windfalls Allowance:** the Council has prepared a Windfalls Allowance paper ([HO29PM](#) as amended by [Exam 136](#)) which justifies the allowance of 202 dwellings over the 5 year period. This allowance has been subject to scrutiny through the Local Plan Examination.
- 5) **Local Plan Allocations:** The Housing Trajectory – June 2017 shows all Local Plan allocations that do not have planning permission. Each of these sites has been subject to detailed consideration through the Local Plan Examination including the delivery trajectory. Given the advanced stage of the Local Plan, the provisional indication of support for these sites from the Inspector (See [Exam 183](#)) and the prospect that the Local Plan can be found sound subject to modifications, the Council considers that considerable weight can be given to the Local Plan allocations. In this context it is entirely reasonable to take account of the forecast delivery rates agreed through the Local Plan process. This is particularly relevant given the Council accepts that the 5 year requirement is as proposed through the Local Plan – including the requirement for unmet need arising in Coventry (see above).