



North Warwickshire Borough Council

Statement on Five-year housing land supply calculations

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Appeal by Richborough

Land South Of Warton Recreation Ground, Orton Road, Warton,

PINS Ref: APP/R3705/W/25/3371526

LPA Ref: PAP/2025/0155

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- 1 In the Planning and Development Board Report (paragraph 8.49 - 8.51 on page 20) on Monday 6th October it was reported that the Borough Council had between 1.5 and 2.2 years of supply of housing.
- 2 This paper along with an excel spreadsheet (Single Site 2024-25), attached as Appendix A, provides the background information to those calculations.
- 3 The report is divided into three sections. These are:
Section 1 Base information: This section provides the information which sits behind both calculations.
Section 2 Housing Requirement: This section sets out the different way that the annual housing figure is presented and used.
Section 3 Calculations: This section presents both calculations using the information from Sections 1 and 2.
- 4 Appendix A is the full single site information for the monitoring year 2023-2024 and provides all of the information on all of the sites. It includes sheets on the following:
 - a) Summary Sheet
 - b) Requirement
 - c) Windfall
 - d) Local Plan Allocations
 - e) Full information
- 5 In addition, there is a sheet in the excel spreadsheet with a list of the expired planning permissions. These are not included in the calculations, although a 3% lapse rate of all of the planning permissions is included in the 5 year housing land supply calculation.

Section 1: Base Information

- 6 The following section provides the base information for all five-year housing supply calculations.

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7 The two calculations use the same supply data of:

- a) Net Completions
- b) Supply from Allocated Sites
- c) Sites with planning permission
- d) Windfall (Years 4 - 5)
- e) Lapse rate (-) 3% (against sites with planning permission)

This information is also set out in Appendix A.

8 Each of these are now taken in turn to indicate the information used.

9 The figure of 3086 net completions is used for both calculations. Although this figure is adjusted for the pandemic it does not affect the overall housing land supply figure. Table 1 below provides the net completions from the 2011/12 monitoring year through to 2024/25.

Table 1: Completions (14 years) (line 2 in the calculations)

	Net	Pandemic adjustment
2011/12	75	
2012/13	38	
2013/14	119	
2014/15	223	
2015/16	251	
2016/17	363	
2017/18	203	
2018/19	298	
2019/20	223	243*
2020/21	151	226**
2021/22	374	374
2022/23	164	
2023/24	278	
2024/25	231	
Total		3086

* 1 month adjustment for 2019/20

** 4-months adjustment for 2020/21.

These calculations were done by dividing the number of homes actually completed in the 11 or 8 months and then multiplying this by 12.

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- 10 995 dwellings are expected to come forward from the allocated housing sites over the next five years in the following way.

Table 2 Projected Delivery from Allocated sites (line 8 in calculation)

<i>Year</i>	<i>dpa</i>
2025/26	0
2026/27	50
2027/28	148
2028/29	397
2029/30	400
	995

- 11 The breakdown of this information by site is provided below in Table 3.

Table 3 Projected Delivery from Allocated Housing Sites

Ref	Allocated Site	Total No of Homes	25/26	26/27	27/28	28/29	29/30	Total expected to come forward in 5-year period
H2	Land to north west of Atherstone off Whittington Lane	1282	0	0	0	100	150	250
H4	Land to east of Polesworth & Dordon	1675	0	0	0	50	50	100
H5	Land west of Robey's Lane	1270	0	50	50	100	100	300
H7	Land at Church Farm, Baddesley Ensor	47	0	0	24	23	0	47
H9	Land between Church Road & Nuneaton Road	400	0	0	0	50	50	100
H10	Land south of Coleshill Road, Ansley Common	450	0	0	50	50	50	150
H11	Former school redevelopment site,	48	0	0	24	24	0	48

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	Attleborough Lane/Vicarage							
		5172	0	50	148	397	400	995

- 12 There is a supply of 1126 dwellings sites with planning permission. The full list of sites are included in the excel spreadsheet (Appendix A).

