

Plan for Stafford Borough – Part 2

Note MF2: SDL Implementation Update

SDL	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	24/ 25	25/ 26	26/ 27	27/ 28	28/ 29	29/ 30	30/ 31	Traj Total	PSB1 Total	Change From PSB1	
West Stafford				65	141	145	150	150	150	150	150	150	150	150	150	150	125	75			2,201	2,200	+1	
LPA Update				0	0	0	50	105	110	115	143	143	143	143	143	143	143	143			1,667		-533	
North Stafford					30	40	65	120	160	220	220	220	200	220	220	220	220	220	220	105		2,700	3,100	-400
LPA Update				44	56	50	50	150	235	275	205	205	205	205	205	205	205	205	205	205		2,910		-190
East Stafford				100	100	140	140	120														600	600	-
LPA Update					93	95	95	95	96	97	51											622		+22
West Stone					40	40	40	40	40	40	40	60	60	50	50							500	500	-
LPA Update					0	0	30	80	80	80	80	80	60									500		-
PSB1 Total				165	311	365	395	430	350	410	410	430	410	420	420	370	370	345	295	105	6,001	6,400	-399	
LPA Update Total				44	149	145	225	430	521	567	479	428	418	348	348	348	348	348	348	205	5,699		-701	

Key:

Figures in housing trajectory (page 161 of PSB1)

Updates based on Council's response to Note MF1

Matters for Discussion

1. **Introduction to the Note:** This Note is based on my understanding of the Council's response to my Note MF1. It has also been written before I have had a chance to consider responses from other parties. Hence the comments below are preliminary points, which will be subject to discussion at the Hearing on 2 August 2016.
2. Looking firstly at the **Stafford West SDL trajectory:**
 - There are different figures from Document PS-L1 and the Council's update in response to Note MF1 (Document P2-01); PS-L1 gives a total of 630 dwellings up to 20/21, whereas the update reduces this to 380, which approximates to my understanding of the 400 unit ceiling until the Doxey Road Bridge is completed over the WCML. I have two key questions in relation to Stafford West:
 - What is the likelihood that the bridge will be completed by 20/21?
 - Is the delivery of 143 dpa beyond 2020/21 (Update para 3.16) realistic?
 - Even with the update figures, it seems that the revised trajectory provides a reduced total of 1,667 dwellings against the PSB1 total of 2,200 over the plan period. Are there any additional completed dwellings that need to be included? If not, there is a shortfall of 533 dwellings. This shortfall is likely to increase if there is delay in the Doxey Road Bridge beyond 2020/21.
3. Looking at the **Stafford North SDL trajectory:**
 - A relatively minor point – there is a dip to 200 dwellings total in 2023/24 (cf 220 for the years before and after); is this correct and if so what is the reason?
 - The total in the PSB1 trajectory for North Stafford – 2,700 dwellings - is 400 short of the PSB1 total. Is this because of a capacity issue, or are the rest of the dwellings going to be implemented beyond the plan period?
 - The Council update appears to achieve a total of 2,910 units, ie a reduced shortfall of 190. Are the additional 190 dwellings programmed for completion after the end of the Plan period?
4. The **Stafford East SDL trajectory:**
 - Although there has been slippage, the developers' estimates confirm that the PSB1 trajectory can be exceeded by 34 dwellings based on planning permissions, recent progress and relative lack of constraints.
 - A continuation of around 95-97 dpa would see build-out by 2021/22.
5. The **Stone West SDL trajectory:** The site is projected to be completed by 2023/24. This is in line with the SPB1 strategy for 10% of new housing to be delivered in Stone.
6. **Overall Stafford picture:**
 - The table indicates a shortfall is the region of 700 dwellings, about 7% of the SPB1 target over the plan period.
 - However, Council Document P2-M3a shows 11,107 dwellings (plus potential additional 365 units – see Document P2-N6), i.e. a net increase of around 760 units in relation to PSB1.
 - Does this provide sufficient flexibility?

Mike Fox

02 August 2016