

Economic Viability of Housing Land in Stafford
Borough

For Stafford Borough Council

RESULTS DIGEST

By Levvel

July 2011



1.0 Results Analysis

Interpretation of the tables

1.1 In this section, we reproduce a selection of the results of our study as a series of tables. In each set of results, there are four tables which reflect the likely viability of residential development built on land in different uses. For each land use, we have assessed that viability on the basis of property values following three different trajectories and on the basis that the development commences in any given year between 2010 and 2026. All this information is set out in a series of table such as the one below, which is for illustrative purposes.

Value Area: S115 150 dwellings (150 Houses) 8 Hectare site (25 DPH). Absorption: 80 units p.a. Planning gain at 100% Subsidy at £0 per unit (rent) & £0 per unit (intermediate) Sustainability at £600 per unit 30% Affordable Housing 80:20 (Social Rent to Intermediate)				Value Area: S115 150 dwellings (150 Houses) 8 Hectare site (25 DPH). Absorption: 80 units p.a. Planning gain at 100% Subsidy at £0 per unit (rent) & £0 per unit (intermediate) Sustainability at £600 per unit 30% Affordable Housing 80:20 (Social Rent to Intermediate)				Value Area: S115 150 dwellings (150 Houses) 8 Hectare site (25 DPH). Absorption: 80 units p.a. Planning gain at 100% Subsidy at £0 per unit (rent) & £0 per unit (intermediate) Sustainability at £600 per unit 30% Affordable Housing 80:20 (Social Rent to Intermediate)				Value Area: S115 150 dwellings (150 Houses) 8 Hectare site (25 DPH). Absorption: 80 units p.a. Planning gain at 100% Subsidy at £0 per unit (rent) & £0 per unit (intermediate) Sustainability at £600 per unit 30% Affordable Housing 80:20 (Social Rent to Intermediate)			
TEST 2 SHEET 1				TEST 2 SHEET 1				TEST 2 SHEET 1				TEST 2 SHEET 1			
GREENFIELD			INDUSTRIAL1			INDUSTRIAL2			PDL						
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1.2 In order to consider the viability of a development built on, for example higher value industrial land and commencing in 2014, we therefore look across the table to the third column, which refers to “Industrial 2” and then look down the table to the row for 2014 where there will be three cells. The middle cell indicates the viability of that development in that year and the two cells to either side, in the columns marked “down” and “up” constitute sensitivity tests, in the event that actual property prices turn out lower or higher than a projection of past performance would suggest.

1.3 The colour coding of the cells is as follows:

Development found to be viable	▲▲
Majority of sites found to be viable, some may need to submit a financial appraisal	▲▶
Majority of sites may need to submit a financial appraisal	◀▼
Potentially, all sites may need to submit a financial appraisal	▼▼

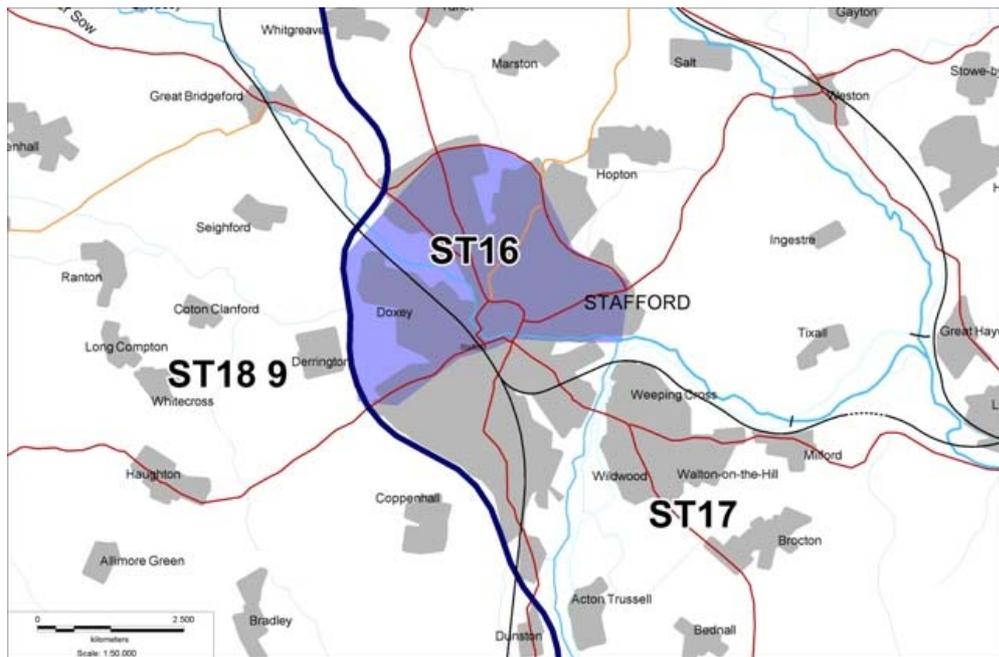
1.4 Our detailed conclusions may be found in the body of our report but we provide a summary table overleaf for ease of reference.



Value Area	Locality	Baseline Position
		(Nil grant, S106 contributions at current level, Code for Sustainable Homes Requirements as mandatory timescale, 80:20 social rent:intermediate affordable housing mix, Lifetime Homes allowance £600
ST15	Stone	Viability in Stone is good. On greenfield/industrial sites, 30% affordable housing and more is likely to be achievable in many cases with up to 40% under certain circumstances. On Previously Developed Residential Land, delivery below these percentages is more likely although such sites are likely to be fewer in number.
ST16	Stafford Town, (North)	Viability is more challenging on all sites in the North of Stafford town. Development within this area is however more likely to be concentrated in areas which achieve better values than the overall average and it will therefore be necessary for officers to have particular regard to the specifics of the site under consideration.
ST17	Stafford Town (South) and land to the South of Stafford	Viability is relatively good. On greenfield/industrial sites which will make up the majority of development, up to 30% affordable housing is likely to be achievable.
ST18 9	West of Stafford	Viability is relatively good. On greenfield/industrial sites, it may be possible to achieve 30% affordable housing and up to 40% under some circumstances but, on previously developed residential land, delivery is likely to be lower. It is important to note that this area includes some of the outlying areas of Stafford Town.
ST18 0	East of Stafford	Viability is more challenging. On greenfield/industrial sites, delivery is likely to be up to 30%. Developments on Previously Developed Residential Land are unlikely to deliver significant quantities of affordable housing.
ST20	Woodseaves	Viability is relatively good. On greenfield/industrial sites, 30% affordable housing is likely to be achievable. On Previously Developed Residential Land, it is possible to achieve up to 30% affordable housing.
ST21	Eccleshall	Viability is good. On greenfield/industrial sites, 30% affordable housing is achievable, with up to 40% under certain circumstances. On Previously Developed Residential Land, it is possible to achieve up to 30% affordable housing.



Sites in Stafford Town (North) (ST16)



- 1.5 The ST16 postcode comprises the North of Stafford town itself and features some of the lowest values in the Borough. The ability of sites in ST16 to sustain the burden of affordable housing is, consequently, limited. In general, the circumstances under which sites in the north and centre of Stafford town are likely to be able to deliver up to 30% affordable housing appear to be limited.
- 1.6 Figures 1-4 show the viability of 15 unit sites in the ST16 postcode at a range of densities assuming 15% affordable housing.

Figure 1. 15 units ST16 15% Affordable 25dph

Value Area: ST16 15 dwellings (15 Houses) 0.67 Hectare site (25 DPH). Absorption: 60 units p.a. Planning gain at 100% Subsidy at £0 per unit (rent) & £0 per unit (intermediate) Sustainability at £600 per unit 15% Affordable Housing 80:20 (Social Rent to Intermediate)				Value Area: ST16 15 dwellings (15 Houses) 0.67 Hectare site (25 DPH). Absorption: 60 units p.a. Planning gain at 100% Subsidy at £0 per unit (rent) & £0 per unit (intermediate) Sustainability at £600 per unit 15% Affordable Housing 80:20 (Social Rent to Intermediate)				Value Area: ST16 15 dwellings (15 Houses) 0.67 Hectare site (25 DPH). Absorption: 60 units p.a. Planning gain at 100% Subsidy at £0 per unit (rent) & £0 per unit (intermediate) Sustainability at £600 per unit 15% Affordable Housing 80:20 (Social Rent to Intermediate)				Value Area: ST16 15 dwellings (15 Houses) 0.67 Hectare site (25 DPH). Absorption: 60 units p.a. Planning gain at 100% Subsidy at £0 per unit (rent) & £0 per unit (intermediate) Sustainability at £600 per unit 15% Affordable Housing 80:20 (Social Rent to Intermediate)			
TEST 1 SHEET 1 GREENFIELD			TEST 1 SHEET 1 INDUSTRIAL1			TEST 1 SHEET 1 INDUSTRIAL2			TEST 1 SHEET 1 PDL			TEST 1 SHEET 1 PDL			
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Figure 4. 15 units ST16 15% Affordable 70dph

Value Area: ST16 15 dwellings (8 Houses 7 Flats) 0.21 Hectare site (70 DPH). Absorption: 60 units p.a. Planning gain at 100% Subsidy at £0 per unit (rent) & £0 per unit (intermediate) Sustainability at £600 per unit 15% Affordable Housing 80:20 (Social Rent to Intermediate)				Value Area: ST16 15 dwellings (8 Houses 7 Flats) 0.21 Hectare site (70 DPH). Absorption: 60 units p.a. Planning gain at 100% Subsidy at £0 per unit (rent) & £0 per unit (intermediate) Sustainability at £600 per unit 15% Affordable Housing 80:20 (Social Rent to Intermediate)				Value Area: ST16 15 dwellings (8 Houses 7 Flats) 0.21 Hectare site (70 DPH). Absorption: 60 units p.a. Planning gain at 100% Subsidy at £0 per unit (rent) & £0 per unit (intermediate) Sustainability at £600 per unit 15% Affordable Housing 80:20 (Social Rent to Intermediate)				Value Area: ST16 15 dwellings (8 Houses 7 Flats) 0.21 Hectare site (70 DPH). Absorption: 60 units p.a. Planning gain at 100% Subsidy at £0 per unit (rent) & £0 per unit (intermediate) Sustainability at £600 per unit 15% Affordable Housing 80:20 (Social Rent to Intermediate)			
TEST 1 SHEET 1				TEST 1 SHEET 1				TEST 1 SHEET 1				TEST 1 SHEET 1			
GREENFIELD			INDUSTRIAL1			INDUSTRIAL2			PDL			PDL			
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- 1.7 In line with the experience of consultees, the lowest density tested provides the most positive results. Even then, development viability is more challenging, except on the lowest value sites or in the event that house prices outperform historic values.
- 1.8 The above tables reflect viability assuming the receipt of no grant. Although it is unlikely that grant will be available in significant quantities in Stafford, there is a possibility that some will be available and, if so, it could make sense for that money to be channelled to the least viable sites. However, as Figure 5 shows, the effect of grant allocating grant (at £40,000 per social rented unit and £20,000 per intermediate unit) is not dramatic.
- 1.9 If this seems surprising, it should be remembered that, 15% of a 15 unit site is only 2.25 units, which will round down to 2 units. The actual volume of grant (and its effect on the bottom line) is therefore quite small.

Figure 5. 15 units ST16 15% Affordable 25dph

Value Area: ST16 15 dwellings (15 Houses) 0.67 Hectare site (25 DPH). Absorption: 60 units p.a. Planning gain at 100% Subsidy at £40000 per unit (rent) & £20000 per unit (intermediate) Sustainability at £600 per unit 15% Affordable Housing 80:20 (Social Rent to Intermediate)				Value Area: ST16 15 dwellings (15 Houses) 0.67 Hectare site (25 DPH). Absorption: 60 units p.a. Planning gain at 100% Subsidy at £40000 per unit (rent) & £20000 per unit (intermediate) Sustainability at £600 per unit 15% Affordable Housing 80:20 (Social Rent to Intermediate)				Value Area: ST16 15 dwellings (15 Houses) 0.67 Hectare site (25 DPH). Absorption: 60 units p.a. Planning gain at 100% Subsidy at £40000 per unit (rent) & £20000 per unit (intermediate) Sustainability at £600 per unit 15% Affordable Housing 80:20 (Social Rent to Intermediate)				Value Area: ST16 15 dwellings (15 Houses) 0.67 Hectare site (25 DPH). Absorption: 60 units p.a. Planning gain at 100% Subsidy at £40000 per unit (rent) & £20000 per unit (intermediate) Sustainability at £600 per unit 15% Affordable Housing 80:20 (Social Rent to Intermediate)			
TEST 6 SHEET 1				TEST 6 SHEET 1				TEST 6 SHEET 1				TEST 6 SHEET 1			
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- 1.10 We also wished to consider whether the more challenging viability of sites in Stafford was, at least in part a scale effect. In order to consider this, it is



