

Warwick District Council

5 Year Land Supply

5 Year Housing Supply 1st April 2018		
	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 31/3/18 (7 years)	4698
D	Less Completions 1/4/11 to 31/3/18	-4176
F	SUB TOTAL (C -D)	522
G	5 year requirement 1/4/18 to 31/3/23	5490
H	SUB TOTAL (F + G)	6012
I	PLUS 5% Buffer	301
J	TOTAL 5 YEAR REQUIREMENT (H + I)	6313
K	ANNUAL 5 YEAR REQUIREMENT (6313/5)	1263
	SUPPLY CALCULATIONS	
	Key Inputs a) See Housing Trajectory 2018 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)	4374
M	Commitments - Care Homes (@ 1.8 residents per dwelling)	49
N	Commitments – Student Accommodation (@ 2.5 students per dwelling)	120
O	Small Urban SHLAA Sites (5-50 dwellings)	122
P	Windfalls (less than 5 dwellings)	202
Q	Consolidated employment land	35
R	Local Plan Allocations	3293
S	5 YEAR SUPPLY (1/4/17 to 31/3/22)	8195
	Year Housing Land Supply	6.49 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. In 17/18, completions (1031) were slightly below the requirement 1098. However this does not suggest persistent under delivery and so a 5% buffer has been applied
- 3) **Completions 1st April 2011 to 31st March 2018:** The Housing Trajectory 2018 shows the annual completions between April 2011 and March 2018. This totals 4,176 dwellings

Notes on the 5 year supply

- 1) **Commitments:** Details of all sites with planning permission as at 1st April 2018 are shown in Housing Trajectory - June 2018. The Trajectory shows the forecast delivery for each site over 10 dwellings. It assumes the 601 dwellings on sites of under 10 dwellings are split between 2018/19, 2019/20 and 2020/21. In total these sources (including care homes and student accommodation) are forecast to deliver 4,543 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 – 2018 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. For the 2018 trajectory, these have been updated including contacting site promoters and developers.