

**DATE OF ISSUE: 16<sup>th</sup> October 2024**

**Subject: Stratford-on-Avon District Council  
Five Year Housing Land Supply Calculation Summary – as of  
31<sup>st</sup> March 2024**

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### **Background**

1. This Information Sheet presents 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 2023 calculation. 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 Strategy](#)<sup>1</sup> (14,600 homes, phased as follows:
  - 566dpa 2011/12-2015/16;
  - 894dpa 2016/17-2020/21;
  - 730dpa 2021/22-2030/31.
3. 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)<sup>2</sup>. In accordance with para 77, footnote 42, Stratford District Council's supply is assessed against the housing requirement in an adopted strategic policy (Core Strategy policy CS.16 Housing Development). This followed a formal [review of the Core Strategy](#) in 2021 which found that the plan remained up-to-date.
4. In December 2023, revisions were made to para 77 of the NPPF which removed the requirement for authorities to apply a 5% buffer to the 5 year supply calculations to ensure choice and competition in the market for land. However, in order to maintain consistency in Stratford's 5YHLS calculations and in anticipation that the requirement for a 5% buffer will be reintroduced in the revised NPPF<sup>3</sup> that is likely to be published in late 2024/early 2025, a 5% buffer has been applied in this year's calculation.

### **Housing delivery in 2023-24**

5. The Council has achieved housing delivery in 2023/24 of **1,011 completions**. The high level of completions seen in 2023-24 shows that the housing market across Stratford-on-Avon District remains buoyant and it is understood that demand and sales rates continue to be healthy.
6. Again, the last 12 months has witnessed a continuation of high levels of affordable housing completions during the plan period, with 354 affordable

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<sup>1</sup> Available at [www.stratford.gov.uk/corestrategy](http://www.stratford.gov.uk/corestrategy)

<sup>2</sup> See the Housing Supply and Delivery section of the PPG available at <https://www.gov.uk/guidance/housing-supply-and-delivery>

<sup>3</sup> [2024 NPPF: draft text for consultation](#) – published in July 2024

dwellings delivered<sup>4</sup>. This is confirmation that Core Strategy policy CS.18 is being effective in delivering affordable housing on eligible sites, with 56% of last year's completions having been delivered on sites that were granted planning permission after the adoption of the Core Strategy.

7. With the exception of 2020/21 when delivery was affected by the COVID-19 pandemic, the Council has now achieved housing delivery in excess of 1,000 completions per annum every year since 2015/16. As such the shortfall generated in the first phase of the Core Strategy plan period, before many of the strategic allocations had consent or had begun to deliver has been remedied. The strong level of completions in recent years and the 2022 Housing Delivery Test<sup>5</sup> results are evidence that there is no requirement to apply a 20% buffer to the supply figure (as stipulated in 2023 NPPF para 77).
8. In calculating the 5YHLS, the Council also applies a 5% deduction for non-implementation to reflect the fact that not all sites with planning permission will get built. Despite evidence of delivery on windfall sites over recent years, the present calculation does not include an allowance for windfall sites within the five-year period and only includes known commitments.

#### **The 5YHLS calculation at 1<sup>st</sup> April 2024**

9. The Council can demonstrate the equivalent of **24.65 years'** worth of housing land supply. This figure takes into account the surplus housing that has been delivered over the previous years in the plan period in accordance with the NPPF and Planning Practice Guidance<sup>6</sup>. The surplus now stands at 2,973 dwellings against the cumulative plan requirement to 2023-24. A summary of the components of supply used in the calculation is set out in Table 1 below, the full calculation is set out in Table 2, and the cumulative completions over the plan period are shown in Table 3. Whilst housing delivery has been very strong over the last 8-9 years, the [detailed trajectory](#) 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.
10. Good progress towards delivery has been made at across several phases of Core Strategy allocation sites which were previously at outline stage having received reserved matters consent during the monitoring period. All of the following sites are now either under construction or have initial site works taking place:
  - 22/02108/REM at Gaydon/Lighthorne Heath North (Phase HE 1) for 259 homes. Decision issued 25/10/23
  - 23/00006/REM at Gaydon/Lighthorne Heath South (Phase 2D) for 57 dwellings. Decision issued 1/12/23
  - 23/01917/REM at Gaydon/Lighthorne Heath South (Phase 2B) for 100 dwellings. Decision issued 14/12/23
  - 22/03664/REM at Airfield House, Campden Road, Lower Quinton for 59 (net) dwellings. Decision issued 16/02/24
11. The 5 year supply 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 granting of planning permissions on suitable sites in accordance with the Development Plan,

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<sup>4</sup> Further detail is provided in SDC's [Affordable Housing Development Programme Annual Review 2024](#)

<sup>5</sup> At the time of compiling this report, the [2022 Housing Delivery Test](#) results, published in December 2023 were the most recent available. This showed that Stratford on Avon District Council delivered 247% of the housing requirement for the previous 3 years.

<sup>6</sup> In accordance with NPPF para 77 and Planning Practice Guidance Paragraph: 032 Reference ID: 68-032-20190722

although the Council acknowledges that it has no direct control over whether and when sites get built. The Council has addressed this uncertainty by applying the 5% deduction for non-implementation noted above in paragraph 6 as an acknowledgement that not all sites will get built.

12. 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 2025.

**Table 1 – Components of Five Year Supply (1 April 2024 – 31 March 2029) <sup>7</sup>**

Dwelling Completions (2011/12-2023/24)	12,463
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<b>Dwelling Commitments</b>	<b>Actual</b>	<b>Inc. 5% Discount</b>
Under Construction*	1483	
Initial Site Works Commenced	432	410
Permission Not Started	339	322
Outline Permission	1098	1043
No Permission (i.e. remaining CS Allocations)	259	246
Resolution to Grant	0	0
Permission in Principle	0	0
<b>Total commitments</b>	<b>3611</b>	<b>3505</b>

\* No discount applied to sites under construction.

**Table 2 – Five Year Housing Land Supply Calculation at 31 March 2024 (for 5 Year Period 1 April 2024 to 31 March 2029)**

(a) Requirement from Start of Plan Period	9,490	$(566 \times 5) + (894 \times 5) + (730 \times 3)$
(b) Completions from Start of Plan Period	12,463	Net number of homes-built 1 April 2011 to 31 March 2024
(c) Shortfall/Surplus	-2,973	(a) - (b)
(d) 5 Year Requirement + Shortfall/Surplus	677	$(730 \times 5) + (c)$
(e) Add 5% buffer	711	(d) x 1.05
(f) Annualised Average	142	(e) / 5 years
(g) Supply within 5 Years	3,505*	Inc. 5% deduction for non-implementation – see Table 1
(h) Number of Year's Land Supply	<b>24.65*</b>	(g) / (f)

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

<sup>7</sup> 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](http://www.stratford.gov.uk/housingtrajectory).

**Table 3: Housing completions against Stratford-on-Avon District Core Strategy requirement 2011-2030**

	Phase 1					Phase 2					Phase 3			Cumulative total
	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	
<b>Completions (dwellings)</b>	<b>134</b>	<b>294</b>	<b>345</b>	<b>630</b>	<b>1050</b>	<b>1114</b>	<b>1293</b>	<b>1383</b>	<b>1455</b>	<b>749</b>	<b>1574</b>	<b>1431</b>	<b>1011</b>	<b>12,463</b>
CS Phased target <sup>8</sup>	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

<sup>8</sup> Stratford-on-Avon District Core Strategy, policy CS.16 - para 5.2.4