Figure 8. 150 units ST16 15% Affordable
25dph

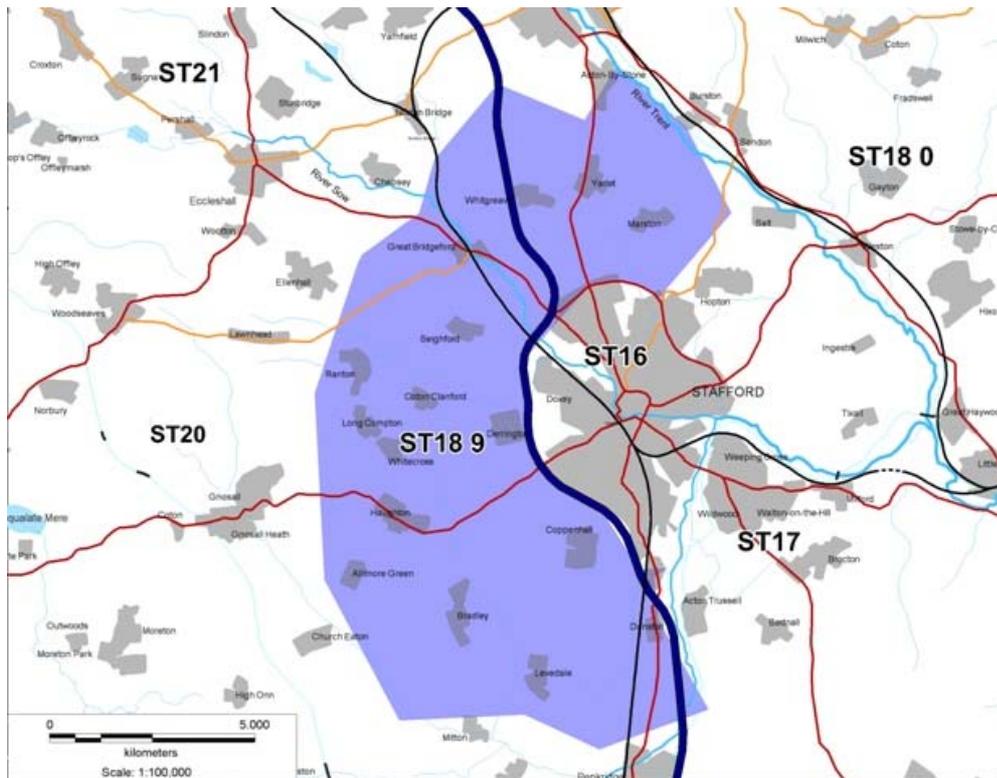
Value Area: ST16 150 dwellings (150 Houses) 8 Hectare site (25 DPH). Absorption: 60 units p.a. Planning gain at 100% Subsidy at £40000 per unit (rent) & £20000 per unit (intermediate) Sustainability at £600 per unit 15% Affordable Housing 80:20 (Social Rent to Intermediate)				Value Area: ST16 dwellings (150 Houses) 8 Hectare site (25 DPH). Absorption: 60 units p.a. Planning gain at 100% Subsidy at £40000 per unit (rent) & £20000 per unit (intermediate) Sustainability at £600 per unit 15% Affordable Housing 80:20 (Social Rent to Intermediate)				Value Area: ST16 dwellings (150 Houses) 8 Hectare site (25 DPH). Absorption: 60 units p.a. Planning gain at 100% Subsidy at £40000 per unit (rent) & £20000 per unit (intermediate) Sustainability at £600 per unit 15% Affordable Housing 80:20 (Social Rent to Intermediate)				Value Area: ST16 dwellings (150 Houses) 8 Hectare site (25 DPH). Absorption: 60 units p.a. Planning gain at 100% Subsidy at £40000 per unit (rent) & £20000 per unit (intermediate) Sustainability at £600 per unit 15% Affordable Housing 80:20 (Social Rent to Intermediate)			
TEST 6 SHEET 1 GREENFIELD				TEST 6 SHEET 1 INDUSTRIAL1				TEST 6 SHEET 1 INDUSTRIAL2				TEST 6 SHEET 1 PDL			
DOWN	MIDDLE	UP		DOWN	MIDDLE	UP		DOWN	MIDDLE	UP		DOWN	MIDDLE	UP	
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2021	▼	▲	▲	2021	▼	▲	▲	2021	▼	▼	▲	2021	▼	▼	▼
2022	▼	▲	▲	2022	▼	▲	▲	2022	▼	▼	▲	2022	▼	▼	▼
2023	▼	▲	▲	2023	▼	▲	▲	2023	▼	▼	▲	2023	▼	▼	▼
2024	▼	▲	▲	2024	▼	▲	▲	2024	▼	▼	▲	2024	▼	▼	▼
2025	▼	▲	▲	2025	▼	▲	▲	2025	▼	▼	▲	2025	▼	▼	▼
2026	▼	▲	▲	2026	▼	▲	▲	2026	▼	▼	▲	2026	▼	▼	▼

Findings

- 1.12 At the values currently prevalent in the north of Stafford town, development is unlikely to be able to deliver the full 30% affordable housing. There may, however, be exceptions. Average prices in this postcode area may be affected by sales of lower value, older dwellings whereas new development may attract a premium and development is, in any case liable to be concentrated on those areas which attract a premium. Moreover, we note that the Council has, in recent months given consent for several schemes which have provided the full 30% affordable housing within the ST16 postcode. Officers should be aware of the low values that do generally pertain in the north of the town but in all cases, consideration should be given to the specific characteristics of the development and the values it will achieve rather than assuming that its location in north Stafford necessarily precludes the delivery of affordable housing.



Sites in the area to the west of Stafford Town (ST18 9)



- 1.13 Although property values in the North of Stafford Town are relatively low, values in the area immediately surrounding it to the West are very different. Major schemes planned for the town may, in practice, fall into the surrounding ST18 9 postcode area and, even where they do not, values may be nearer to those in ST18 9 than ST16.
- 1.14 In considering the results, we start with the effect of different percentages of affordable housing on a development at 30 dwellings per hectare, until recently, the lowest permissible density for development. We will use a 50 unit site in order to ensure that the “lumpiness” which comes with rounding up fractions of units into whole units is a small scale effect. (For example, both 30% and 40% of a 5 unit site both round to 2 units – this can be misleading when seeking to draw general conclusions).
- 1.15 In contrast to the sites appraised in North Stafford town, sites in the ST18 9 postcode would appear to be generally far more viable. Even sites developed on land previously in residential use remain marginally viable with 15% affordable housing and development on sites in industrial or greenfield use are fully viable at that level. At 30% affordable housing, delivery on greenfield and industrial land become only marginally viable. This suggests that, although some sites will be able to deliver 30%, not all will. However, it is possible that some development – built on lower value sites - would be able to deliver up to 40% affordable housing but it should be noted that this becomes increasingly difficult as the impact of the Code for Sustainable Homes increases towards 2016.



Figure 14. 50 units ST18 9 30% Affordable 25dph

Value Area: ST18 9 50 dwellings (50 Houses) 2.67 Hectare site (25 DPH). Absorption: 60 units p.a. Planning gain at 100% Subsidy at £0 per unit (rent) & £0 per unit (intermediate) Sustainability at £600 per unit 30% Affordable Housing 80:20 (Social Rent to Intermediate)				Value Area: ST18 9 50 dwellings (50 Houses) 2.67 Hectare site (25 DPH). Absorption: 60 units p.a. Planning gain at 100% Subsidy at £0 per unit (rent) & £0 per unit (intermediate) Sustainability at £600 per unit 30% Affordable Housing 80:20 (Social Rent to Intermediate)				Value Area: ST18 9 50 dwellings (50 Houses) 2.67 Hectare site (25 DPH). Absorption: 60 units p.a. Planning gain at 100% Subsidy at £0 per unit (rent) & £0 per unit (intermediate) Sustainability at £600 per unit 30% Affordable Housing 80:20 (Social Rent to Intermediate)				Value Area: ST18 9 50 dwellings (50 Houses) 2.67 Hectare site (25 DPH). Absorption: 60 units p.a. Planning gain at 100% Subsidy at £0 per unit (rent) & £0 per unit (intermediate) Sustainability at £600 per unit 30% Affordable Housing 80:20 (Social Rent to Intermediate)			
TEST 1 SHEET 1															
GREENFIELD				INDUSTRIAL1				INDUSTRIAL2				PDL			
DOWN	MIDDLE	UP		DOWN	MIDDLE	UP		DOWN	MIDDLE	UP		DOWN	MIDDLE	UP	
2010	▲▶	▲▲	▲▲	▲▶	▲▲	▲▲	▲▶	▲▶	▲▲	▲▲	▲▶	▼▼	▼▼	▼▼	◀▶
2011	▲▶	▲▲	▲▲	▲▶	▲▲	▲▲	▲▶	▲▶	▲▲	▲▲	▲▶	▼▼	▼▼	▼▼	▼▼
2012	▲▶	▲▲	▲▲	▲▶	▲▲	▲▲	▲▶	▲▶	▲▲	▲▲	▲▶	▼▼	▼▼	▼▼	▼▼
2013	▲▶	▲▲	▲▲	▲▶	▲▲	▲▲	▲▶	▲▶	▲▲	▲▲	▲▶	▼▼	▼▼	▼▼	▼▼
2014	▲▶	▲▲	▲▲	▲▶	▲▲	▲▲	▲▶	▲▶	▲▲	▲▲	▲▶	▼▼	▼▼	▼▼	▼▼
2015	▲▶	▲▲	▲▲	▲▶	▲▲	▲▲	▲▶	▲▶	▲▲	▲▲	▲▶	▼▼	▼▼	▼▼	▼▼
2016	▲▶	▲▲	▲▲	▲▶	▲▲	▲▲	▲▶	▲▶	▲▲	▲▲	▲▶	▼▼	▼▼	▼▼	▼▼
2017	▲▶	▲▲	▲▲	▲▶	▲▲	▲▲	▲▶	▲▶	▲▲	▲▲	▲▶	▼▼	▼▼	▼▼	▼▼
2018	▲▶	▲▲	▲▲	▲▶	▲▲	▲▲	▲▶	▲▶	▲▲	▲▲	▲▶	▼▼	▼▼	▼▼	▼▼
2019	▲▶	▲▲	▲▲	▲▶	▲▲	▲▲	▲▶	▲▶	▲▲	▲▲	▲▶	▼▼	▼▼	▼▼	▼▼
2020	▲▶	▲▲	▲▲	▲▶	▲▲	▲▲	▲▶	▲▶	▲▲	▲▲	▲▶	▼▼	▼▼	▼▼	▼▼
2021	▲▶	▲▲	▲▲	▲▶	▲▲	▲▲	▲▶	▲▶	▲▲	▲▲	▲▶	▼▼	▼▼	▼▼	▼▼
2022	▲▶	▲▲	▲▲	▲▶	▲▲	▲▲	▲▶	▲▶	▲▲	▲▲	▲▶	▼▼	▼▼	▼▼	▼▼
2023	▲▶	▲▲	▲▲	▲▶	▲▲	▲▲	▲▶	▲▶	▲▲	▲▲	▲▶	▼▼	▼▼	▼▼	▼▼
2024	▲▶	▲▲	▲▲	▲▶	▲▲	▲▲	▲▶	▲▶	▲▲	▲▲	▲▶	▼▼	▼▼	▼▼	▼▼
2025	▲▶	▲▲	▲▲	▲▶	▲▲	▲▲	▲▶	▲▶	▲▲	▲▲	▲▶	▼▼	▼▼	▼▼	▼▼
2026	▲▶	▲▲	▲▲	▲▶	▲▲	▲▲	▲▶	▲▶	▲▲	▲▲	▲▶	▼▼	▼▼	▼▼	▼▼

1.18 In respect of scale, we have again used the density which achieves the best viability as our baseline for considering this variable. Note that the smallest site, that of 5 units, is in fact providing 40% affordable housing (2 units) as a consequence of rounding. The results show that there is a discernable scale effect but one that is not highly significant.

