

Council's response to Advisory Note 1 & Advisory Note 2

Part 2 Examination Session – 20 July 2016

Advisory Note 1

The Council considers that the dates in the first sentence of the Advisory Note 1 should be amended to read 2015/16 rather than 2016/17.

The second table in Advisory Note 1 is incorrect. It seeks to establish the housing shortfall for the year 2014/2015 based on the requirement figure of 672 rather than 500 units per year as the annual housing requirement from the adopted Plan for Stafford Borough and used within the 5 year supply calculation.

The correct figures are as follows:

Year	Completions	Requirement	Shortfall
2014/15	428	500	72

The requirement figure should be the Plan target (500 dwellings per annum), in line with the requirement figures expressed in the first table in Advisory Note 1.

By using the 672 figure as the requirement for 2014/2015 this effectively double counts the shortfall 2011-2014.

As the shortfall figure is incorrect for 2014/2015 the overall annualised housing requirement 2015-2020 is incorrect and should read as 672 (Sedgefield) and 623 (Liverpool), expressed in the tables below.

Liverpool:

Housing Target 2015 - 2020 (500 dwellings p/a)	2,500
Housing Target 2015 - 2020 (20% buffer applied)	3,000
Housing Shortfall (2011 - 2015)	361
Shortfall spread across remaining plan period (2015 - 2031)	23 (361 / 16 years)
Total Housing Requirement 1st April 2015 – 31st March 2020	3,115 (3,000 + 115)
Annualised Housing Requirement 2015 - 2020	623 (500 + 20% buffer + 23)

Sedgefield:

Housing Target 2015 - 2020 (500 dwellings p/a)	2,500
Housing Target 2015 - 2020 (20% buffer applied)	3,000
Housing Shortfall (2011 - 2015)	361
Shortfall spread across next 5 years (2015 - 2020)	72 (361 / 5 years)
Total Housing Requirement 1st April 2015 – 31st March 2020	3,361 (3,000 + 361)
Annualised Housing Requirement 2015 - 2020	672 (500 + 20% buffer + 72)

In terms of the second page of Advisory Note 1 a similar error has occurred. The first table on the second page incorrectly states the requirement of 707 (Sedgefield) and 633 (Liverpool). The Plan requirement is 500 per annum.

The table should read:

Year	Completions	Requirement	Shortfall
2015/16	688	500	Over-provision of 188 dwellings in 2015/16.

This has a consequence for the next two tables on page 2 of the Advisory Note, which should read:

Liverpool:

Housing Target 2016 - 2021 (500 dwellings p/a)	2,500
Housing Target 2016 - 2021 (20% buffer applied)	3,000
Housing Shortfall (2011 - 2016)	173
Shortfall spread across remaining plan period (2016 - 2031)	11.5 (173 / 15 years)
Total Housing Requirement 1st April 2016 – 31st March 2021	3,058 (3,000 + 58)
Annualised Housing Requirement 2016 - 2021	612 (500 + 20% buffer + 12)

Sedgefield:

Housing Target 2016 - 2021 (500 dwellings p/a)	2,500
Housing Target 2016 - 2021 (20% buffer applied)	3,000
Housing Shortfall (2011 - 2016)	173
Shortfall spread across next 5 years (2016 - 2021)	34.6 (173 / 5 years)
Total Housing Requirement 1st April 2016 – 31st March 2021	3,173 (3,000 + 173)
Annualised Housing Requirement 2016 - 2021	635 (500 + 20% buffer + 35)

Advisory Note 2

Based on the above calculations of Advisory Note 1, the resultant calculation in Advisory Note 2 should therefore read as follows:

Liverpool approach = 7.02 year's supply

Sedgefield approach = 6.76 year's supply

(As per the Council's 5 year land supply statement 31 March 2016).