As at 31st March 2025	1126
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- 13 A windfall allowance of 60 dwellings per annum (120 dwellings) is used in the calculations for the last two years of the five-year period. They are not taken for the first 3 years of the 5 year period as this is expected to come from the windfall sites with planning permission and avoids double counting.

Table 4: Windfall

<i>Year</i>	<i>Dwellings per annum</i>
2025/26	0
2026/27	0
2027/28	0
2028/29	60
2029/30	60
	120

- 14 A 3% lapse rate for planning permissions is included in both calculations which equates to 34 dwellings.
- 15 Although a 20% buffer is used for both calculations the end figure is different as the % is using a different base figure over the period between 2011 and 2025.

Section 2 - Housing Requirement

- 16 This section provides information on the two calculations that have been reported in the Planning and Development Board report relating to the appeal site.

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- 17 The 1.5 years calculation shown in Table 6 below is based on the annualised housing requirement from the Local Plan. The North Warwickshire Local Plan housing requirement is identified in Local Plan policy *LP5 – Amount of Development*. The requirement from 2011 to 2033 is for 9598 homes to be delivered. This equates to an annual requirement of 479 units per annum.
- 18 The 2.2 years calculation shown in Table 7 below is based on the housing trajectory within the Local Plan which changes the annualised housing figure over the plan period. Table 5 below provides the annual housing requirement in the stepped trajectory.

Table 5: Housing Trajectory (Table 7 line 1)

<i>Time Period</i>	<i>Dwellings per annum (dpa)</i>	<i>Total per period</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	9625

Section 3 - Calculations

- 19 The following section sets out the two five-year calculations. The first relating to the annual housing requirement over the whole plan period which the second relates to the stepped housing trajectory annual housing requirement.

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Table 6: 1.5 years - Five-year housing Land Supply Calculation using the Annual Requirement figure as shown in Table 1 above in line (a(i)).

1	Requirement 2011-25	14*479	6706
2	Net Completions 2011-25 – <i>adjusted for pandemic*</i>		3086
3	Shortfall		3620
4	Requirement 25/26 – 29/3		2395
5	Requirement 25/26 – 29/30 + Shortfall (4 + 3)		6015
6	Buffer	20%	1203
7	Total requirement (5 + 6)	1444 dpa	7218
8	Supply from Allocated Sites**		995
9	Sites with planning permission		1126
10	Windfall (Years 4 - 5)		120
11	sub-total of deliverable sites		2241
12	Lapse rate (-) 3% (of row 9)		34
13	Total Deliverable Supply (11 – 12)		2207
14	5YLS Position (13/7 *5 or 13 / 1444 dpa)		1.5

Table 7: 2.2 years - Five-year housing Land Supply Calculation using the Local Plan Housing Trajectory annual housing requirement as shown in Table 2 above.

1	Requirement 2011-25		3525
2	Net Completions 2011-25 – <i>adjusted for pandemic</i>		3086
3	Shortfall		439
4	Requirement 25/26 – 29/30		3750
5	Requirement 25/26 – 29/30 + Shortfall (4 + 3)		4189
6	Buffer	20%	838
7	Total requirement (5 + 6)	1005 dpa	5027
8	Supply from Allocated Sites**		995
9	Sites with planning permission		1126
10	Windfall (Years 4 - 5)		120
11	sub-total of deliverable sites		2241
12	Lapse rate (-) 3% (of row 9)		34
13	Total Deliverable Supply (11 – 12)		2207
14	5YLS Position (13/7 *5 or 13 / 1005 dpa)		2.2

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Notes:

*Due to the pandemic and lockdown Government, in the housing delivery test, has included a 4-month adjustment for the 2020/21 year and 1-month adjustment for the 2019/20 year to the respective housing requirement figures. This has been reflected in the above through the expected housing completions in the last two years.

**Line 8: Expected supply from allocated sites based on the trajectories supplied to Local