Figure 15. 5 units ST18 9 40% Affordable 25dph

Value Area: ST18 9 5 dwellings (5 Houses) 0.2 Hectare site (25 DPH). Absorption: 60 units p.a. Planning gain at 100% Subsidy at £0 per unit (rent) & £0 per unit (intermediate) Sustainability at £600 per unit 40% Affordable Housing 80:20 (Social Rent to Intermediate)				Value Area: ST18 9 5 dwellings (5 Houses) 0.2 Hectare site (25 DPH). Absorption: 60 units p.a. Planning gain at 100% Subsidy at £0 per unit (rent) & £0 per unit (intermediate) Sustainability at £600 per unit 40% Affordable Housing 80:20 (Social Rent to Intermediate)				Value Area: ST18 9 5 dwellings (5 Houses) 0.2 Hectare site (25 DPH). Absorption: 60 units p.a. Planning gain at 100% Subsidy at £0 per unit (rent) & £0 per unit (intermediate) Sustainability at £600 per unit 40% Affordable Housing 80:20 (Social Rent to Intermediate)				Value Area: ST18 9 5 dwellings (5 Houses) 0.2 Hectare site (25 DPH). Absorption: 60 units p.a. Planning gain at 100% Subsidy at £0 per unit (rent) & £0 per unit (intermediate) Sustainability at £600 per unit 40% Affordable Housing 80:20 (Social Rent to Intermediate)			
TEST 1 SHEET 1															
GREENFIELD				INDUSTRIAL1				INDUSTRIAL2				PDL			
DOWN	MIDDLE	UP		DOWN	MIDDLE	UP		DOWN	MIDDLE	UP		DOWN	MIDDLE	UP	
2010	▼▼	▲▶	▲▶	▼▼	▲▶	▲▶	▼▼	▼▼	▲▶	▲▶	▼▼	▼▼	▼▼	▼▼	▼▼
2011	▼▼	▲▶	▲▶	▼▼	▲▶	▲▶	▼▼	▼▼	▲▶	▲▶	▼▼	▼▼	▼▼	▼▼	▼▼
2012	▼▼	▲▶	▲▶	▼▼	▲▶	▲▶	▼▼	▼▼	▲▶	▲▶	▼▼	▼▼	▼▼	▼▼	▼▼
2013	▼▼	▲▶	▲▶	▼▼	▲▶	▲▶	▼▼	▼▼	▲▶	▲▶	▼▼	▼▼	▼▼	▼▼	▼▼
2014	▼▼	▲▶	▲▶	▼▼	▲▶	▲▶	▼▼	▼▼	▲▶	▲▶	▼▼	▼▼	▼▼	▼▼	▼▼
2015	▼▼	▲▶	▲▶	▼▼	▲▶	▲▶	▼▼	▼▼	▲▶	▲▶	▼▼	▼▼	▼▼	▼▼	▼▼
2016	▼▼	▲▶	▲▶	▼▼	▲▶	▲▶	▼▼	▼▼	▲▶	▲▶	▼▼	▼▼	▼▼	▼▼	▼▼
2017	▼▼	▲▶	▲▶	▼▼	▲▶	▲▶	▼▼	▼▼	▲▶	▲▶	▼▼	▼▼	▼▼	▼▼	▼▼
2018	▼▼	▲▶	▲▶	▼▼	▲▶	▲▶	▼▼	▼▼	▲▶	▲▶	▼▼	▼▼	▼▼	▼▼	▼▼
2019	▼▼	▲▶	▲▶	▼▼	▲▶	▲▶	▼▼	▼▼	▲▶	▲▶	▼▼	▼▼	▼▼	▼▼	▼▼
2020	▼▼	▲▶	▲▶	▼▼	▲▶	▲▶	▼▼	▼▼	▲▶	▲▶	▼▼	▼▼	▼▼	▼▼	▼▼
2021	▼▼	▲▶	▲▶	▼▼	▲▶	▲▶	▼▼	▼▼	▲▶	▲▶	▼▼	▼▼	▼▼	▼▼	▼▼
2022	▼▼	▲▶	▲▶	▼▼	▲▶	▲▶	▼▼	▼▼	▲▶	▲▶	▼▼	▼▼	▼▼	▼▼	▼▼
2023	▼▼	▲▶	▲▶	▼▼	▲▶	▲▶	▼▼	▼▼	▲▶	▲▶	▼▼	▼▼	▼▼	▼▼	▼▼
2024	▼▼	▲▶	▲▶	▼▼	▲▶	▲▶	▼▼	▼▼	▲▶	▲▶	▼▼	▼▼	▼▼	▼▼	▼▼
2025	▼▼	▲▶	▲▶	▼▼	▲▶	▲▶	▼▼	▼▼	▲▶	▲▶	▼▼	▼▼	▼▼	▼▼	▼▼
2026	▼▼	▲▶	▲▶	▼▼	▲▶	▲▶	▼▼	▼▼	▲▶	▲▶	▼▼	▼▼	▼▼	▼▼	▼▼



Figure 21. 50 units ST18 0 30% Affordable
30dph

Value Area: ST18 0 50 dwellings (50 Houses) 1.83 Hectare site (30 DPH). Absorption: 60 units p.a. Planning gain at 100% Subsidy at £0 per unit (rent) & £0 per unit (intermediate) Sustainability at £600 per unit 30% Affordable Housing 80:20 (Social Rent to Intermediate)				Value Area: ST18 0 50 dwellings (50 Houses) 1.83 Hectare site (30 DPH). Absorption: 60 units p.a. Planning gain at 100% Subsidy at £0 per unit (rent) & £0 per unit (intermediate) Sustainability at £600 per unit 30% Affordable Housing 80:20 (Social Rent to Intermediate)				Value Area: ST18 0 50 dwellings (50 Houses) 1.83 Hectare site (30 DPH). Absorption: 60 units p.a. Planning gain at 100% Subsidy at £0 per unit (rent) & £0 per unit (intermediate) Sustainability at £600 per unit 30% Affordable Housing 80:20 (Social Rent to Intermediate)				Value Area: ST18 0 50 dwellings (50 Houses) 1.83 Hectare site (30 DPH). Absorption: 60 units p.a. Planning gain at 100% Subsidy at £0 per unit (rent) & £0 per unit (intermediate) Sustainability at £600 per unit 30% Affordable Housing 80:20 (Social Rent to Intermediate)			
TEST 1 SHEET 1 GREENFIELD				TEST 1 SHEET 1 INDUSTRIAL1				TEST 1 SHEET 1 INDUSTRIAL2				TEST 1 SHEET 1 PDL			
DOWN	MIDDLE	UP		DOWN	MIDDLE	UP		DOWN	MIDDLE	UP		DOWN	MIDDLE	UP	
2010	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	
2011	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	
2012	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	
2013	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	
2014	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	
2015	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	
2016	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	
2017	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	
2018	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	
2019	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	
2020	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	
2021	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	
2022	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	
2023	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	
2024	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	
2025	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	
2026	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	

Figure 22. 50 units ST18 0 40% Affordable
30dph

Value Area: ST18 0 50 dwellings (50 Houses) 1.83 Hectare site (30 DPH). Absorption: 60 units p.a. Planning gain at 100% Subsidy at £0 per unit (rent) & £0 per unit (intermediate) Sustainability at £600 per unit 40% Affordable Housing 80:20 (Social Rent to Intermediate)				Value Area: ST18 0 50 dwellings (50 Houses) 1.83 Hectare site (30 DPH). Absorption: 60 units p.a. Planning gain at 100% Subsidy at £0 per unit (rent) & £0 per unit (intermediate) Sustainability at £600 per unit 40% Affordable Housing 80:20 (Social Rent to Intermediate)				Value Area: ST18 0 50 dwellings (50 Houses) 1.83 Hectare site (30 DPH). Absorption: 60 units p.a. Planning gain at 100% Subsidy at £0 per unit (rent) & £0 per unit (intermediate) Sustainability at £600 per unit 40% Affordable Housing 80:20 (Social Rent to Intermediate)				Value Area: ST18 0 50 dwellings (50 Houses) 1.83 Hectare site (30 DPH). Absorption: 60 units p.a. Planning gain at 100% Subsidy at £0 per unit (rent) & £0 per unit (intermediate) Sustainability at £600 per unit 40% Affordable Housing 80:20 (Social Rent to Intermediate)			
TEST 1 SHEET 1 GREENFIELD				TEST 1 SHEET 1 INDUSTRIAL1				TEST 1 SHEET 1 INDUSTRIAL2				TEST 1 SHEET 1 PDL			
DOWN	MIDDLE	UP		DOWN	MIDDLE	UP		DOWN	MIDDLE	UP		DOWN	MIDDLE	UP	
2010	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	
2011	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	
2012	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	
2013	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	
2014	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	
2015	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	
2016	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	
2017	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	
2018	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	
2019	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	
2020	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	
2021	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	
2022	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	
2023	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	
2024	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	
2025	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	
2026	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	

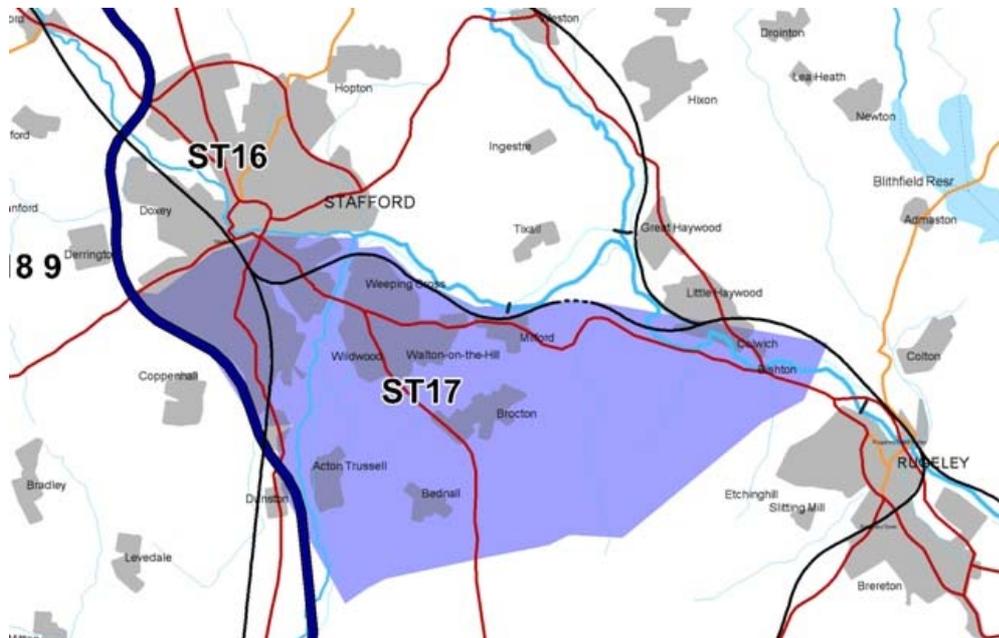
1.25 As figures 23 – 25 show, a reduction in density has a smaller effect in the ST18 0 postcode area than in ST18 9 and the effect is negative rather than positive. The reason for both is the different values achieved by different mixes of housing characteristic of those densities. Although a reduction in density allows a higher proportion of detached properties, which are likely to attract a premium, it entails the acquisition of additional land. In this case, the premium is insufficient to offset the land cost.

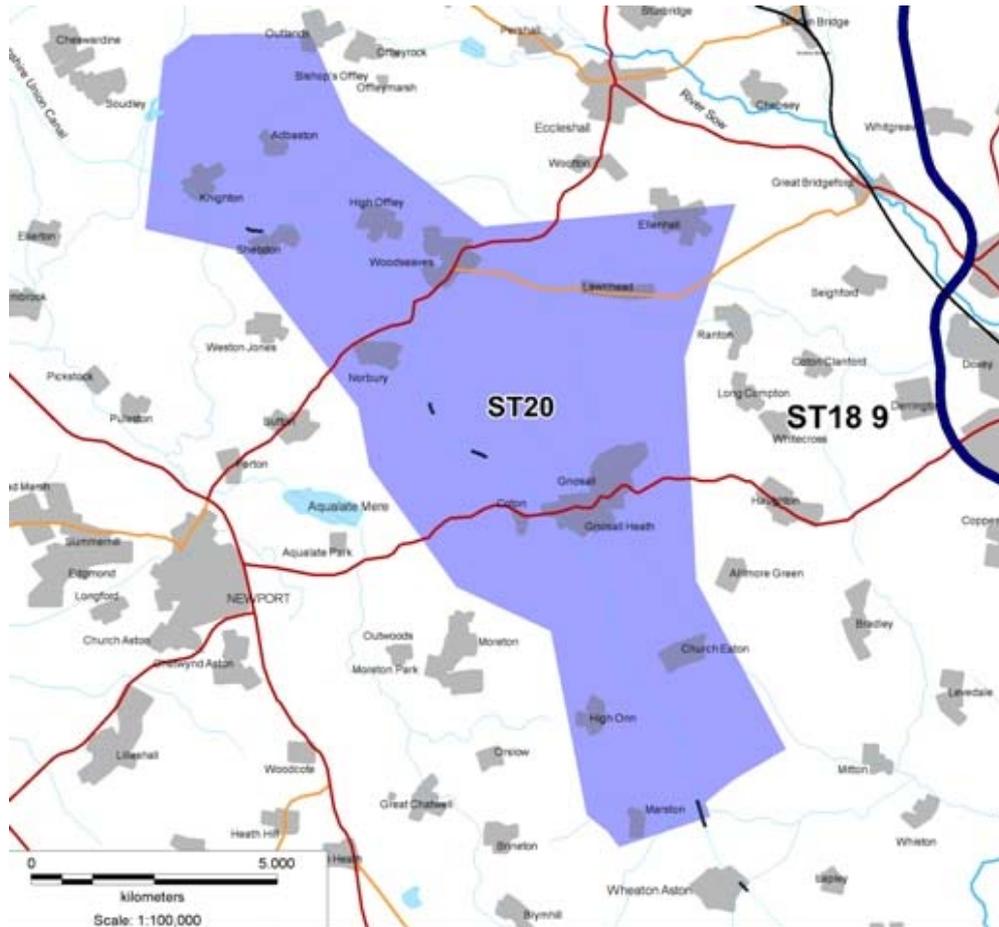


Findings

- 1.26 In the area to the east of Stafford, it would appear that there is a strong case for reducing the density requirement in order to allow for the development of higher value properties which will deliver more affordable housing, and detached properties certainly attract a premium. However, it may be that the reason for the premium is that detached houses in the area are scarce and that the market would be unable to bear the development of a large number of such dwellings without eroding the premium.
- 1.27 Moreover, development at 30 dwellings per hectare remains marginally viable on some types of land, up to 30% affordable housing. Much will depend on the attitude of landowners and that, in turn will depend, to a large extent, on the extent to which those landowners have the benefit of scarcity on their side. If a large number of potential sites can be identified then landowners will be less likely to hold back sites in the hope of achieving a better price later.

Sites in Stafford Town (South) and surrounding area (ST17) and in Woodseaves (ST20)





- 1.28 Although values in the south of Stafford Town and the settlements immediately to the south (ST17) and those in the Woodseaves area (ST20) vary between property types, the overall viability outcomes are similar and it therefore makes a certain sense to consider them simultaneously.
- 1.29 It is not a surprise that, with no affordable housing, development in both areas is viable on the majority of land types. It is, however, only marginally viable on land which has previously been in residential use. This is as we might expect since the redevelopment of residential land for residential use is usually justified by an intensification of development. 30dph may not be a sufficient intensification to render such re-use attractive. Were values to follow the “downside” trajectory, development might be only marginally viable.
- 1.30 At 15% affordable housing, development remains viable initially on all but previously developed residential land. However, the effect of introducing the higher levels of the Code for Sustainable Homes over the next 6 years drives up costs at a faster rate than values. This renders developments starting from 2012 to 2022 only marginally viable.
- 1.31 At 30% affordable housing, the viability of development becomes marginal, suggesting that a slight reduction in the level of affordable housing would be required in order to ensure viability. 40% affordable housing is unlikely to be deliverable except on sites with very limited alternative use values – such as surplus industrial land and agricultural land. Even then, development is more challenging.



