# Warwick District Council 5 Year Housing Land Supply

| 5YHLS Calculation 1st April 2026 | | |
|---|---|---|
| | **REQUIREMENT CALCULATIONS** | |
| A | Total requirement over the next 5 years (1/4/26 to 31/3/31) based on the August 2026 Standard Method annual requirement figure for WDC of 1113 dwellings per annum (utilising 2025 affordability ratios published in March 2026) | 5565 |
| 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 2026 update) | 278 |
| C | **Total 5 year requirement (A+B)** | **5843** |
| D | Annual 5 year requirement (C/5) | 1169 |

| | **SUPPLY CALCULATIONS** | |
|---|---|---|
| E | Commitments - Planning Permissions | 2697 |
| F | Commitments - Residential Institutions (@1.9 residents per dwelling) | 12 |
| G | Commitments - Students and HMOs (@2.4 students per dwelling) | 68 |
| H | Small Urban Strategic Housing Land Availability Assessment (SHLAA) Sites | 0 |
| I | Windfalls | 505 |
| J | Consolidated employment land (Canalside and Employment areas tab) | 0 |
| K | Local Plan Allocations without permission | 788 |
| L | Total 5 YEAR SUPPLY (1/4/24 to 31/3/29) (E + F + G+ H + I + J + K) | 4070 |
| M | Surplus/Deficit | -1774 |
| | | |
| O | **Number of years' supply** (L / D) | **3.48 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 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 2026 to 31st March 2031) 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 3.48 years supply of housing land.

**Notes on the 5 year requirement**

1. **Current requirement:** For the 2026 calculation the housing requirement figure is based on the National Planning Policy Framework (NPPF) and associated national planning practice guidance (NPPG). Annex D, paragraph 8 of the NPPF (August 2026) states that "*Local Planning Authorities should identify and update annually a supply of specific deliverable sites. This should be sufficient to provide a minimum of five years' worth of housing, assessed against their housing requirement in the development plan, or against their local housing need (calculated using the standard method) where the development plan housing requirement is 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 at the time of publication is 1,113 dwellings per annum.

2. **Buffer:** Annex D, paragraph 9 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 2025 Housing Delivery Test percentage (published August 2026) covers the three-year period 2022/23 to 2024/25. 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 128%. 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 2026 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 254 dwellings on sites of under 10 dwellings are split between 2026/27, 2027/28 and 2028/29. In total the commitments (including care homes and student accommodation) are forecast to deliver 2,777 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 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 200 purpose build student accommodation rooms and -38 HMO bedrooms, this equates to 67.5 dwellings. For other communal accommodation such as residential institutions, a ratio of 1.9 is applied based on the national average of adults in all households. This returns an equivalent dwellings figure of 12.1 dwellings based on 23 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, section 3.

4. **Windfalls Allowance**: the Council prepared a Windfalls Allowance paper (HO29PM as amended by Exam 136) 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.

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 2026 trajectory incorporates the latest updates provided by site promoters and developers.

Warwick District Council
October 2026