Stratford-on-Avon District Council
5 Year Housing Land Supply calculation
at 31st March 2026

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Background

1. This paper presents an update to the Stratford-on-Avon District Five Year Housing Land Supply calculation (5YHLS) as of 31st March 2026, for the five year period 1st April 2026 to 31st March 2031.

2. It has been prepared in accordance with **Annex D: Housing calculations and supply** of the 2026 National Planning Policy Framework (NPPF) where paragraph 8 sets out the following requirements for five year housing land supply:

"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."

Recent rates of housing delivery

3. Whilst past delivery is not a component of the current 5YHLS calculation which is based on Local Housing Need, it is worthwhile to note these trends alongside the Council's current supply position. Delivery rates in 2021/22 were the highest the District has ever witnessed, followed by two more strong years of delivery in 2022/23 and 2023/24. More recently the annual number of completions has declined, reflecting a wider downturn in the housing market owing to a number of contributory factors in both the national and global economy.

Table 1: Annual Net Completions over the past five years[1]

Year	Net Completions
2021/22	1,573
2022/23	1,431
2023/24	1,010
2024/25	895

[1]Table 1 shows some minor variations in the number of net completions reported for each year compared to those shown in the most recent Authority Monitoring Report. When the housing monitoring exercise is undertaken each Spring/Summer and as new information becomes available, some adjustments are necessary to previous years' recorded completions.

Year	Net Completions
2025/26	626

The updated 5YHLS calculation at 31st March 2026

The five year requirement

4. As established in the previous five-year housing land supply calculation[2], the housing requirement in the Stratford District Core Strategy is now out of date following a significant change to Local Housing Need, since December 2024, calculated using the revised standard method introduced by the December 2024 NPPF and related changes to the Planning Practice Guidance.

Table 2: Stratford-on-Avon District Local Housing Need figures

Local Housing Need figures[3]	Dwellings Per Annum
Local Housing Need using *Indicative* Standard Method (December 2020)	603
Local Housing Need using Standard Method (March 2021)	567
Local Housing Need using Standard Method (March 2022)	564
Local Housing Need using Standard Method (March 2023)	569
Local Housing Need using Standard Method (March 2024)	553
Local Housing Need using revised Standard Method (December 2024)	1,126
Local Housing Need using revised Standard Method (May 2025)	1,112
Local Housing Need using revised Standard Method (May 2026)[4]	1,084

5. As table 2 indicates, since the standard method was revised in December 2024, more up-to-date data was released in May 2026, meaning that Local Housing Need can be recalculated. The most up-to-date figure available is that derived in May 2026, following the release of updated Dwelling Stock data[5], combined with median workplace-based affordability ratios data which were released in March 2026[6]. Inputting these two data sources into the updated Standard Method calculation for Local Housing Need gives an annual figure of **1,084 dwellings**.[7] Therefore the requirement over the forthcoming five-year period is **5,420 dwellings**.

[2] Stratford-on-Avon 2025 5YHLS calculation – published March 2026
[3] The Government do not routinely publish the outcomes of the standard method for each local authority and it is for each authority to follow the calculation in the PPG themselves. However others in the planning industry (notably Turley and the Land, Planning and Development Federation) publish annual figures for all authorities.
[4] Confirmed by LPDF/Turley: The standard method of assessing housing need (published May 2026)
[5] MHCLG Table 125: Dwelling stock estimates by local authority district (updated 21st May 2026)
[6] ONS - House price to Workplace based earnings ratio (published 26th March 2026)
[7] Local Housing Need can be recalculated annually via the standard method in response to updated affordability ratio and housing stock data releases. See PPG Paragraph: 009 Reference ID: 2a-009-20241212

Buffer

6. Paragraph 9 of Annex D of the 2026 NPPF states that the supply of specific deliverable sites should in addition include a buffer (moved forward from later in the plan period) of either 5% to ensure choice and competition in the market or 20% where there has been significant under delivery of housing in the previous three years.

7. Significant under delivery of housing is measured against the Housing Delivery Test (HDT). Stratford-on-Avon's most recent Housing Delivery Test result, published in August 2026 was as indicated in Table 3.

Table 3: Stratford-on-Avon Housing Delivery Test: 2025 measurement[8]

	Housing requirement				**Housing delivery**				**HDT Measurement**	**HDT Consequence**
	2022-23	2023-24	2024-25	**Total**	2022-23	2023-24	2024-25	**Total**		
Stratford -on-Avon	564	569	553	**1,686**	1,444	1,055	903	**3,402**	**202%**	**None**

8. As Stratford-on-Avon delivered homes at 202% of the relevant housing requirement over the three year period, none of the consequences of the Housing Delivery Test as set out in paragraph 9 of the Annex D of the NPPF apply, and therefore the appropriate buffer to be applied to the housing requirement is 5%.

Deliverable supply

9. The Council's supply of housing at 31st March 2026 has been assessed against the definition of 'deliverable' in the 2026 NPPF Annex 2 Glossary. This states:

Deliverable: To be considered deliverable, sites for housing or other pitches and plots should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that homes will be delivered on the site within five years. In particular:

a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long-term phasing plans).

b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of

[8] Housing Delivery Test: 2025 measurement

permission in principle, or is identified on a brownfield land register, it should only be considered deliverable where there is clear evidence that homes will be delivered on-site within five years.