Figure 32. 50 units ST20 40% Affordable
30dph

Value Area: ST20 50 dwellings (50 Houses) 1.83 Hectare site (30 DPH). Absorption: 60 units p.a. Planning gain at 100% Subsidy at £0 per unit (rent) & £0 per unit (intermediate) Sustainability at £600 per unit 40% Affordable Housing 80:20 (Social Rent to Intermediate)				Value Area: ST20 50 dwellings (50 Houses) 1.83 Hectare site (30 DPH). Absorption: 60 units p.a. Planning gain at 100% Subsidy at £0 per unit (rent) & £0 per unit (intermediate) Sustainability at £600 per unit 40% Affordable Housing 80:20 (Social Rent to Intermediate)				Value Area: ST20 50 dwellings (50 Houses) 1.83 Hectare site (30 DPH). Absorption: 60 units p.a. Planning gain at 100% Subsidy at £0 per unit (rent) & £0 per unit (intermediate) Sustainability at £600 per unit 40% Affordable Housing 80:20 (Social Rent to Intermediate)				Value Area: ST20 50 dwellings (50 Houses) 1.83 Hectare site (30 DPH). Absorption: 60 units p.a. Planning gain at 100% Subsidy at £0 per unit (rent) & £0 per unit (intermediate) Sustainability at £600 per unit 40% Affordable Housing 80:20 (Social Rent to Intermediate)			
TEST 1 SHEET 1 GREENFIELD			TEST 1 SHEET 1 INDUSTRIAL1			TEST 1 SHEET 1 INDUSTRIAL2			TEST 1 SHEET 1 PDL			TEST 1 SHEET 1 PDL			
DOWN	MIDDLE	UP	DOWN	MIDDLE	UP	DOWN	MIDDLE	UP	DOWN	MIDDLE	UP	DOWN	MIDDLE	UP	
2010	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔		
2011	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔		
2012	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔		
2013	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔		
2014	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔		
2015	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔		
2016	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔		
2017	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔		
2018	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔		
2019	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔		
2020	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔		
2021	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔		
2022	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔		
2023	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔		
2024	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔		
2025	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔		
2026	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔		

Figure 33. 50 units ST17 40% Affordable
30dph

Value Area: ST17 50 dwellings (50 Houses) 1.83 Hectare site (30 DPH). Absorption: 60 units p.a. Planning gain at 100% Subsidy at £0 per unit (rent) & £0 per unit (intermediate) Sustainability at £600 per unit 40% Affordable Housing 80:20 (Social Rent to Intermediate)				Value Area: ST17 50 dwellings (50 Houses) 1.83 Hectare site (30 DPH). Absorption: 60 units p.a. Planning gain at 100% Subsidy at £0 per unit (rent) & £0 per unit (intermediate) Sustainability at £600 per unit 40% Affordable Housing 80:20 (Social Rent to Intermediate)				Value Area: ST17 50 dwellings (50 Houses) 1.83 Hectare site (30 DPH). Absorption: 60 units p.a. Planning gain at 100% Subsidy at £0 per unit (rent) & £0 per unit (intermediate) Sustainability at £600 per unit 40% Affordable Housing 80:20 (Social Rent to Intermediate)				Value Area: ST17 50 dwellings (50 Houses) 1.83 Hectare site (30 DPH). Absorption: 60 units p.a. Planning gain at 100% Subsidy at £0 per unit (rent) & £0 per unit (intermediate) Sustainability at £600 per unit 40% Affordable Housing 80:20 (Social Rent to Intermediate)			
TEST 1 SHEET 1 GREENFIELD			TEST 1 SHEET 1 INDUSTRIAL1			TEST 1 SHEET 1 INDUSTRIAL2			TEST 1 SHEET 1 PDL			TEST 1 SHEET 1 PDL			
DOWN	MIDDLE	UP	DOWN	MIDDLE	UP	DOWN	MIDDLE	UP	DOWN	MIDDLE	UP	DOWN	MIDDLE	UP	
2010	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔		
2011	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔		
2012	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔		
2013	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔		
2014	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔		
2015	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔		
2016	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔		
2017	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔		
2018	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔		
2019	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔		
2020	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔		
2021	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔		
2022	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔		
2023	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔		
2024	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔		
2025	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔		
2026	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔		

1.32 Although the results for ST20 were fractionally more positive at 30% and 30dph than the results for ST17, the gap appears to widen noticeably at a reduced density of 25dph. As figures 34 and 35 show, industrial sites are viable in ST20 for a couple of years before the impact of Code for Sustainable Homes (CSH) renders them only marginally viable. In ST17, 30% is never more than marginally viable on such sites. However, this does not exclude the possibility that 30% affordable housing will come forward on some sites and the remainder may be able to deliver significantly more than 15%.



Figure 34. 50 units ST 20 30% affordable
25dph

Value Area: ST20 50 dwellings (50 Houses) 2.67 Hectare site (25 DPH). Absorption: 60 units p.a. Planning gain at 100% Subsidy at £0 per unit (rent) & £0 per unit (intermediate) Sustainability at £600 per unit 30% Affordable Housing 80:20 (Social Rent to Intermediate)				Value Area: ST20 50 dwellings (50 Houses) 2.67 Hectare site (25 DPH). Absorption: 60 units p.a. Planning gain at 100% Subsidy at £0 per unit (rent) & £0 per unit (intermediate) Sustainability at £600 per unit 30% Affordable Housing 80:20 (Social Rent to Intermediate)				Value Area: ST20 50 dwellings (50 Houses) 2.67 Hectare site (25 DPH). Absorption: 60 units p.a. Planning gain at 100% Subsidy at £0 per unit (rent) & £0 per unit (intermediate) Sustainability at £600 per unit 30% Affordable Housing 80:20 (Social Rent to Intermediate)				Value Area: ST20 50 dwellings (50 Houses) 2.67 Hectare site (25 DPH). Absorption: 60 units p.a. Planning gain at 100% Subsidy at £0 per unit (rent) & £0 per unit (intermediate) Sustainability at £600 per unit 30% Affordable Housing 80:20 (Social Rent to Intermediate)			
TEST 1 SHEET 1 GREENFIELD				TEST 1 SHEET 1 INDUSTRIAL1				TEST 1 SHEET 1 INDUSTRIAL2				TEST 1 SHEET 1 PDL			
DOWN	MIDDLE	UP		DOWN	MIDDLE	UP		DOWN	MIDDLE	UP		DOWN	MIDDLE	UP	
2010	▲▲	▲▲	▲▲	▲▲	▲▲	▲▲		▲▲	▲▲	▲▲		▲▲	▲▲	▲▲	
2011	▲▲	▲▲	▲▲	▲▲	▲▲	▲▲		▲▲	▲▲	▲▲		▲▲	▲▲	▲▲	
2012	▲▲	▲▲	▲▲	▲▲	▲▲	▲▲		▲▲	▲▲	▲▲		▲▲	▲▲	▲▲	
2013	▲▲	▲▲	▲▲	▲▲	▲▲	▲▲		▲▲	▲▲	▲▲		▲▲	▲▲	▲▲	
2014	▲▲	▲▲	▲▲	▲▲	▲▲	▲▲		▲▲	▲▲	▲▲		▲▲	▲▲	▲▲	
2015	▲▲	▲▲	▲▲	▲▲	▲▲	▲▲		▲▲	▲▲	▲▲		▲▲	▲▲	▲▲	
2016	▲▲	▲▲	▲▲	▲▲	▲▲	▲▲		▲▲	▲▲	▲▲		▲▲	▲▲	▲▲	
2017	▲▲	▲▲	▲▲	▲▲	▲▲	▲▲		▲▲	▲▲	▲▲		▲▲	▲▲	▲▲	
2018	▲▲	▲▲	▲▲	▲▲	▲▲	▲▲		▲▲	▲▲	▲▲		▲▲	▲▲	▲▲	
2019	▲▲	▲▲	▲▲	▲▲	▲▲	▲▲		▲▲	▲▲	▲▲		▲▲	▲▲	▲▲	
2020	▲▲	▲▲	▲▲	▲▲	▲▲	▲▲		▲▲	▲▲	▲▲		▲▲	▲▲	▲▲	
2021	▲▲	▲▲	▲▲	▲▲	▲▲	▲▲		▲▲	▲▲	▲▲		▲▲	▲▲	▲▲	
2022	▲▲	▲▲	▲▲	▲▲	▲▲	▲▲		▲▲	▲▲	▲▲		▲▲	▲▲	▲▲	
2023	▲▲	▲▲	▲▲	▲▲	▲▲	▲▲		▲▲	▲▲	▲▲		▲▲	▲▲	▲▲	
2024	▲▲	▲▲	▲▲	▲▲	▲▲	▲▲		▲▲	▲▲	▲▲		▲▲	▲▲	▲▲	
2025	▲▲	▲▲	▲▲	▲▲	▲▲	▲▲		▲▲	▲▲	▲▲		▲▲	▲▲	▲▲	
2026	▲▲	▲▲	▲▲	▲▲	▲▲	▲▲		▲▲	▲▲	▲▲		▲▲	▲▲	▲▲	

Figure 35. 50 units ST17 30% affordable
25dph

Value Area: ST17 50 dwellings (50 Houses) 2.67 Hectare site (25 DPH). Absorption: 60 units p.a. Planning gain at 100% Subsidy at £0 per unit (rent) & £0 per unit (intermediate) Sustainability at £600 per unit 30% Affordable Housing 80:20 (Social Rent to Intermediate)				Value Area: ST17 50 dwellings (50 Houses) 2.67 Hectare site (25 DPH). Absorption: 60 units p.a. Planning gain at 100% Subsidy at £0 per unit (rent) & £0 per unit (intermediate) Sustainability at £600 per unit 30% Affordable Housing 80:20 (Social Rent to Intermediate)				Value Area: ST17 50 dwellings (50 Houses) 2.67 Hectare site (25 DPH). Absorption: 60 units p.a. Planning gain at 100% Subsidy at £0 per unit (rent) & £0 per unit (intermediate) Sustainability at £600 per unit 30% Affordable Housing 80:20 (Social Rent to Intermediate)				Value Area: ST17 50 dwellings (50 Houses) 2.67 Hectare site (25 DPH). Absorption: 60 units p.a. Planning gain at 100% Subsidy at £0 per unit (rent) & £0 per unit (intermediate) Sustainability at £600 per unit 30% Affordable Housing 80:20 (Social Rent to Intermediate)			
TEST 1 SHEET 1 GREENFIELD				TEST 1 SHEET 1 INDUSTRIAL1				TEST 1 SHEET 1 INDUSTRIAL2				TEST 1 SHEET 1 PDL			
DOWN	MIDDLE	UP		DOWN	MIDDLE	UP		DOWN	MIDDLE	UP		DOWN	MIDDLE	UP	
2010	▲▲	▲▲	▲▲	▲▲	▲▲	▲▲		▲▲	▲▲	▲▲		▲▲	▲▲	▲▲	
2011	▲▲	▲▲	▲▲	▲▲	▲▲	▲▲		▲▲	▲▲	▲▲		▲▲	▲▲	▲▲	
2012	▲▲	▲▲	▲▲	▲▲	▲▲	▲▲		▲▲	▲▲	▲▲		▲▲	▲▲	▲▲	
2013	▲▲	▲▲	▲▲	▲▲	▲▲	▲▲		▲▲	▲▲	▲▲		▲▲	▲▲	▲▲	
2014	▲▲	▲▲	▲▲	▲▲	▲▲	▲▲		▲▲	▲▲	▲▲		▲▲	▲▲	▲▲	
2015	▲▲	▲▲	▲▲	▲▲	▲▲	▲▲		▲▲	▲▲	▲▲		▲▲	▲▲	▲▲	
2016	▲▲	▲▲	▲▲	▲▲	▲▲	▲▲		▲▲	▲▲	▲▲		▲▲	▲▲	▲▲	
2017	▲▲	▲▲	▲▲	▲▲	▲▲	▲▲		▲▲	▲▲	▲▲		▲▲	▲▲	▲▲	
2018	▲▲	▲▲	▲▲	▲▲	▲▲	▲▲		▲▲	▲▲	▲▲		▲▲	▲▲	▲▲	
2019	▲▲	▲▲	▲▲	▲▲	▲▲	▲▲		▲▲	▲▲	▲▲		▲▲	▲▲	▲▲	
2020	▲▲	▲▲	▲▲	▲▲	▲▲	▲▲		▲▲	▲▲	▲▲		▲▲	▲▲	▲▲	
2021	▲▲	▲▲	▲▲	▲▲	▲▲	▲▲		▲▲	▲▲	▲▲		▲▲	▲▲	▲▲	
2022	▲▲	▲▲	▲▲	▲▲	▲▲	▲▲		▲▲	▲▲	▲▲		▲▲	▲▲	▲▲	
2023	▲▲	▲▲	▲▲	▲▲	▲▲	▲▲		▲▲	▲▲	▲▲		▲▲	▲▲	▲▲	
2024	▲▲	▲▲	▲▲	▲▲	▲▲	▲▲		▲▲	▲▲	▲▲		▲▲	▲▲	▲▲	
2025	▲▲	▲▲	▲▲	▲▲	▲▲	▲▲		▲▲	▲▲	▲▲		▲▲	▲▲	▲▲	
2026	▲▲	▲▲	▲▲	▲▲	▲▲	▲▲		▲▲	▲▲	▲▲		▲▲	▲▲	▲▲	

1.33 We did not model 50 unit sites in this postcode at 20dph, considering this to be a scale and type of development that was not likely to come forward often. However, a further reduction in density appears to harm rather than improve viability on a smaller 15 unit development.



