Warwick District Council 5 Year Housing Land Supply

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| **5YHLS Calculations 1st April 2024** | | |  |
|  | **REQUIREMENT CALCULATIONS** |  |  |
| A | Total requirement over the next 5 years (1/4/24 to 31/3/29) based on the Dec 2024 Standard Method annual requirement figure for WDC of 1062 dwellings per annum | 5310 |  |
| B | Buffer – either a 5% buffer to ensure choice and competition or 20% buffer where there is a significant under-delivery over the 3 previous years (5% applied for 2024 update) | 266 |  |
| C | **Total 5 year requirement (A+B)** | **5576** |  |
| D | Annual 5 year requirement (C/5) | 1115 |  |
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|  | **SUPPLY CALCULATIONS** |  |  |
| E | Commitments - Planning Permissions | 3717 |  |
| F | Commitments - Residential Institutions (@1.9 residents per dwelling) | 43 |  |
| G | Commitments - Students and HMOs (@2.4 students per dwelling) | 108 |  |
| H | Small Urban SHLAA Sites | 0 |  |
| I | Windfalls | 505 |  |
| J | Consolidated employment land (Canalside and Employment areas tab) | 0 |  |
| K | Local Plan Allocations without permission | 393 |  |
| L | Total 5 YEAR SUPPLY (1/4/24 to 31/3/29) (E + F + G+ H + I + J + K ) | 4766 |  |
| M | Contribution towards meeting Coventry unmet need (i.e. 5,976 dwellings over the period 2017/18 to 2028/29 as a proportion of the 13,176 dwellings total for those years = 45.36% of the total supply)  (L x 0.4536) | 2162 |  |
| N | **Total WDC Five Year Supply (1/4/24 to 31/3/29) (i.e. 7,200 dwellings over the period 2017/2018 to 2028/29 as a proportion of the 13,176 dwellings total = 54.64% of the total supply)** (L x 0.5464) | **2604** |  |
| O | Surplus/Deficit | -2971 |  |
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| P | **Number of years' supply** (N / D) | **2.34 years** |  |
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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 to maintain 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 next five years and then to assess how many homes are likely to be completed over that timeframe (in this case from 1st April 2024 to 31st March 2029) based on sites with existing planning permission, allocated sites in the Local Plan that are expected to come forward, and other factors.

The methodology used to calculate the 2024 Five Year Housing Land Supply calculation reflects the Inspector’s conclusions set out in the appeal decision relating to appeal reference APP/T3725/W/3319752 /planning application ref: W/22/1877 – land at Warwickshire Police Headquarters, Woodcote Lane, Leek Wootton - dated 24th May 2024. The Inspector concluded that a 45% ‘discount’ to the supply figure needed to be applied to account for the Coventry unmet need requirement set out in the Local Plan, and to ensure that the spatial strategy of the plan is reflected in the supply figure.

In applying the methodology, this returns a figure of 2.34 years’ supply of housing land.

### Notes on the 5 year requirement

1. **Current requirement:** For the 2024 calculation the housing requirement figure is based on the National Planning Policy Framework (NPPF) and associated national planning practice guidance (NPPG). Para. 78 of the NPPF (Dec 2024) 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 1,062 dwellings per annum.
2. **Buffer:** Para. 78 of the NPPF states that the supply of deliverable sites should include a buffer (moved forward from later in the plan period) of 5% to ensure choice and competition in the market for land, or 20% where there has been significant under delivery of housing over the previous three years. Under delivery is measured against the Housing Delivery Test (HDT), where this indicates that delivery was below 85% of the housing requirement. The latest 2023 Housing Delivery Test percentage (published Dec 2024) covers the three-year period 2020/21 to 2023/24. The figure is calculated by central government and includes an allowance for reduced delivery as a result of the Covid-19 pandemic. The latest figure calculated for Warwick District Council was 104%. The higher 20% buffer would only become applicable should the HDT percentage fall below 85%. The 5% buffer has therefore been applied for the purposes of the requirement calculation.

### Notes on the 5 year supply

1. **Commitments:** Details of all sites with planning permission as at 1st April 2024 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 252 dwellings on sites of under 10 dwellings are split between 2024/25, 2025/26 and 2026/27. In total the commitments (including care homes and student accommodation) are forecast to deliver 3,868 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. The calculation for determining the number of homes in Warwick District released from the provision of student rooms is derived from the Housing Delivery Test Measurement Rule Book, updated in December 2024. The current ratio listed is 2.4, sourced from 2021 Census data prepared by the Office of National Statistics. With 254 purpose build student accommodation rooms and 5 HMO bedrooms, this equates to 108 dwellings. For other communal accommodation, a ratio of 1.9 is applied based on the national average of adults in all households. This returns an equivalent dwellings figure of 43 dwellings based on 82 C2 residential institution bedrooms.
3. **Small Urban SHLAA Sites**: through the 2015/16 SHLAA a number of sites for between 5 and 50 dwellings within urban areas were 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. Although no SHLAA sites are accounted for in the 5 year period, normally a 10% deduction is 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 2024 trajectory incorporates the latest updates provided by site promoters and developers.

Warwick District Council

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