10. All sites included in the five-year supply meet the criteria of either part (a) or part (b) of the NPPF Glossary definition of 'Deliverable'. A summary of the Council's supply of sites from the various different categories is set out in Table 4 below, with their Deliverable category indicated. A total of 1,942 dwellings fall within category (a) Deliverable sites. There are a total of 465 dwellings across four sites with either outline consent on a major site or where the site is allocated in a Development Plan. For these sites there is clear evidence of completions coming forward within the five year period which merits their inclusion as category (b) Deliverable sites. Further detail of all deliverable supply including these category (b) sites is presented in Appendix 1.

Table 4: Components of Deliverable Supply (1st April 2026 – 31st March 2031) [9]

NPPF Glossary 'Deliverable' category	Deliverable Supply	Dwellings
(a)	Full Permission - Under Construction	1096
(a)	Full Permission - Initial Site Works Commenced	98
(a)	Full Permission - Not Started	687
(a)	Outline Permission – Minor development sites	61
(b)	Outline Permission – Major development sites	409
(b)	No Permission (i.e. Development Plan allocations)	56
(b)	Resolution to Grant	0
(b)	Permission in Principle	0
	Total commitments	**2,407**

Allowance for Older Persons Accommodation

11. The PPG makes clear that authorities can include specialist housing for older people against their housing requirement:

"Plan-making authorities will need to count housing provided for older people against their housing requirement. For residential institutions, to establish the amount of accommodation released in the housing market, authorities should base calculations on the average number of adults living in households, using the published Census data."[10]

[9] The full schedule of deliverable supply which lists the sites that comprise the commitments in this table is provided as Appendix 1

[10] PPG, "How should plan-making authorities count specialist housing for older people against their housing requirement?" Paragraph: 016a Reference ID: 63-016a-20190626

12. At 31st March 2026 there were extant permissions for a net total of 62 units of older persons accommodation in Stratford District, which included losses from the C2 use class. This figure needs to be converted into an equivalent number of general dwellings to indicate the number released into the housing market by adults moving into specialist accommodation. The current national ratio for the total number of adults living in all households by the total number of households in England, is 1.9[11]. When this ratio is applied to this number of units of specialist accommodation, the resultant equivalent number of general dwellings that can be included within the supply is 33 dwellings. Full details of the extant permissions for older persons accommodation are set out in Appendix 2.

Small sites windfall allowance

13. NPPF 2026 policy HO3: *Providing land for homes*, paragraph 2, states that:

"Where an allowance is to be made for windfall sites as part of the identified supply, there should be compelling evidence that they will provide a reliable source of supply. Any allowance should be realistic having regard to the land availability assessment, historic windfall delivery rates and expected future trends."

14. Table 5 presents the number of completions on small windfall sites of 1-9 dwellings over the last eight years. The mean average windfall completions over the last eight years on small sites providing 1-9 dwellings has been 171 dwellings. This has been reduced by 5% to ensure the allowance applied for future years is robust and can be viewed to be realistic, giving an annual allowance of 162dpa.

Table 5: Small windfall completions - past trends

Monitoring Year	Completions on sites of 1 - 9 dwellings
2018/19	197
2019/20	245
2020/21	158
2021/22	181
2022/23	154
2023/24	152
2024/25	118
2025/26	159
Mean average 2018/19 -2025/26	**171**
Mean average reduced by 5%	**162**

15. Taking into account the typical time period for unknown sites of this size to emerge, receive planning permission and be built out, the windfall allowance is applied after the first three years of the five-year period (ie to years 2029/30 and 2030/31 only). This results in a total windfall allowance in the five year period of 324 dwellings in the 5 year period.

[11] Housing Delivery Test measurement rule book - GOV.UK Para 11

The result

16. At 31st March 2026, the Council can demonstrate the equivalent of **2.43 years'** worth of housing land supply. The full calculation is set out in Table 6.

Table 6 – Update to Five Year Housing Land Supply Calculation at 31st March 2026 (for the 5 year period 1st April 2026 to 31st March 2031)

			Calculation Notes
(a)	Stratford-on-Avon Local Housing Need at May 2026	1,084	
(b)	5 Year Requirement	5,420	*(a) x 5*
(c)	Add 5% buffer	5,691	*(b) x 1.05*
(d)	Annualised Average	1,138.2	*(c) / 5 years*
(e)	Deliverable Supply within 5 years	2,407	*See Appendix 1* *Deliverable Supply in accordance with 2026 NPPF Annex 2 Definition*
(f)	Older Persons Residential Institutions (@1.9 adults per unit)	33	*See Appendix 2* *62 older persons bedspaces in commitments at 31st March 2026*
(g)	Small Site Windfall allowance	324	*162dpa applied to Years 4 and 5 only*
(h)	Total Supply	2,764	*(e) + (f) + (g)*
(i)	Number of Year's Land Supply	**2.43**	*(h) / (d)*
(j)	Surplus/Deficit of dwellings	-2927.4	*(h) – (c)*