

Warwick District Council 5 Year Housing Land Supply

5YHLS Calculations 1st April 2020		
	REQUIREMENT CALCULATIONS¹	
	Key inputs a) 5% buffer b) Staggered requirement as proposed in Local Plan Document Exam 134	
A	Average Annual Requirement 1/4/11 to 31/3/17	600
B	Average Annual Requirement 1/4/17 to 31/3/29	1,098
C	Requirement to date (1/4/11 to 31/3/20)	6,894
D	Completions to date (1/4/11 to 31/3/20)	6,394
E	Unmet requirement to date: requirement minus completions (C - D)	500
F	Cumulative average annual requirement next 5 years (1/4/20 to 31/3/25)	5,490
G	Adjusted requirement: unmet requirement to date plus requirement next 5 years (E + F)	5,990
H	5% Buffer (G x 5%)	300
I	TOTAL 5 YEAR REQUIREMENT (G + H)	6,290
J	ANNUAL 5 YEAR REQUIREMENT (I / 5)	1,258
	SUPPLY CALCULATIONS	
	Key Inputs a) See Housing Trajectory 2020 for detailed data b) Commitments (planning permissions) c) Local Plan allocations included in supply where appropriate d) Windfalls, SHLAA sites, Consolidated employment	
K	Commitments (Planning Permissions)	4,432
L	Commitments – Residential institutions (@ 1.8 residents per dwelling)	6
M	Commitments – Students and HMOs (@ 2.5 students per dwelling)	353
N	Small Urban SHLAA Sites	32
O	Windfalls	202
P	Consolidated employment land	0
Q	Local Plan Allocations	2,055
R	5 YEAR SUPPLY (1/4/20 to 31/3/25) (K + L + M + N + O + P + Q)	7,079
S	Surplus: 5 year supply minus 5 year requirement (R - I)	790
T	Number of years' supply (R / J)	5.63 years

¹ The calculations in this table use unrounded figures (see the Housing Trajectory Excel sheet for details); summing the rounded figures presented here may result in errors.

The Warwick District Local Plan makes provision for a minimum of 16,776 new homes between 2011 and 2029. In total the Local Plan allocates land for 10,659 homes (policy DS10). The remainder of the new housing is made up from windfall and other suitable sites (policy DS7).

As well as being required to meet the District's housing needs over the whole plan period, the Council is also expected to ensure that sites come forward in a timely manner and that the District has, at all times, a housing land supply of at least five years. This requires the Council to make a calculation of what is required based upon the total requirement over the Local Plan period minus any completions that have taken place since the start of the plan period. It then needs to assess how many homes are likely to be completed over the next five years (in this case from 1st April 2020 to 31st March 2025) based on sites with existing planning permission, allocated sites in the Local Plan that are expected to come forward, and other factors.

The Council considers that it has 5.63 years supply of housing land.

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 in the Updated Assessment of Housing 2015 (See Local Plan Document HO20PM). From 1st April 2017, the assessment is based on an annual requirement of 1,098 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 16,776 dwellings between 2011 and 2029 (the period for the Local Plan). See Local Plan Exam Document 183 for further details.
- 2. 5% or 20% buffer?** The Council's Housing Delivery Test percentage calculated for the three-year period 2017/18 to 2019/20 is 98.6%. The higher 20% buffer would only become applicable should this HDT percentage fall below 85%. As it is, the lower 5% buffer is justified.
- 3. Completions 1st April 2011 to 31st March 2020:** The Housing Trajectory 2020 shows the annual completions between April 2011 and March 2020. This totals 6,394 dwellings.

Notes on the 5 year supply

- 1. Commitments:** Details of all sites with planning permission as at 1st April 2020 are shown in the Housing Trajectory, for both outline and full permissions. The Trajectory shows the forecast delivery for each site of 10 or more dwellings. It assumes the 364 dwellings on sites of under 10 dwellings are split between 2020/21, 2021/22 and 2022/23. In total these sources (including care homes and student accommodation) are forecast to deliver 4,791 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 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 – 2020 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 2020 trajectory, these have been updated including contacting site promoters and developers.

Warwick District Council

Version 2 – November 2020.

Version 2 of this document reflects updated projection information in the housing trajectory, which results in a slight uplift to the 5YHLS compared to previously published figures.