

Subject: Five Year Housing Land Supply Calculation Summary – as of 31 March 2023

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1. This Information Sheet presents the Five-Year Housing Land Supply Calculation (5YHLS) as of 31 March 2023, for the five year period 1 April 2023 to 31 March 2028. It replaces the previous Calculation (Information Sheet 003/2022). The calculation forms part of the Council's Authority Monitoring Report (AMR) but is published separately in advance of the AMR as an Information Sheet.
2. The calculation is based on the housing requirement for the 20-year plan period 2011 to 2031, as set out in the Adopted Core Strategyⁱ (14,600 homes, phased as follows: 566dpa 2011/12-2015/16; 894dpa 2016/17-2020/21; 730dpa 2021/22-2030/31). A summary of the components of supply is set out in Table 1 belowⁱⁱ. The calculation conforms to the approach for calculating 5YHLS as set out in the National Planning Policy Framework (NPPF) and accompanying Planning Practice Guidance (PPG)ⁱⁱⁱ.
3. The Council has achieved a housing delivery in 2022/23 of 1,435 completions. With the exception of 2020/21, the Council has now achieved seven consecutive years of housing delivery in excess of 1,000 completions per annum, and as such has remedied the shortfall generated by the effects of the earlier housing moratorium.
4. Given the persistent oversupply, the Council has applied a 5% buffer and can demonstrate the equivalent of 14.55 years' worth of housing land supply. This figure takes into account the surplus housing delivery that have been completed over the previous plan years. The calculation is set out in Table 2 below. It is noted, however, that as planned in the Core Strategy, annual delivery in future years is expected to reduce for the remainder of the lifetime of the Core Strategy, closer to the actual annual housing requirement of 730 dwellings per annum.
5. Good progress towards delivery has been made with a number of sites previously at outline stage having reserved matters either approved or submitted pending consideration. Again, the last 12 months has witnessed a continuation of very high levels of affordable housing. This is confirmation that the Core Strategy is being effective in terms of significantly boosting housing supply as required by the NPPF.
6. In calculating the 5YHLS, the Council also applies a 5% deduction for non-implementation (in addition to the 5% buffer) to reflect the fact that not all sites with planning permission will get built. 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.

7. The calculation is predicated on a number of assumptions about the deliverability of sites. Sites may deliver more quickly than anticipated. Equally, however, if sites do not deliver as expected or permissions expire without having being implemented 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 on suitable sites in accordance with the Development Plan, although the Council acknowledges that it has no direct control over whether and when sites get built.
8. Notwithstanding the COVID-19 pandemic, the housing market across Stratford-on-Avon District remains buoyant and it is understood that demand and sales rates continue to be healthy.
9. It should be noted that 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 should reflect 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. The next calculation will be prepared as at 31 March 2024.

Table 1 – Components of Supply (1 April 2023 – 31 March 2028)

| Components | Actual | Inc. 5% Discount* |
|--|---------------|--------------------------|
| Completions (i.e. built from start of plan period) | 11,459 | 11,459 |
| Initial Site Works Commenced | 472 | 448 |
| No Permission (i.e. Remaining CS Allocations) | 0 | 0 |
| Outline Permission | 487 | 463 |
| Permission Not Started | 454 | 431 |
| Resolution to Grant | 0 | 0 |
| Permission in Principle | -4 | -4 |
| Under Construction | 1568 | 1568 |

* No discount applied to completed sites or sites under construction.

Table 2 – 5YHLSC as at 31 March 2023 (for 5 Year Period 1 April 2023 to 31 March 2028)

| | | |
|---|--------|---|
| (a) Requirement from Start of Plan Period | 8,760 | $(566 \times 5) + (894 \times 5) + (730 \times 2)$ |
| (b) Completions from Start of Plan Period | 11,459 | Net number of homes-built 1 April 2011 to 31 March 2023 |

| | | |
|--|---------------|--|
| (c) Shortfall/Surplus | -2,699 | (a) - (b) |
| (d) 5 Year Requirement + Shortfall/Surplus | 951 | (730 x 5) + (c) |
| (e) Add 5% Buffer | 999 | (d) x 1.05 |
| (f) Annualised Average | 200 | (e) / 5 years |
| (g) Supply within 5 Years | 2,907* | Inc. 5% deduction for non-implementation – see Table 1 (exc. Completions)* |
| (h) Land Supply | 14.55* | (g) / (f) |

* Figure may not tally due to rounding whilst applying the 5% discount.

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HEAD OF DEVELOPMENT

ⁱ Available at www.stratford.gov.uk/corestrategy

ⁱⁱ The full Schedule of Housing Sites which lists the sites that comprise the completions and commitments, along with the expected supply, is available at www.stratford.gov.uk/housingtrajectory.

ⁱⁱⁱ See the Housing Supply and Delivery section of the PPG available at <https://www.gov.uk/guidance/housing-supply-and-delivery>