Figure 36. 15 units ST20 30% affordable
20dph

Value Area: ST20 15 dwellings (15 Houses) 0.83 Hectare site (20 DPH). Absorption: 60 units p.a. Planning gain at 100% Subsidy at £0 per unit (rent) & £0 per unit (intermediate) Sustainability at £600 per unit 30% Affordable Housing 80:20 (Social Rent to Intermediate)				Value Area: ST20 15 dwellings (15 Houses) 0.83 Hectare site (20 DPH). Absorption: 60 units p.a. Planning gain at 100% Subsidy at £0 per unit (rent) & £0 per unit (intermediate) Sustainability at £600 per unit 30% Affordable Housing 80:20 (Social Rent to Intermediate)				Value Area: ST20 15 dwellings (15 Houses) 0.83 Hectare site (20 DPH). Absorption: 60 units p.a. Planning gain at 100% Subsidy at £0 per unit (rent) & £0 per unit (intermediate) Sustainability at £600 per unit 30% Affordable Housing 80:20 (Social Rent to Intermediate)				Value Area: ST20 15 dwellings (15 Houses) 0.83 Hectare site (20 DPH). Absorption: 60 units p.a. Planning gain at 100% Subsidy at £0 per unit (rent) & £0 per unit (intermediate) Sustainability at £600 per unit 30% Affordable Housing 80:20 (Social Rent to Intermediate)			
TEST 1 SHEET 1 GREENFIELD				TEST 1 SHEET 1 INDUSTRIAL1				TEST 1 SHEET 1 INDUSTRIAL2				TEST 1 SHEET 1 PDL			
DOWN	MIDDLE	UP		DOWN	MIDDLE	UP		DOWN	MIDDLE	UP		DOWN	MIDDLE	UP	
2010	↔	↔	↔	↔	↔	↔		↔	↔	↔		↔	↔	↔	
2011	↔	↔	↔	↔	↔	↔		↔	↔	↔		↔	↔	↔	
2012	↔	↔	↔	↔	↔	↔		↔	↔	↔		↔	↔	↔	
2013	↔	↔	↔	↔	↔	↔		↔	↔	↔		↔	↔	↔	
2014	↔	↔	↔	↔	↔	↔		↔	↔	↔		↔	↔	↔	
2015	↔	↔	↔	↔	↔	↔		↔	↔	↔		↔	↔	↔	
2016	↔	↔	↔	↔	↔	↔		↔	↔	↔		↔	↔	↔	
2017	↔	↔	↔	↔	↔	↔		↔	↔	↔		↔	↔	↔	
2018	↔	↔	↔	↔	↔	↔		↔	↔	↔		↔	↔	↔	
2019	↔	↔	↔	↔	↔	↔		↔	↔	↔		↔	↔	↔	
2020	↔	↔	↔	↔	↔	↔		↔	↔	↔		↔	↔	↔	
2021	↔	↔	↔	↔	↔	↔		↔	↔	↔		↔	↔	↔	
2022	↔	↔	↔	↔	↔	↔		↔	↔	↔		↔	↔	↔	
2023	↔	↔	↔	↔	↔	↔		↔	↔	↔		↔	↔	↔	
2024	↔	↔	↔	↔	↔	↔		↔	↔	↔		↔	↔	↔	
2025	↔	↔	↔	↔	↔	↔		↔	↔	↔		↔	↔	↔	
2026	↔	↔	↔	↔	↔	↔		↔	↔	↔		↔	↔	↔	

Figure 37. 15 units ST17 30% affordable
20dph

Value Area: ST17 15 dwellings (15 Houses) 0.83 Hectare site (20 DPH). Absorption: 60 units p.a. Planning gain at 100% Subsidy at £0 per unit (rent) & £0 per unit (intermediate) Sustainability at £600 per unit 30% Affordable Housing 80:20 (Social Rent to Intermediate)				Value Area: ST17 15 dwellings (15 Houses) 0.83 Hectare site (20 DPH). Absorption: 60 units p.a. Planning gain at 100% Subsidy at £0 per unit (rent) & £0 per unit (intermediate) Sustainability at £600 per unit 30% Affordable Housing 80:20 (Social Rent to Intermediate)				Value Area: ST17 15 dwellings (15 Houses) 0.83 Hectare site (20 DPH). Absorption: 60 units p.a. Planning gain at 100% Subsidy at £0 per unit (rent) & £0 per unit (intermediate) Sustainability at £600 per unit 30% Affordable Housing 80:20 (Social Rent to Intermediate)				Value Area: ST17 15 dwellings (15 Houses) 0.83 Hectare site (20 DPH). Absorption: 60 units p.a. Planning gain at 100% Subsidy at £0 per unit (rent) & £0 per unit (intermediate) Sustainability at £600 per unit 30% Affordable Housing 80:20 (Social Rent to Intermediate)			
TEST 1 SHEET 1 GREENFIELD				TEST 1 SHEET 1 INDUSTRIAL1				TEST 1 SHEET 1 INDUSTRIAL2				TEST 1 SHEET 1 PDL			
DOWN	MIDDLE	UP		DOWN	MIDDLE	UP		DOWN	MIDDLE	UP		DOWN	MIDDLE	UP	
2010	↔	↔	↔	↔	↔	↔		↔	↔	↔		↔	↔	↔	
2011	↔	↔	↔	↔	↔	↔		↔	↔	↔		↔	↔	↔	
2012	↔	↔	↔	↔	↔	↔		↔	↔	↔		↔	↔	↔	
2013	↔	↔	↔	↔	↔	↔		↔	↔	↔		↔	↔	↔	
2014	↔	↔	↔	↔	↔	↔		↔	↔	↔		↔	↔	↔	
2015	↔	↔	↔	↔	↔	↔		↔	↔	↔		↔	↔	↔	
2016	↔	↔	↔	↔	↔	↔		↔	↔	↔		↔	↔	↔	
2017	↔	↔	↔	↔	↔	↔		↔	↔	↔		↔	↔	↔	
2018	↔	↔	↔	↔	↔	↔		↔	↔	↔		↔	↔	↔	
2019	↔	↔	↔	↔	↔	↔		↔	↔	↔		↔	↔	↔	
2020	↔	↔	↔	↔	↔	↔		↔	↔	↔		↔	↔	↔	
2021	↔	↔	↔	↔	↔	↔		↔	↔	↔		↔	↔	↔	
2022	↔	↔	↔	↔	↔	↔		↔	↔	↔		↔	↔	↔	
2023	↔	↔	↔	↔	↔	↔		↔	↔	↔		↔	↔	↔	
2024	↔	↔	↔	↔	↔	↔		↔	↔	↔		↔	↔	↔	
2025	↔	↔	↔	↔	↔	↔		↔	↔	↔		↔	↔	↔	
2026	↔	↔	↔	↔	↔	↔		↔	↔	↔		↔	↔	↔	

1.34 Since these are areas where a relatively high percentage of affordable housing is likely to be deliverable, it is worth investigating whether this is an area where relatively scarce grant resources might usefully be targeted with the aim of delivering more than 30% affordable housing. Figures 38 and 39 suggest that, at a density of 25dph, grant at the rate of £40,000 (social rent) and £20,000 (intermediate), 40% affordable housing might be a realistic ambition in Woodseaves but not to the south of Stafford Town.



Figure 38 50 units ST20 40% affordable 25dph Grant

Value Area: ST20 50 dwellings (50 Houses) 2.67 Hectare site (25 DPH). Absorption: 60 units p.a. Planning gain at 100%				Value Area: ST20 dwellings (50 Houses) 2.67 Hectare site (25 DPH). Absorption: 60 units p.a. Planning gain at 100%				Value Area: ST20 dwellings (50 Houses) 2.67 Hectare site (25 DPH). Absorption: 60 units p.a. Planning gain at 100%				Value Area: ST20 dwellings (50 Houses) 2.67 Hectare site (25 DPH). Absorption: 60 units p.a. Planning gain at 100%			
Subsidy at £40000 per unit (rent) & £20000 per unit (intermediate) Sustainability at £600 per unit 40% Affordable Housing 80:20 (Social Rent to Intermediate)				Subsidy at £40000 per unit (rent) & £20000 per unit (intermediate) Sustainability at £600 per unit 40% Affordable Housing 80:20 (Social Rent to Intermediate)				Subsidy at £40000 per unit (rent) & £20000 per unit (intermediate) Sustainability at £600 per unit 40% Affordable Housing 80:20 (Social Rent to Intermediate)				Subsidy at £40000 per unit (rent) & £20000 per unit (intermediate) Sustainability at £600 per unit 40% Affordable Housing 80:20 (Social Rent to Intermediate)			
TEST 6 SHEET 1			TEST 6 SHEET 1			TEST 6 SHEET 1			TEST 6 SHEET 1			TEST 6 SHEET 1			
GREENFIELD			INDUSTRIAL1			INDUSTRIAL2			PDL			PDL			
DOWN	MIDDLE	UP	DOWN	MIDDLE	UP	DOWN	MIDDLE	UP	DOWN	MIDDLE	UP	DOWN	MIDDLE	UP	
2010	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	
2011	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	
2012	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	
2013	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	
2014	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	
2015	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	
2016	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	
2017	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	
2018	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	
2019	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	
2020	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	
2021	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	
2022	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	
2023	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	
2024	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	
2025	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	
2026	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	

Figure 39 50 units ST17 40% affordable 25dph Grant

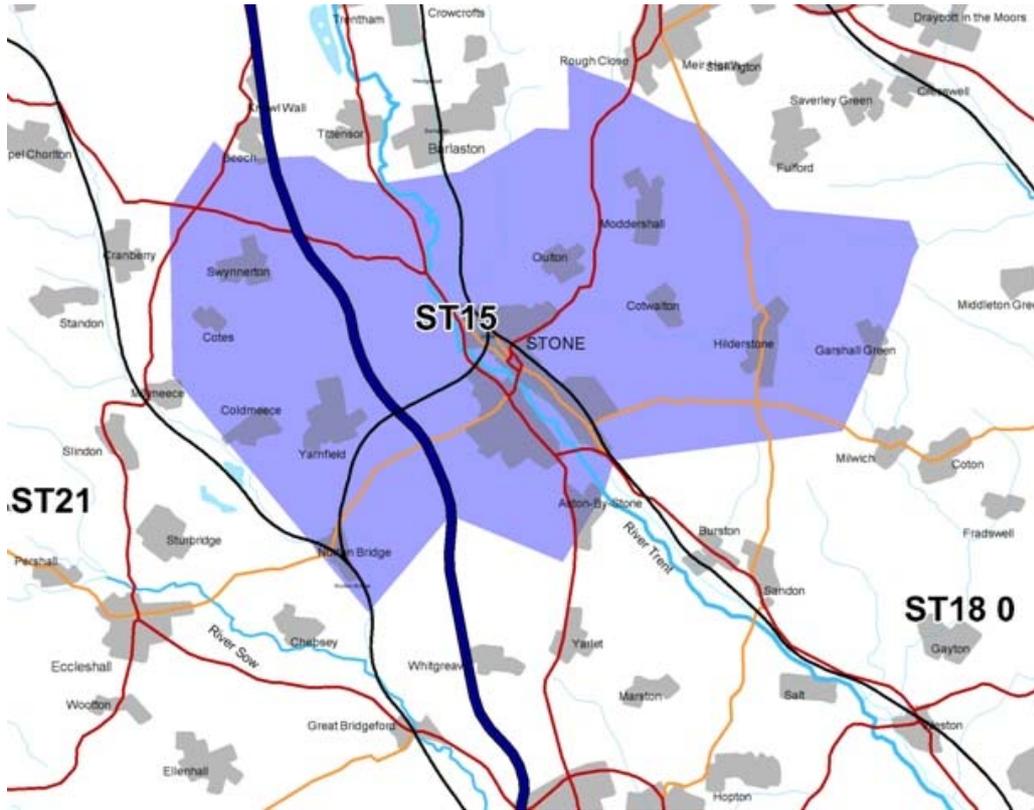
Value Area: ST17 50 dwellings (50 Houses) 2.67 Hectare site (25 DPH). Absorption: 60 units p.a. Planning gain at 100%				Value Area: ST17 dwellings (50 Houses) 2.67 Hectare site (25 DPH). Absorption: 60 units p.a. Planning gain at 100%				Value Area: ST17 dwellings (50 Houses) 2.67 Hectare site (25 DPH). Absorption: 60 units p.a. Planning gain at 100%				Value Area: ST17 dwellings (50 Houses) 2.67 Hectare site (25 DPH). Absorption: 60 units p.a. Planning gain at 100%			
Subsidy at £40000 per unit (rent) & £20000 per unit (intermediate) Sustainability at £600 per unit 40% Affordable Housing 80:20 (Social Rent to Intermediate)				Subsidy at £40000 per unit (rent) & £20000 per unit (intermediate) Sustainability at £600 per unit 40% Affordable Housing 80:20 (Social Rent to Intermediate)				Subsidy at £40000 per unit (rent) & £20000 per unit (intermediate) Sustainability at £600 per unit 40% Affordable Housing 80:20 (Social Rent to Intermediate)				Subsidy at £40000 per unit (rent) & £20000 per unit (intermediate) Sustainability at £600 per unit 40% Affordable Housing 80:20 (Social Rent to Intermediate)			
TEST 6 SHEET 1			TEST 6 SHEET 1			TEST 6 SHEET 1			TEST 6 SHEET 1			TEST 6 SHEET 1			
GREENFIELD			INDUSTRIAL1			INDUSTRIAL2			PDL			PDL			
DOWN	MIDDLE	UP	DOWN	MIDDLE	UP	DOWN	MIDDLE	UP	DOWN	MIDDLE	UP	DOWN	MIDDLE	UP	
2010	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	
2011	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	
2012	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	
2013	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	
2014	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	
2015	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	
2016	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	
2017	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	
2018	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	
2019	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	
2020	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	
2021	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	
2022	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	
2023	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	
2024	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	
2025	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	
2026	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	

Findings

- 1.35 We find that 30% affordable housing would be a challenging but realistic target for sites in the ST17 and ST20 postcode areas without grant. With it, there may be scope to deliver higher percentages of affordable housing on some sites in Woodseaves, up to 40%. However, the opportunities to do so may be limited. Moreover, if it is recognised that the majority of the Borough may reach up to 30% affordable housing, it may not be considered a good use of scarce resources to use it in support of unusually high percentages of affordable housing in one area of the Borough.



