

INFORMATION SHEET

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Subject: Interim Five Year Housing Land Supply Calculation Summary
– as of 31 December 2015

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1. This Information Sheet presents the Five Year Housing Land Supply calculation, as of 31 December 2015, for the five year period 1 January 2016 to 31 December 2020. It rolls forward the calculation by nine months from 31 March 2015, being based on full completion and commitment information to 30 September 2015 but only partial completion and commitment information (namely committee and appeal decisions only) for the period 1 October to 31 December 2015. It therefore excludes additional supply from smaller sites granted under delegated powers during the last quarter and as such provides a slight underestimation of the supply position.
2. Following independent examination in January 2015, the Core Strategy Inspector requested that the Council undertake further work in respect of its housing requirement. That work has now been completed and identifies an Objectively Assessed Need for 14,480 homes for the period 2011 to 2031.
3. This calculation includes sites built and with planning consent up to 31 December 2015 but continues to exclude Core Strategy sites that do not currently have permission. The Schedule of Housing Sites lists the sites that comprise the completions and commitments. The full schedule is available to view at www.stratford.gov.uk/housingtrajectory.
4. The Council currently applies a 20% 'buffer' to help ensure choice and competition in the market and a 10% deduction for non-implementation (to reflect the fact that not all sites with planning permission will actually get built). It also plans to meet the full shortfall from previous years during the five year period. The rate of development from windfall sites already exceeds the expected allowance. Thus, no additional allowance for windfall sites is made within the five year period. More information on how the five year supply is calculated is available on the Council's website at www.stratford.gov.uk/5yearsupply.
5. As can be seen, the calculation shows the equivalent of 5.2 years-worth of housing land supply. However, it is again emphasised that the objective must not be simply to achieve a five year supply of housing sites, but rather to maintain a minimum of five years' worth of housing land supply on an on-going basis. Whilst the average annual requirement over the Core Strategy plan period is 724 homes, in the short-term the need is to deliver around 1,210 homes annually to rectify the shortfall in delivery in Stratford-on-Avon District over the period 2011 to 2015.
7. The calculation is predicated on a number of assumptions about the deliverability of sites. If sites do not deliver as quickly as expected, then the land supply figure will reduce accordingly. This risk can be mitigated by ensuring a healthy land supply through the grant of planning permissions, although the Council acknowledges that it has little or no direct control over whether or how quickly sites actually get built.
8. Updating the five year housing land supply provides an opportunity for the Council to review the information and assumptions made previously and correct any errors or omissions, as well as to include new sites that have been granted planning permission since the date of the previous calculation. The calculation reflects any

change in the development status of a site, including where this change may affect the likelihood of delivery of homes within the five year period.

9. As stated above, the 5 year supply is an interim calculation. This is because, whilst full account is taken of additional commitments from July to September 2015 (see Schedule of Quarterly permissions at www.stratford.gov.uk/5yearsupply), for the period October to December it excludes additional small site supply. The new sites added in the last quarter are listed in Appendix 1. In addition, at this stage the completions information has not been fully updated. In both respects the impact is that this interim calculation provides an underestimation of the land supply position.

Interim Five Year Supply Calculation as of 31 December 2015

Five Year Housing Land Supply Calculation for 2015/16 –2019/20	Requirement to start of 5 year period ¹	Completions (in previous years) ²	Surplus / Shortfall ³	Commitments within 5 year period ⁴	5 Year Requirement (inc 20% Buffer) ⁵	5 Year Annualised Average ⁶	Land Supply (Years) ⁷
14,480 (724 pa)	3,439	2,018	1,421	6,280	6,049	1,210	5.2

Notes:

1. Requirement to Start of Five Year Period

The target number of homes that should have been delivered from the start of the plan period to the start of the 5 year period: i.e. 14,480 divided by 20 years equals annual average of 724 multiplied by 4.75 years April 2011 to December 2015.

2. Completions in Previous Years

The number of homes built from the start of the plan period to the current year:

- 2011/12: 132
- 2012/13: 294
- 2013/14: 318
- 2014/15: 703
- 2015/16 Mar-Dec: 571

3. Surplus/Shortfall

The difference between the number of homes that should have been built and have been built i.e. previous requirement minus dwellings completed (including expected completions) i.e. col. 1 minus col. 2.

4. Commitments

The number of homes expected to be built within the five year period (avoiding double counting):

- Under construction: 1592
- Following sites (including 10% deduction for non-implementation):
 - Full planning permission but not started: 1283
 - Outline Planning Permission: 2218
 - Resolution to Grant: 1017
 - No permission: 170

5. Five Year Requirement

The target number of homes for the five year period i.e. 14,480 divided by 20 multiplied by 5 plus any shortfall/surplus (column 3), multiplied by 20%.

6. Five Year Annualised Average

The 5 Year Requirement (column 5) divided by five years.

7. Land Supply (Years)

The number of years of housing land supply available. Commitments (column 4) divided by Annualised Average (column 6): this should equal or exceed 5.

Appendix 1: Additional Supply October to December

Reference	Site	Location	Total	Total within 5 Years
13/02360/OUT	Land off London Road	Shipston-on-Stour	55	55
14/03144/OUT	Stablecroft, Green Lane, Oxhill	Oxhill	4	4
15/02146/FUL	Radcote Farm & Radcote Farm Cottage, Kings Land, Snitterfield	Rural	0	0
15/02635/FUL	Kingsmead Farm, Stratford Road, Charlecote	Rural	2	2
14/03291/OUT	Land at Jacksons Meadow	Bidford-on-Avon	40	40
15/03408/FUL	Land fronting Alcester Road	Stratford-upon-Avon	68	68
15/00843/FUL	The Fold, Payton Street	Stratford-upon-Avon	2	2
15/02973/FUL	Lynwood, Hellidon Road, Priors Marston	Priors Marstob	0	0
15/02828/OUT	Land off Bishop's Hill, Wellesbourne Road, Lighthorne	Lighthorne	4	4
15/02660/FUL	Land adjacent Mullions, Church Bank	Welford-on-Avon	2	2
14/02662/OUT	Weston House, Milcote Road, CV37 8EH	Welford-on-Avon	14	14
14/03579/OUT	Long Marston Airfield (Phase 1)	Rural	400	370
14/03058/FUL	Bull Inn, Bull Street	Southam	5	5
15/03309/FUL	Heart of England Farms, Henley Road, Claverdon	Rural	2	2
15/03884/FUL	Land adjacent to Tokoloshe, Long Marston Road, Welford-on-Avon	Welford-on-Avon	5	5
14/00262/OUT	Land at Arden Heath Farm, Loxley Road	Stratford-upon-Avon	270	162
14/02253/LDE	Spire View, Manor Farm, Ladbroke	Rural	1	1
15/02383/FUL	Land between Trinity Way and Yeats Road	Stratford-upon-Avon	12	12
15/03090/FUL	Salvation Army Hall, Scholars Lane	Stratford-upon-Avon	5	5
15/02715/FUL	Milfield, Binton Road	Welford-on-Avon	1	1
15/01604/FUL	238 High Street	Welford-on-Avon	1	1
15/02057/OUT	Land off Oak Road	Tiddington	60	60
14/01469/FUL	Pig Cotes, Welsh Road	Rural	1	1
15/00372/FUL	7 Cedar Close, CV37 6UP	Stratford-upon-Avon	1	1
15/01834/OUT	Land off Stratford Road (A3400)	Tredington	29	29
15/02047/OUT	Land off Manders Croft	Southam	51	51
15/03833/OUT	Land off Falkland Place	Temple Herdewyke	94	94