

Information Note on Housing Trajectory and 5-year housing supply figures

- 1 This information note has been prepared by the Borough Council to explain the housing trajectory and the housing supply. It is not an examination document, nor does it form part of the consultation on the Main Modifications but is an aid to the understanding of the changes being proposed.

Housing Trajectory

- 2 The Main Modifications propose a stepped trajectory in MM34. It sets an annual target for the number of houses to be delivered within each year or range of years up to 2032/33. The annual requirement is expressed as dwellings per annum (dpa) and is set out in Table 1 below.

Table 1: Stepped Trajectory

<i>Time Periods</i>	<i>Dwellings per annum (dpa)</i>	<i>Total over the different time periods</i>
2011-16	203	1015
2016-24	265	2120
2024-25	390	390
2025-26	700	700
2026-27	725	725
2027-33	775	4650
Total Plan delivery		9600

- 3 The annual requirement as shown increases in steps over different time periods. This is required for and addresses the significant increase in housing required in the emerging Local Plan, with an overall housing requirement of 9598 (as shown in MM39 Policy LP6)
- 4 The proposed stepped trajectory reflects the phases expected for delivery of the A5 dualling and road infrastructure improvements that will enable the housing and employment developments proposed within the Local Plan to come forward. A Statement of Common Ground (SoCG) relating to the A5 Improvements has been agreed between North Warwickshire Borough, the Department for Transport (DfT), Highways England (HiE), Midlands Connect (MC) and Warwickshire County Council – Transport & Highways (WCC) service and this has informed the production of the Trajectory. This SoCG is available to view in the examination documents at: [Download SoCG05 A5](#). This sets out the expected delivery of the initial A5 improvements with work starting in 2024/25. Further potential improvements to the A5 between the M42 and M69 have already been identified as a RIS3 (Road Investment Strategy 3) pipeline scheme by Government in RIS2 (see page 97 of [Road Investment Strategy 2: 2020–2025](#), noting proposal C17 A5 Hinkley to Tamworth).

Housing Supply

- 5 Housing supply is made up of dwellings already completed, sites that have been allocated in the Local Plan and a windfall allowance of 60 dwellings per annum. The Local Plan runs from 2011 to 2033 with a monitoring base date of 1st April 2019.

This means the Plan has already delivered through completions the annual requirement shown in Table 1 above, up to the 2018/19 monitoring year. Future years indicate the anticipated number of dwellings that will be completed each year with future expected windfalls of 60dpa.

- 6 In terms of the 5-year housing land supply this will clearly change over time, increasing in step with the stepped housing trajectory and the introduction and delivery of increased capacity in infrastructure terms.
- 7 The table below shows the 5-year housing land supply situation as of 1 April 2019 showing past completions, two years' worth of windfalls and the expected requirement over the next five years. This information is shown in the housing trajectory paper NWBC24B Annex H – updated Appendix A (December 2020). As can be seen in the table it shows a housing land supply of 6.20 years.

Table 2 5 Year Housing Land Supply (5YHLS)

<i>Past Completions</i>		<i>Annual Requirements</i>			
(Net)			dpa	Total	
2011/12	75	2011-16	203	1015	
2012/13	38	2016-24	265	2120	
2013/14	119	2024-25	390	390	
2014/15	223	2025-26	700	700	
2015/16	251	2026-27	725	725	
2016/17	363	2027-33	775	4650	
2017/18	203			9600	
2018/19	298				
Total	1570	Requirement 2011-19		1810	(203 x 6) + (265 x3)
No of Years	8	Net Completions 2011-19		1570	
		Shortfall		240	
Sites with planning permission as at 1 st April 2019	1341	Requirement 2019-24		1325	
Projected Delivery from Allocated sites	607	Requirement + shortfall		1565	
		Buffer 5%		78.25	
	Windfall				
2019/20	0	Total requirement	328.65	1643.25	
2020/21	0				
2021/22	0				
2022/23	60	Supply from Specific Sites		607	
2023/24	60	Windfall (Yrs 4 & 5)		120	
		Sites with pp taking off 3%		1301	
		Other sites		10	
		sub-total of deliverable sites	2038		
		5YLS Position		6.20	