Sites in Stone and surrounding area (ST15)



1.36 Stone, and the area surrounding it, are among the higher value areas in our study. Development viability is good on all types of site at 15% affordable housing, including sites previously in residential use. At 30% affordable housing, greenfield and industrial sites remain viable initially before the impact of CSH renders them only marginally viable. However, they remain no worse than marginally viable throughout the study period. Moreover, some sites are still marginally viable at 40%, suggesting that it may, in fact, be possible to secure delivery of 30% or more affordable housing on some sites in the area

Figure 40. 50 units ST15 0% affordable 30dph

Value Area: ST15 50 dwellings (50 Houses) 1.83 Hectare site (30 DPH). Absorption: 60 units p.a. Planning gain at 100% Subsidy at £0 per unit (rent) & £0 per unit (Intermediate) Sustainability at £600 per unit 0% Affordable Housing 80:20 (Social Rent to Intermediate)				Value Area: ST15 50 dwellings (50 Houses) 1.83 Hectare site (30 DPH). Absorption: 60 units p.a. Planning gain at 100% Subsidy at £0 per unit (rent) & £0 per unit (Intermediate) Sustainability at £600 per unit 0% Affordable Housing 80:20 (Social Rent to Intermediate)				Value Area: ST15 50 dwellings (50 Houses) 1.83 Hectare site (30 DPH). Absorption: 60 units p.a. Planning gain at 100% Subsidy at £0 per unit (rent) & £0 per unit (Intermediate) Sustainability at £600 per unit 0% Affordable Housing 80:20 (Social Rent to Intermediate)				Value Area: ST15 50 dwellings (50 Houses) 1.83 Hectare site (30 DPH). Absorption: 60 units p.a. Planning gain at 100% Subsidy at £0 per unit (rent) & £0 per unit (Intermediate) Sustainability at £600 per unit 0% Affordable Housing 80:20 (Social Rent to Intermediate)			
TEST 1 SHEET 1 GREENFIELD			TEST 1 SHEET 1 INDUSTRIAL1			TEST 1 SHEET 1 INDUSTRIAL2			TEST 1 SHEET 1 PDL			TEST 1 SHEET 1 PDL			
DOWN	MIDDLE	UP	DOWN	MIDDLE	UP	DOWN	MIDDLE	UP	DOWN	MIDDLE	UP	DOWN	MIDDLE	UP	
2010	▲▲	▲▲	▲▲	▲▲	▲▲	▲▲	▲▲	▲▲	○	▲▲	▲▲	○	▲▲	▲▲	
2011	▲▲	▲▲	▲▲	▲▲	▲▲	▲▲	▲▲	▲▲	○	▲▲	▲▲	○	▲▲	▲▲	
2012	▲▲	▲▲	▲▲	▲▲	▲▲	▲▲	▲▲	▲▲	○	▲▲	▲▲	○	▲▲	▲▲	
2013	▲▲	▲▲	▲▲	▲▲	▲▲	▲▲	▲▲	▲▲	○	▲▲	▲▲	○	▲▲	▲▲	
2014	▲▲	▲▲	▲▲	▲▲	▲▲	▲▲	▲▲	▲▲	○	▲▲	▲▲	○	▲▲	▲▲	
2015	▲▲	▲▲	▲▲	▲▲	▲▲	▲▲	▲▲	▲▲	○	▲▲	▲▲	○	▲▲	▲▲	
2016	▲▲	▲▲	▲▲	▲▲	▲▲	▲▲	▲▲	▲▲	○	▲▲	▲▲	○	▲▲	▲▲	
2017	▲▲	▲▲	▲▲	▲▲	▲▲	▲▲	▲▲	▲▲	○	▲▲	▲▲	○	▲▲	▲▲	
2018	▲▲	▲▲	▲▲	▲▲	▲▲	▲▲	▲▲	▲▲	○	▲▲	▲▲	○	▲▲	▲▲	
2019	▲▲	▲▲	▲▲	▲▲	▲▲	▲▲	▲▲	▲▲	○	▲▲	▲▲	○	▲▲	▲▲	
2020	▲▲	▲▲	▲▲	▲▲	▲▲	▲▲	▲▲	▲▲	○	▲▲	▲▲	○	▲▲	▲▲	
2021	▲▲	▲▲	▲▲	▲▲	▲▲	▲▲	▲▲	▲▲	○	▲▲	▲▲	○	▲▲	▲▲	
2022	▲▲	▲▲	▲▲	▲▲	▲▲	▲▲	▲▲	▲▲	○	▲▲	▲▲	○	▲▲	▲▲	
2023	▲▲	▲▲	▲▲	▲▲	▲▲	▲▲	▲▲	▲▲	○	▲▲	▲▲	○	▲▲	▲▲	
2024	▲▲	▲▲	▲▲	▲▲	▲▲	▲▲	▲▲	▲▲	○	▲▲	▲▲	○	▲▲	▲▲	
2025	▲▲	▲▲	▲▲	▲▲	▲▲	▲▲	▲▲	▲▲	○	▲▲	▲▲	○	▲▲	▲▲	
2026	▲▲	▲▲	▲▲	▲▲	▲▲	▲▲	▲▲	▲▲	○	▲▲	▲▲	○	▲▲	▲▲	



1.37 As regards density, the improvement in affordable housing delivery associated with a reduction to 25dph appears very small.

Figure 44. 50 units ST15 30% affordable 25dph

Value Area: ST15 50 dwellings (50 Houses) 2.67 Hectare site (25 DPH). Absorption: 60 units p.a. Planning gain at 100% Subsidy at £0 per unit (rent) & £0 per unit (intermediate) Sustainability at £600 per unit 30% Affordable Housing 80:20 (Social Rent to Intermediate)				Value Area: ST15 50 dwellings (50 Houses) 2.67 Hectare site (25 DPH). Absorption: 60 units p.a. Planning gain at 100% Subsidy at £0 per unit (rent) & £0 per unit (intermediate) Sustainability at £600 per unit 30% Affordable Housing 80:20 (Social Rent to Intermediate)				Value Area: ST15 50 dwellings (50 Houses) 2.67 Hectare site (25 DPH). Absorption: 60 units p.a. Planning gain at 100% Subsidy at £0 per unit (rent) & £0 per unit (intermediate) Sustainability at £600 per unit 30% Affordable Housing 80:20 (Social Rent to Intermediate)				Value Area: ST15 50 dwellings (50 Houses) 2.67 Hectare site (25 DPH). Absorption: 60 units p.a. Planning gain at 100% Subsidy at £0 per unit (rent) & £0 per unit (intermediate) Sustainability at £600 per unit 30% Affordable Housing 80:20 (Social Rent to Intermediate)			
TEST 1 SHEET 1 GREENFIELD				TEST 1 SHEET 1 INDUSTRIAL1				TEST 1 SHEET 1 INDUSTRIAL2				TEST 1 SHEET 1 PDL			
DOWN	MIDDLE	UP		DOWN	MIDDLE	UP		DOWN	MIDDLE	UP		DOWN	MIDDLE	UP	
2010	↔	↔	↔	↔	↔	↔		↔	↔	↔		↔	↔	↔	
2011	↔	↔	↔	↔	↔	↔		↔	↔	↔		↔	↔	↔	
2012	↔	↔	↔	↔	↔	↔		↔	↔	↔		↔	↔	↔	
2013	↔	↔	↔	↔	↔	↔		↔	↔	↔		↔	↔	↔	
2014	↔	↔	↔	↔	↔	↔		↔	↔	↔		↔	↔	↔	
2015	↔	↔	↔	↔	↔	↔		↔	↔	↔		↔	↔	↔	
2016	↔	↔	↔	↔	↔	↔		↔	↔	↔		↔	↔	↔	
2017	↔	↔	↔	↔	↔	↔		↔	↔	↔		↔	↔	↔	
2018	↔	↔	↔	↔	↔	↔		↔	↔	↔		↔	↔	↔	
2019	↔	↔	↔	↔	↔	↔		↔	↔	↔		↔	↔	↔	
2020	↔	↔	↔	↔	↔	↔		↔	↔	↔		↔	↔	↔	
2021	↔	↔	↔	↔	↔	↔		↔	↔	↔		↔	↔	↔	
2022	↔	↔	↔	↔	↔	↔		↔	↔	↔		↔	↔	↔	
2023	↔	↔	↔	↔	↔	↔		↔	↔	↔		↔	↔	↔	
2024	↔	↔	↔	↔	↔	↔		↔	↔	↔		↔	↔	↔	
2025	↔	↔	↔	↔	↔	↔		↔	↔	↔		↔	↔	↔	
2026	↔	↔	↔	↔	↔	↔		↔	↔	↔		↔	↔	↔	

Figure 45. 50 units ST15 40% affordable 25dph

Value Area: ST15 50 dwellings (50 Houses) 2.67 Hectare site (25 DPH). Absorption: 60 units p.a. Planning gain at 100% Subsidy at £0 per unit (rent) & £0 per unit (intermediate) Sustainability at £600 per unit 40% Affordable Housing 80:20 (Social Rent to Intermediate)				Value Area: ST15 50 dwellings (50 Houses) 2.67 Hectare site (25 DPH). Absorption: 60 units p.a. Planning gain at 100% Subsidy at £0 per unit (rent) & £0 per unit (intermediate) Sustainability at £600 per unit 40% Affordable Housing 80:20 (Social Rent to Intermediate)				Value Area: ST15 50 dwellings (50 Houses) 2.67 Hectare site (25 DPH). Absorption: 60 units p.a. Planning gain at 100% Subsidy at £0 per unit (rent) & £0 per unit (intermediate) Sustainability at £600 per unit 40% Affordable Housing 80:20 (Social Rent to Intermediate)				Value Area: ST15 50 dwellings (50 Houses) 2.67 Hectare site (25 DPH). Absorption: 60 units p.a. Planning gain at 100% Subsidy at £0 per unit (rent) & £0 per unit (intermediate) Sustainability at £600 per unit 40% Affordable Housing 80:20 (Social Rent to Intermediate)			
TEST 1 SHEET 1 GREENFIELD				TEST 1 SHEET 1 INDUSTRIAL1				TEST 1 SHEET 1 INDUSTRIAL2				TEST 1 SHEET 1 PDL			
DOWN	MIDDLE	UP		DOWN	MIDDLE	UP		DOWN	MIDDLE	UP		DOWN	MIDDLE	UP	
2010	↔	↔	↔	↔	↔	↔		↔	↔	↔		↔	↔	↔	
2011	↔	↔	↔	↔	↔	↔		↔	↔	↔		↔	↔	↔	
2012	↔	↔	↔	↔	↔	↔		↔	↔	↔		↔	↔	↔	
2013	↔	↔	↔	↔	↔	↔		↔	↔	↔		↔	↔	↔	
2014	↔	↔	↔	↔	↔	↔		↔	↔	↔		↔	↔	↔	
2015	↔	↔	↔	↔	↔	↔		↔	↔	↔		↔	↔	↔	
2016	↔	↔	↔	↔	↔	↔		↔	↔	↔		↔	↔	↔	
2017	↔	↔	↔	↔	↔	↔		↔	↔	↔		↔	↔	↔	
2018	↔	↔	↔	↔	↔	↔		↔	↔	↔		↔	↔	↔	
2019	↔	↔	↔	↔	↔	↔		↔	↔	↔		↔	↔	↔	
2020	↔	↔	↔	↔	↔	↔		↔	↔	↔		↔	↔	↔	
2021	↔	↔	↔	↔	↔	↔		↔	↔	↔		↔	↔	↔	
2022	↔	↔	↔	↔	↔	↔		↔	↔	↔		↔	↔	↔	
2023	↔	↔	↔	↔	↔	↔		↔	↔	↔		↔	↔	↔	
2024	↔	↔	↔	↔	↔	↔		↔	↔	↔		↔	↔	↔	
2025	↔	↔	↔	↔	↔	↔		↔	↔	↔		↔	↔	↔	
2026	↔	↔	↔	↔	↔	↔		↔	↔	↔		↔	↔	↔	

1.38 An increase in density to 50dph renders development less viable but again, the difference is slight, and it is noticeable that development on high value sites remains viable at 15% affordable on this basis.



