Warwick District Council 5 Year Housing Land Supply

| 5YHLS Calculations 1st April 2023 | | |
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|  | REQUIREMENT CALCULATIONS |  |
|  | Key inputs   1. 5% buffer 2. 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 31/3/23) | 10,188 |
| D | Completions to date (1/4/11 to 31/3/22) | 9,249 |
| E | Unmet requirement to date: requirement minus completions (C -D) | 939 |
| F | Cumulative average annual requirement next 5 years[[1]](#footnote-1) (1/4/23 to 31/3/28) | 3,350 |
| G | Adjusted requirement: unmet requirement to date plus requirement next 5 years (E + F) | 4,289 |
| H | 5% Buffer (G x 5%) | 214 |
| I | **TOTAL 5 YEAR REQUIREMENT** (G + H) | **4,503** |
| J | ANNUAL 5 YEAR REQUIREMENT (I / 5) | 901 |
|  | | |
|  | SUPPLY CALCULATIONS |  |
|  | Key Inputs   1. See Housing Trajectory 2023 for detailed data 2. Commitments (planning permissions) 3. Local Plan allocations included in supply where appropriate 4. Windfalls, SHLAA sites, Consolidated employment | |
| K | Commitments (Planning Permissions) | 4,707 |
| L | Commitments – Residential institutions (@ 1.8 residents per dwelling) | 49 |
| M | Commitments – Students and HMOs (@ 2.5 students per dwelling) | 88 |
| N | Small Urban SHLAA Sites | 32 |
| O | Windfalls | 505 |
| P | Consolidated employment land (Canalside and Employment areas) | 0 |
| Q | Local Plan Allocations (without permission) | 1,069 |
| R | **5 YEAR SUPPLY (1/4/23 to 31/3/28)** (K + L + M + N + O + P + Q) | **6,450**[[2]](#footnote-2) |
| S | Surplus: 5 year supply minus 5 year requirement (R - I) | 1947 |
|  | | |
| T | **Number of years’ supply** (R / J) | **7.16 years** |

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 2023 to 31st March 2028) 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 7.16 years supply of housing land.

### Notes on the 5 year requirement

1. **Current requirement:** For the 2023 calculation the housing requirement figure has changed to align with the National Planning Policy Framework (NPPF) and associated national planning practice guidance (NPPG). Para. 74 of the NPPF (2023) states that “Local Planning Authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years’ worth of housing against their housing requirement set out in strategic policies, or against their local housing need where the strategic policies are more than five years old.” The extant Warwick District Local Plan was adopted on 20th September 2017 and so the five year period concluded on the 20th September 2022. The latest Standard Method figure for Warwick District Council is 670 dwellings per annum.
2. **Unmet requirement**: The unmet requirement calculation is based on a staggered annual housing requirement since the start of the plan period. The requirement was 600 dwellings per annum between 2011 and 2017. From 1st April 2017, the annual requirement was 1,098 dwellings per annum. This reflects the agreement to provide for a part of Coventry’s unmet housing need within the District. See Local Plan Exam Document 183 for further details.
3. **5% or 20% buffer?** The (currently unpublished) 2022 Housing Delivery Test percentage would be calculated for the three-year period 2019/20 to 2021/22. The figure is calculated by central government and will include an allowance for reduced delivery as a result of the Covid-19 pandemic. The figure is not yet available, but early indications are that it will be in excess of 100%. The higher 20% buffer would only become applicable should this HDT percentage fall below 85%. Warwick District Council believes the lower 5% buffer is justified, particularly as the 2021/22 housing need target was exceeded.
4. **Completions 1st April 2011 to 31st March 2023**: The Housing Trajectory 2023 shows the annual completions between April 2011 and March 2023. This totals 9,249 dwellings.

### Notes on the 5 year supply

1. **Commitments:** Details of all sites with planning permission as at 1st April 2023 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 271 dwellings on sites of under 10 dwellings are split between 2023/24, 2024/25 and 2025/26. In total these sources (including care homes and student accommodation) are forecast to deliver 4,845 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](https://www.warwickdc.gov.uk/downloads/file/3577/matter_3_written_statement_-_supply_and_delivery_of_housing_land_-_warwick_district_council), 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](https://www.warwickdc.gov.uk/downloads/file/3577/matter_3_written_statement_-_supply_and_delivery_of_housing_land_-_warwick_district_council). 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](https://www.warwickdc.gov.uk/downloads/file/3577/matter_3_written_statement_-_supply_and_delivery_of_housing_land_-_warwick_district_council), section 3.
4. **Windfalls Allowance**: the Council has prepared a Windfalls Allowance paper ([HO29PM](https://www.warwickdc.gov.uk/downloads/file/3347/ho29pm_-_local_plan_windfall_allowance_june_2016_final) as amended by [Exam 136](https://www.warwickdc.gov.uk/downloads/file/4131/exam_136_-_wdc_matter_3_submission_-_updated_tables_for_windfalls_paper)) which justifies the allowance of 505 dwellings over the 5 year period. This allowance has been subject to scrutiny through the Local Plan Examination and was addressed in the [Inspector’s report](https://www.warwickdc.gov.uk/downloads/download/964/inspectors_report_final).
5. **Local Plan Allocations**: The Housing Trajectory 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. The 2023 trajectory incorporates the latest updates provided by site promoters and developers.

Warwick District Council

October 2023

1. Based on the Standard Method, as per the requirements set out in the NPPF and NPPG and the adopted Local Plan being more than 5 years old [↑](#footnote-ref-1)
2. 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. [↑](#footnote-ref-2)