INFORMATION SHEET

DATE OF ISSUE: 19th June 2025

Subject: **Stratford-on-Avon District Council**
Interim Five Year Housing Land Supply Calculation Summary at the base date of 31st March 2024 – JUNE 2025 UPDATE

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Background

1. This Information Sheet presents an update to the Five Year Housing Land Supply calculation (5YHLS) as of 31 March 2024, for the five year period 1 April 2024 to 31 March 2029. It replaces the previous 2024 calculation published in October 2024.

2. Following the publication of the revised National Planning Policy Framework (NPPF) and accompanying updates to the Planning Practice Guidance (PPG) in December 2024, the Council has updated its housing land supply position to take account of the revised standard method for Local Housing Need. The changes to the NPPF and the new methodology for Local Housing Need mean that the previous calculation is now out of date.

The need for a revised calculation

3. In December 2024, changes were introduced to the standard method which substantially increased Stratford-on-Avon's Local Housing Need to **1,126dpa**. This is a significant change from the previous Local Housing Need calculated using the previous standard method of 553dpa (May 2024). The PPG states that where Local Housing Need has changed significantly, it is necessary to review the relevant strategic policies to ensure that all housing need is planned for as quickly as possible[1]. Whilst that review has commenced through work on the South Warwickshire Local Plan, an updated strategic policy which reflects the new Local Housing Need figure is not yet in place. The PPG states that in such circumstances where strategic policies need updating, the five year supply of housing sites should be measured against the Local Housing Need figure instead[2].

The updated 5YHLS calculation at 1st April 2024 (June 2025)

The updated requirement

4. Prior to the publication of the revised NPPF in December 2024, the Core Strategy housing requirement exceeded the published Local Housing Need figure. As the changes to the standard method were introduced in December 2024 which falls midway through the first monitoring year of the five year period, the Council believes it is appropriate to apply the new Local Housing Need figure from the start of the second monitoring year.

The application of over-supply

5. Table 1 sets out the total delivery of housing over the Core Strategy plan period to date, and shows progress against the cumulative target to 2023/24. Housing delivery has exceeded the Core Strategy annualised target of 730dpa for the past 9 years, with completions exceeding over 1,000 dwellings for 8 out of the past 9

[1] PPG Paragraph: 062 Reference ID: 61-062-20190315
[2] PPG Paragraph: 067 Reference ID: 61-067-20190315

years, with the only exception to these high levels of delivery being 2020/21, which coincided with the COVID-19 pandemic. Following such high levels of delivery, an over-supply of 2,973 dwellings has been built up against the Core Strategy cumulative target. The Council applies this over-supply to the 5YHLS calculation in an annualised manner across the remainder of the Core Strategy plan period. At 1st April 2024, there were 7 years remaining to the end of the Core Strategy plan period in 2030/31, therefore the over-supply of 2,973 dwellings is divided by these 7 years and then this annualised figure is applied to the 5 year period.

Re-examining deliverable supply in June 2025

6. Given the period of time that has elapsed since the 2024 5YHLS was published, the Council have reviewed the deliverability of some of the sites in the supply. The sites in question where the supply has been altered are shown in Tables 2 and 3. These changes have led to a reduction in the number of dwellings forecast to be completed in the 5 year period. A summary of the Council's supply of sites from the various different supply categories is set out in Table 4 below.

7. In line with previous calculations and in accordance with the 5YHLS calculation set out at Figure 2 in the adopted Core Strategy[3] (Figure 2, page 98), the Council has continued to apply a 5% discount for non-implementation.

The result

8. The Council can demonstrate the equivalent of **5.06 years'** worth of housing land supply. The full calculation is set out in Table 5, and the cumulative completions over the plan period are shown in Table 4. Whilst housing delivery has been very strong over the last 8-9 years, the detailed trajectory[4] shows 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.

The 2025 5YHLS calculation

9. The fully updated 5YHLS for 2025 at the base date of 31st March 2025 with up to date completions and commitments data from the monitoring period 1st April 2024 to 31st March 2025 will be published later in the year.