Figure 46. 50 units ST15 15% affordable
50dph

Value Area: ST15 50 dwellings (50 Houses) 1.11 Hectare site (50 DPH). Absorption: 60 units p.a. Planning gain at 100% Subsidy at £0 per unit (rent) & £0 per unit (intermediate) Sustainability at £600 per unit 15% Affordable Housing 80:20 (Social Rent to Intermediate)				Value Area: ST15 50 dwellings (50 Houses) 1.11 Hectare site (50 DPH). Absorption: 60 units p.a. Planning gain at 100% Subsidy at £0 per unit (rent) & £0 per unit (intermediate) Sustainability at £600 per unit 15% Affordable Housing 80:20 (Social Rent to Intermediate)				Value Area: ST15 50 dwellings (50 Houses) 1.11 Hectare site (50 DPH). Absorption: 60 units p.a. Planning gain at 100% Subsidy at £0 per unit (rent) & £0 per unit (intermediate) Sustainability at £600 per unit 15% Affordable Housing 80:20 (Social Rent to Intermediate)				Value Area: ST15 50 dwellings (50 Houses) 1.11 Hectare site (50 DPH). Absorption: 60 units p.a. Planning gain at 100% Subsidy at £0 per unit (rent) & £0 per unit (intermediate) Sustainability at £600 per unit 15% Affordable Housing 80:20 (Social Rent to Intermediate)			
TEST 1 SHEET 1				TEST 1 SHEET 1				TEST 1 SHEET 1				TEST 1 SHEET 1			
GREENFIELD				INDUSTRIAL1				INDUSTRIAL2				PDL			
DOWN	MIDDLE	UP		DOWN	MIDDLE	UP		DOWN	MIDDLE	UP		DOWN	MIDDLE	UP	
2010	→	→	→	→	→	→	→	→	→	→	→	→	→	→	
2011	→	→	→	→	→	→	→	→	→	→	→	→	→	→	
2012	→	→	→	→	→	→	→	→	→	→	→	→	→	→	
2013	→	→	→	→	→	→	→	→	→	→	→	→	→	→	
2014	→	→	→	→	→	→	→	→	→	→	→	→	→	→	
2015	→	→	→	→	→	→	→	→	→	→	→	→	→	→	
2016	→	→	→	→	→	→	→	→	→	→	→	→	→	→	
2017	→	→	→	→	→	→	→	→	→	→	→	→	→	→	
2018	→	→	→	→	→	→	→	→	→	→	→	→	→	→	
2019	→	→	→	→	→	→	→	→	→	→	→	→	→	→	
2020	→	→	→	→	→	→	→	→	→	→	→	→	→	→	
2021	→	→	→	→	→	→	→	→	→	→	→	→	→	→	
2022	→	→	→	→	→	→	→	→	→	→	→	→	→	→	
2023	→	→	→	→	→	→	→	→	→	→	→	→	→	→	
2024	→	→	→	→	→	→	→	→	→	→	→	→	→	→	
2025	→	→	→	→	→	→	→	→	→	→	→	→	→	→	
2026	→	→	→	→	→	→	→	→	→	→	→	→	→	→	

Figure 47. 50 units ST15 30% affordable
50dph

Value Area: ST15 50 dwellings (50 Houses) 1.11 Hectare site (50 DPH). Absorption: 60 units p.a. Planning gain at 100% Subsidy at £0 per unit (rent) & £0 per unit (intermediate) Sustainability at £600 per unit 30% Affordable Housing 80:20 (Social Rent to Intermediate)				Value Area: ST15 50 dwellings (50 Houses) 1.11 Hectare site (50 DPH). Absorption: 60 units p.a. Planning gain at 100% Subsidy at £0 per unit (rent) & £0 per unit (intermediate) Sustainability at £600 per unit 30% Affordable Housing 80:20 (Social Rent to Intermediate)				Value Area: ST15 50 dwellings (50 Houses) 1.11 Hectare site (50 DPH). Absorption: 60 units p.a. Planning gain at 100% Subsidy at £0 per unit (rent) & £0 per unit (intermediate) Sustainability at £600 per unit 30% Affordable Housing 80:20 (Social Rent to Intermediate)				Value Area: ST15 50 dwellings (50 Houses) 1.11 Hectare site (50 DPH). Absorption: 60 units p.a. Planning gain at 100% Subsidy at £0 per unit (rent) & £0 per unit (intermediate) Sustainability at £600 per unit 30% Affordable Housing 80:20 (Social Rent to Intermediate)			
TEST 1 SHEET 1				TEST 1 SHEET 1				TEST 1 SHEET 1				TEST 1 SHEET 1			
GREENFIELD				INDUSTRIAL1				INDUSTRIAL2				PDL			
DOWN	MIDDLE	UP		DOWN	MIDDLE	UP		DOWN	MIDDLE	UP		DOWN	MIDDLE	UP	
2010	→	→	→	→	→	→	→	→	→	→	→	→	→	→	
2011	→	→	→	→	→	→	→	→	→	→	→	→	→	→	
2012	→	→	→	→	→	→	→	→	→	→	→	→	→	→	
2013	→	→	→	→	→	→	→	→	→	→	→	→	→	→	
2014	→	→	→	→	→	→	→	→	→	→	→	→	→	→	
2015	→	→	→	→	→	→	→	→	→	→	→	→	→	→	
2016	→	→	→	→	→	→	→	→	→	→	→	→	→	→	
2017	→	→	→	→	→	→	→	→	→	→	→	→	→	→	
2018	→	→	→	→	→	→	→	→	→	→	→	→	→	→	
2019	→	→	→	→	→	→	→	→	→	→	→	→	→	→	
2020	→	→	→	→	→	→	→	→	→	→	→	→	→	→	
2021	→	→	→	→	→	→	→	→	→	→	→	→	→	→	
2022	→	→	→	→	→	→	→	→	→	→	→	→	→	→	
2023	→	→	→	→	→	→	→	→	→	→	→	→	→	→	
2024	→	→	→	→	→	→	→	→	→	→	→	→	→	→	
2025	→	→	→	→	→	→	→	→	→	→	→	→	→	→	
2026	→	→	→	→	→	→	→	→	→	→	→	→	→	→	

1.39 Increasing development density to 70dph, on the other hand, has a significantly deleterious effect on viability and is unlikely to be worthwhile for developers.



Figure 50. 10units ST15 30% affordable
30dph

Value Area: ST15 150 dwellings (150 Houses) 6.67 Hectare site (30 DPH). Absorption: 60 units p.a. Planning gain at 100% Subsidy at £0 per unit (rent) & £0 per unit (Intermediate) Sustainability at £600 per unit 30% Affordable Housing 80:20 (Social Rent to Intermediate)			Value Area: ST15 150 dwellings (150 Houses) 6.67 Hectare site (30 DPH). Absorption: 60 units p.a. Planning gain at 100% Subsidy at £0 per unit (rent) & £0 per unit (Intermediate) Sustainability at £600 per unit 30% Affordable Housing 80:20 (Social Rent to Intermediate)			Value Area: ST15 150 dwellings (150 Houses) 6.67 Hectare site (30 DPH). Absorption: 60 units p.a. Planning gain at 100% Subsidy at £0 per unit (rent) & £0 per unit (Intermediate) Sustainability at £600 per unit 30% Affordable Housing 80:20 (Social Rent to Intermediate)			Value Area: ST15 150 dwellings (150 Houses) 6.67 Hectare site (30 DPH). Absorption: 60 units p.a. Planning gain at 100% Subsidy at £0 per unit (rent) & £0 per unit (Intermediate) Sustainability at £600 per unit 30% Affordable Housing 80:20 (Social Rent to Intermediate)		
TEST 1 SHEET 1 GREENFIELD			TEST 1 SHEET 1 INDUSTRIAL1			TEST 1 SHEET 1 INDUSTRIAL2			TEST 1 SHEET 1 PDL		
DOWN	MIDDLE	UP									
2010	→	→	2010	→	→	2010	→	→	2010	→	→
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2015	→	→	2015	→	→	2015	→	→	2015	→	→
2016	→	→	2016	→	→	2016	→	→	2016	→	→
2017	→	→	2017	→	→	2017	→	→	2017	→	→
2018	→	→	2018	→	→	2018	→	→	2018	→	→
2019	→	→	2019	→	→	2019	→	→	2019	→	→
2020	→	→	2020	→	→	2020	→	→	2020	→	→
2021	→	→	2021	→	→	2021	→	→	2021	→	→
2022	→	→	2022	→	→	2022	→	→	2022	→	→
2023	→	→	2023	→	→	2023	→	→	2023	→	→
2024	→	→	2024	→	→	2024	→	→	2024	→	→
2025	→	→	2025	→	→	2025	→	→	2025	→	→
2026	→	→	2026	→	→	2026	→	→	2026	→	→

Findings

- 1.41 Viability around Stone is good and many sites should be able to deliver 30% affordable housing. This viability seems less sensitive to site size and development density than in other areas of the Borough. Nonetheless, it should be noted that this ability to deliver relatively high levels of affordable housing is confined to greenfield and industrial sites rather than previously developed land. It may be that, in Stone itself, sites tend to have higher alternative use values – which would tend to limit delivery to 15% or so.

Sites in Eccleshall (ST21)

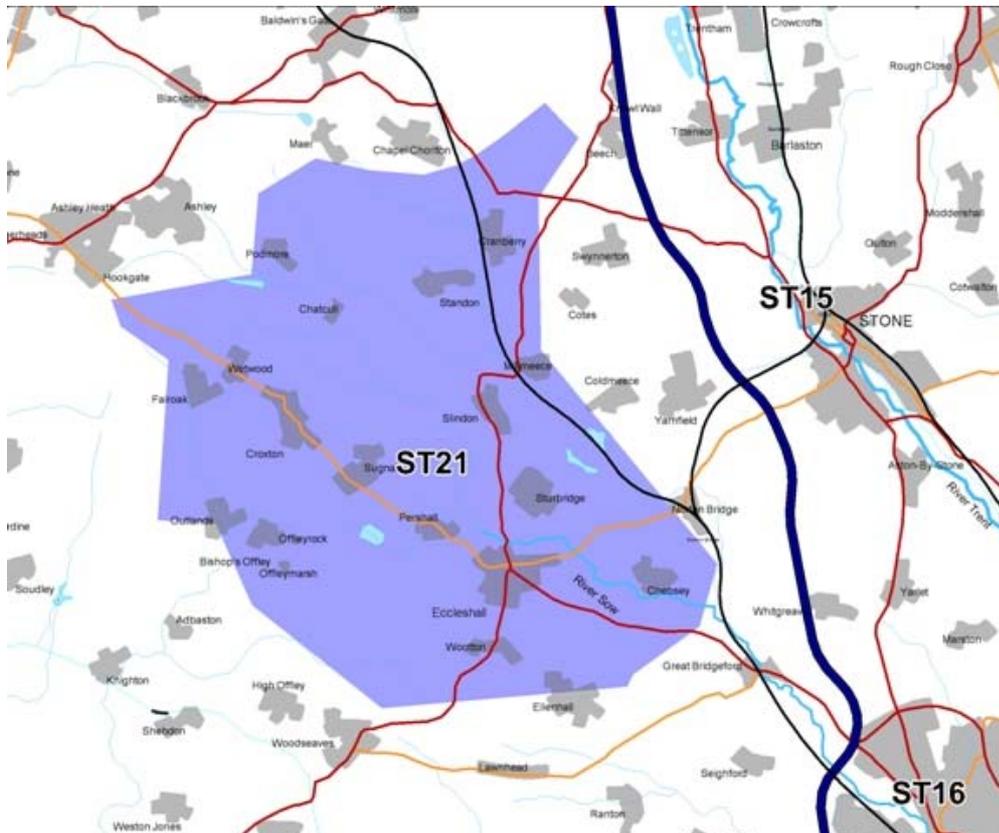




Figure 55 5units ST21 40%
20dph

Value Area: ST15 5 dwellings (5 Houses) 0.25 Hectare site (20 DPH). Absorption: 60 units p.a. Planning gain at 100% Subsidy at £0 per unit (rent) & £0 per unit (intermediate) Sustainability at £600 per unit 40% Affordable Housing 80:20 (Social Rent to Intermediate)				Value Area: ST15 5 dwellings (5 Houses) 0.25 Hectare site (20 DPH). Absorption: 60 units p.a. Planning gain at 100% Subsidy at £0 per unit (rent) & £0 per unit (intermediate) Sustainability at £600 per unit 40% Affordable Housing 80:20 (Social Rent to Intermediate)				Value Area: ST15 5 dwellings (5 Houses) 0.25 Hectare site (20 DPH). Absorption: 60 units p.a. Planning gain at 100% Subsidy at £0 per unit (rent) & £0 per unit (intermediate) Sustainability at £600 per unit 40% Affordable Housing 80:20 (Social Rent to Intermediate)				Value Area: ST15 5 dwellings (5 Houses) 0.25 Hectare site (20 DPH). Absorption: 60 units p.a. Planning gain at 100% Subsidy at £0 per unit (rent) & £0 per unit (intermediate) Sustainability at £600 per unit 40% Affordable Housing 80:20 (Social Rent to Intermediate)			
TEST 1 SHEET 1				TEST 1 SHEET 1				TEST 1 SHEET 1				TEST 1 SHEET 1			
GREENFIELD			INDUSTRIAL1			INDUSTRIAL2			PDL			PDL			
DOWN	MIDDLE	UP	DOWN	MIDDLE	UP	DOWN	MIDDLE	UP	DOWN	MIDDLE	UP	DOWN	MIDDLE	UP	
2010	→	→	→	→	→	→	→	→	→	→	→	→	→		
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2012	→	→	→	→	→	→	→	→	→	→	→	→	→		
2013	→	→	→	→	→	→	→	→	→	→	→	→	→		
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2015	→	→	→	→	→	→	→	→	→	→	→	→	→		
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2017	→	→	→	→	→	→	→	→	→	→	→	→	→		
2018	→	→	→	→	→	→	→	→	→	→	→	→	→		
2019	→	→	→	→	→	→	→	→	→	→	→	→	→		
2020	→	→	→	→	→	→	→	→	→	→	→	→	→		
2021	→	→	→	→	→	→	→	→	→	→	→	→	→		
2022	→	→	→	→	→	→	→	→	→	→	→	→	→		
2023	→	→	→	→	→	→	→	→	→	→	→	→	→		
2024	→	→	→	→	→	→	→	→	→	→	→	→	→		
2025	→	→	→	→	→	→	→	→	→	→	→	→	→		
2026	→	→	→	→	→	→	→	→	→	→	→	→	→		

Findings

- 1.43 Viability is sufficiently good that even the smallest sites are able to provide significant affordable housing, especially if the density is reduced. Figure 55 shows that a five unit development could, in principle, sustain 2 units of affordable housing on most types of site.
- 1.44 Given the relatively small proportion of development likely to be targeted in this mostly rural area, it will be for the Council to decide whether it is worth adopting a target of 40% affordable housing in order to avoid missing out on the possibility that a handful of development in this area could deliver more than 30% affordable housing.