[3] SDC Core Strategy 2011-2031 See Figure 2, page 98

[4] The detailed trajectory of housing sites at 31 March 2024 needs to be read in conjunction with Table 2 and 3 below

Table 1: Housing completions against Stratford-on-Avon District Core Strategy requirement 2011-2030

	Phase 1					Phase 2					Phase 3			
	11/12	**12/13**	**13/14**	**14/15**	**15/16**	**16/17**	**17/18**	**18/19**	**19/20**	**20/21**	**21/22**	**22/23**	**23/24**	**Cumulative total**
Completions (dwellings)	**134**	**294**	**345**	**630**	**1050**	**1114**	**1293**	**1383**	**1455**	**749**	**1574**	**1431**	**1011**	**12,463**
CS Phased target[5]	566	566	566	566	566	894	894	894	894	894	730	730	730	9490
CS Annualised target	730	730	730	730	730	730	730	730	730	730	730	730	730	9490

[5] Stratford-on-Avon District Core Strategy, policy CS.16 - para 5.2.4

Tables 2 and 3 - Changes to Deliverable Supply since previous 5YHLS was published

Table 2 - Changes to delivery assumptions on sites with outline permission at 31st March 2024

Sites in 31st March 2024 supply	Application	Total dwellings	2024/25	2025/26	2026/27	2027/28	2028/29	Total dwellings in 5 years
Land at Gaydon / Lighthorne Heath (Phase 2D)	22/01586/REM	384	0	40	120	120	104	**384**
Land at Gaydon / Lighthorne Heath (Phase 2E - Parcel B6)	24/00537/REM	146	0	0	50	50	23	**123**
Land at Gaydon / Lighthorne Heath (Phase 2F)	15/00976/OUT	10	0	0	0	10	0	**10**
Land at Gaydon / Lighthorne Heath Phase 3	15/00976/OUT	180	0	0	0	51	80	**131**
Land at Gaydon / Lighthorne Heath Phase HE2	23/01706/REM	280	0	0	26	70	80	**176**
								824

Table 3 - Changes to delivery assumptions on sites without planning permission (Core Strategy allocations)

Sites in 31st March 2024 supply	Application	Total dwellings	2024/25	2025/26	2026/27	2027/28	2028/29	Total dwellings in 5 years
Long Marston Airfield (Phase 1a)	20/02315/FUL (application not yet determined)	124	0	0	0	24	50	**74**
Long Marston Airfield (Phase 1b)	23/01794/OUT (application not yet determined)	376	0	0	0	20	50	**70**

Table 4 – Components of Five Year Supply (1 April 2024 – 31 March 2029) updated June 2025[6]

Dwelling Completions (2011/12-2023/24)	12,463

Dwelling Commitments	**Actual**	**Inc. 5% Discount**
Under Construction[7]	1483	
Initial Site Works Commenced	432	410
Permission Not Started	339	322
Outline Permission	995	945
No Permission (i.e. remaining CS Allocations)	154	146
Resolution to Grant	0	0
Permission in Principle	0	0
Total commitments	**3403**	**3,307**

[6] The full Schedule of Housing Sites which lists the sites that comprise the completions and commitments, along with the expected supply as at 31st March 2024, is available at www.stratford.gov.uk/housingtrajectory. This full Schedule needs to be read alongside the changes shown in Tables 2 and 3 above.

[7] No discount applied to sites under construction

Table 5 – Update to Five Year Housing Land Supply Calculation at 31 March 2024 (for 5 Year Period 1 April 2024 to 31 March 2029)

			Calculation Notes
(a)	Requirement from start of Plan Period	9,490	*(566 x 5) + (894 x 5) + (730x3)*
(b)	Completions from start of Plan Period	12,463	*Net number of homes built 1 April 2011 to 31 March 2024*
(c)	Shortfall/Over-supply	-2,973	*(a) - (b)*
(d)	Annualised over-supply	-425	*(c) / 7 years*
(e)	Total over-supply to be applied	-2124	*(d) x 5*
(f)	5 Year Requirement	5,234	*(730 x 1) + (1,126 x 4)*
(g)	5 Year Requirement + Annualised Over-supply	3,054	*(e) + (f)*
(h)	Add 5% buffer	3,264	*(g) x 1.05*
(i)	Annualised average	653	*(h) / 5 years*
(j)	Supply within 5 Years	3,307	*Inc. 5% deduction for non-implementation – see Table 1*
(k)	Number of Year's Land Supply	**5.06**[8]	*(j) / (i)*

[8] Figures may not tally due to rounding