Other Factors

- 1.45 Because of the number of variables which can occur when appraising all the probable forms of development in all locations of the Borough over the next 15 years, the number of potential combinations of those variables is very large. Trying to cover them all at the same time is therefore extremely difficult. In the foregoing results, we have concentrated on five variables:
- Location
 - Number of units
 - Density
 - Land Use
 - Year of commencement
- 1.46 There are, however, two further factors which are worthy of consideration: grant and planning gain contributions (whether through Section 106, Community Infrastructure Levy (CIL) or some other mechanism). We have assessed the impact of grant on all the appraisals we have carried out and reported on its likely effect in some areas. However, its impact is not geographically specific and it is perhaps easier to consider the effect that it can have on development viability as a discrete subject.



Grant

- 1.47 The first thing to say is that the impact of grant on affordable housing delivery in Stafford Borough is not likely to be very large. The supply of Social Housing Grant has always been over-subscribed and, in the context of the current fiscal situation, such funding is likely to be still scarcer for the foreseeable future. Officers have stressed that they do not expect to receive significant allocations. What money *is* available is likely to be targeted at the achievement of specific policy aspirations. For all these reasons, it would not be appropriate to assume the availability of grant on “typical” qualifying sites.
- 1.48 The second thing to be said is that the impact of grant on individual sites can itself be quite small – especially where affordable housing makes up a relatively small proportion of the units on that site. A development of 50 homes, of which 15% were affordable, might have a Gross Development Value of £6.25m. Assuming grant at £40,000/social rented unit and £20,000/intermediate unit would add £280,000 to the total – a significant increase but not a dramatic one.
- 1.49 Nonetheless, grant may be available in some instances and it is worthwhile to consider its impact. Figure 56 shows the viability of a scheme in the ST18 0 postcode area developed on low value industrial land at 25dph with 15% affordable housing under a range of grant assumptions. We have again selected a relatively large scheme in order to ensure that a range of affordable units is included, even at this low percentage.
- 1.50 In the left hand column is the viability without grant, in the middle is the viability assuming and allocation of grant at £40,000/social rented unit and £20,000/intermediate unit and, in the right hand column, is the viability assuming £56,000/social rented unit and £23,000/intermediate unit. The effect is to improve the viability from marginally viable to viable in a small number of years.

Figure 56. 50units ST18.0 15% Affordable 25dph

Value Area: ST18 0 50 dwellings (50 Houses) 2.67 Hectare site (25 DPH). Absorption: 60 units p.a. Planning gain at 100% Subsidy at £0 per unit (rent) & £0 per unit (intermediate) Sustainability at £600 per unit 15% Affordable Housing 80:20 (Social Rent to Intermediate)				Value Area: ST18 0 dwellings (50 Houses) 2.67 Hectare site (25 DPH). Absorption: 60 units p.a. Planning gain at 100% Subsidy at £40000 per unit (rent) & £20000 per unit (intermediate) Sustainability at £600 per unit 15% Affordable Housing 80:20 (Social Rent to Intermediate)				Value Area: ST18 0 dwellings (50 Houses) 2.67 Hectare site (25 DPH). Absorption: 60 units p.a. Planning gain at 100% Subsidy at £56000 per unit (rent) & £23000 per unit (intermediate) Sustainability at £600 per unit 15% Affordable Housing 80:20 (Social Rent to Intermediate)			
TEST 1 SHEET 1				TEST 6 SHEET 1				TEST 7 SHEET 1			
INDUSTRIAL1				INDUSTRIAL1				INDUSTRIAL1			
	DOWN	MIDDLE	UP		DOWN	MIDDLE	UP		DOWN	MIDDLE	UP
2010	↔	↔	↔	2010	↔	↔	↔	2010	↔	↔	↔
2011	↔	↔	↔	2011	↔	↔	↔	2011	↔	↔	↔
2012	↔	↔	↔	2012	↔	↔	↔	2012	↔	↔	↔
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2020	↔	↔	↔	2020	↔	↔	↔	2020	↔	↔	↔
2021	↔	↔	↔	2021	↔	↔	↔	2021	↔	↔	↔
2022	↔	↔	↔	2022	↔	↔	↔	2022	↔	↔	↔
2023	↔	↔	↔	2023	↔	↔	↔	2023	↔	↔	↔
2024	↔	↔	↔	2024	↔	↔	↔	2024	↔	↔	↔
2025	↔	↔	↔	2025	↔	↔	↔	2025	↔	↔	↔
2026	↔	↔	↔	2026	↔	↔	↔	2026	↔	↔	↔



1.51 Figure 57 shows the effect that grant has on the viability of the same scheme at 30% affordable housing. Although overall viability is worse, the effect of grant is to move the development from being either marginally less viable or less viable in all years, to being marginally viable in all years. This is a more significant effect.

Figure 57 50units ST18.0 30% Affordable 25dph

Value Area: ST18 0 50 dwellings (50 Houses) 2.67 Hectare site (25 DPH). Absorption: 60 units p.a. Planning gain at 100% Subsidy at £0 per unit (rent) & £0 per unit (intermediate) Sustainability at £600 per unit 30% Affordable Housing 80:20 (Social Rent to Intermediate)				Value Area: ST18 0 50 dwellings (50 Houses) 2.67 Hectare site (25 DPH). Absorption: 60 units p.a. Planning gain at 100% Subsidy at £40000 per unit (rent) & £20000 per unit (intermediate) Sustainability at £600 per unit 30% Affordable Housing 80:20 (Social Rent to Intermediate)				Value Area: ST18 0 50 dwellings (50 Houses) 2.67 Hectare site (25 DPH). Absorption: 60 units p.a. Planning gain at 100% Subsidy at £56000 per unit (rent) & £23000 per unit (intermediate) Sustainability at £600 per unit 30% Affordable Housing 80:20 (Social Rent to Intermediate)			
TEST 1 SHEET 1				TEST 6 SHEET 1				TEST 7 SHEET 1			
INDUSTRIAL1				INDUSTRIAL1				INDUSTRIAL1			
	DOWN	MIDDLE	UP		DOWN	MIDDLE	UP		DOWN	MIDDLE	UP
2010	↘↘	↔↔	↗↗	2010	↘↘	↔↔	↗↗	2010	↘↘	↔↔	↗↗
2011	↘↘	↔↔	↗↗	2011	↘↘	↔↔	↗↗	2011	↘↘	↔↔	↗↗
2012	↘↘	↔↔	↗↗	2012	↘↘	↔↔	↗↗	2012	↘↘	↔↔	↗↗
2013	↘↘	↔↔	↗↗	2013	↘↘	↔↔	↗↗	2013	↘↘	↔↔	↗↗
2014	↘↘	↔↔	↗↗	2014	↘↘	↔↔	↗↗	2014	↘↘	↔↔	↗↗
2015	↘↘	↔↔	↗↗	2015	↘↘	↔↔	↗↗	2015	↘↘	↔↔	↗↗
2016	↘↘	↔↔	↗↗	2016	↘↘	↔↔	↗↗	2016	↘↘	↔↔	↗↗
2017	↘↘	↔↔	↗↗	2017	↘↘	↔↔	↗↗	2017	↘↘	↔↔	↗↗
2018	↘↘	↔↔	↗↗	2018	↘↘	↔↔	↗↗	2018	↘↘	↔↔	↗↗
2019	↘↘	↔↔	↗↗	2019	↘↘	↔↔	↗↗	2019	↘↘	↔↔	↗↗
2020	↘↘	↔↔	↗↗	2020	↘↘	↔↔	↗↗	2020	↘↘	↔↔	↗↗
2021	↘↘	↔↔	↗↗	2021	↘↘	↔↔	↗↗	2021	↘↘	↔↔	↗↗
2022	↘↘	↔↔	↗↗	2022	↘↘	↔↔	↗↗	2022	↘↘	↔↔	↗↗
2023	↘↘	↔↔	↗↗	2023	↘↘	↔↔	↗↗	2023	↘↘	↔↔	↗↗
2024	↘↘	↔↔	↗↗	2024	↘↘	↔↔	↗↗	2024	↘↘	↔↔	↗↗
2025	↘↘	↔↔	↗↗	2025	↘↘	↔↔	↗↗	2025	↘↘	↔↔	↗↗
2026	↘↘	↔↔	↗↗	2026	↘↘	↔↔	↗↗	2026	↘↘	↔↔	↗↗

1.52 Where grant is available it will, inevitably, improve viability by making more money available for the acquisition of land. Whilst this is perfectly proper, officers considering whether to support applications for grant would need to ensure that the land value is not being unreasonably inflated by these means and that it is instead being used to do no more than provide the minimum value necessary to secure it.

1.53 However, the quantities likely to be available in the medium turn are likely to be too small to have a significant impact on delivery. What grant is available is likely to be channelled towards schemes to which a very high priority is attached, schemes where significant particular costs exist or where development might “unlock” other benefits.

S106/CIL

1.54 At the time of writing, not only is the Council currently engaged in identifying the pool of infrastructure and community benefits to which developers may be asked to contribute, but there is uncertainty about the means by which contributions may be levied. At present, contributions to infrastructure necessitated by the development itself continue to be sought through S106 but contributions towards other infrastructure which will support the development of the area may be sought via the Community Infrastructure Levy.

1.55 We have therefore sought to make an initial assessment of the overall effect of planning gain contributions by assessing them at three levels – one derived from



current practice under the S106 regime and sensitivity tests at 50% and 200% of this level.

- 1.56 As will be apparent from the following figures, the effect of doubling or halving the S106 contributions is visible in the results. The results of an appraisal including 15% affordable housing with S106 at 200% are broadly similar to those of an appraisal with 30% affordable housing and S106 at 50%. Either set of requirements is likely to be viable on a significant number of specific sites though not on all. However, seeking 30% affordable housing and S106 contributions at 200% of current levels is unlikely to be deliverable.

Figure 58. 10units ST20 15% affordable 30dph S106 @50%

Value Area: ST20 10 dwellings (10 Houses) 0.33 Hectare site (30 DPH). Absorption: 60 units p.a. Planning gain at 50% Subsidy at £0 per unit (rent) & £0 per unit (intermediate) Sustainability at £600 per unit 15% Affordable Housing 80:20 (Social Rent to Intermediate)				Value Area: ST20 dwellings (10 Houses) 0.33 Hectare site (30 DPH). Absorption: 60 units p.a. Planning gain at 50% Subsidy at £0 per unit (rent) & £0 per unit (intermediate) Sustainability at £600 per unit 15% Affordable Housing 80:20 (Social Rent to Intermediate)				Value Area: ST20 dwellings (10 Houses) 0.33 Hectare site (30 DPH). Absorption: 60 units p.a. Planning gain at 50% Subsidy at £0 per unit (rent) & £0 per unit (intermediate) Sustainability at £600 per unit 15% Affordable Housing 80:20 (Social Rent to Intermediate)				Value Area: ST20 dwellings (10 Houses) 0.33 Hectare site (30 DPH). Absorption: 60 units p.a. Planning gain at 50% Subsidy at £0 per unit (rent) & £0 per unit (intermediate) Sustainability at £600 per unit 15% Affordable Housing 80:20 (Social Rent to Intermediate)			
TEST 5 SHEET 1 GREENFIELD				TEST 5 SHEET 1 INDUSTRIAL1				TEST 5 SHEET 1 INDUSTRIAL2				TEST 5 SHEET 1 PDL			
DOWN	MIDDLE	UP		DOWN	MIDDLE	UP		DOWN	MIDDLE	UP		DOWN	MIDDLE	UP	
2010	↔	↔	↔	2010	↔	↔	↔	2010	↔	↔	↔	2010	↔	↔	↔
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2012	↔	↔	↔	2012	↔	↔	↔	2012	↔	↔	↔	2012	↔	↔	↔
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2017	↔	↔	↔	2017	↔	↔	↔	2017	↔	↔	↔	2017	↔	↔	↔
2018	↔	↔	↔	2018	↔	↔	↔	2018	↔	↔	↔	2018	↔	↔	↔
2019	↔	↔	↔	2019	↔	↔	↔	2019	↔	↔	↔	2019	↔	↔	↔
2020	↔	↔	↔	2020	↔	↔	↔	2020	↔	↔	↔	2020	↔	↔	↔
2021	↔	↔	↔	2021	↔	↔	↔	2021	↔	↔	↔	2021	↔	↔	↔
2022	↔	↔	↔	2022	↔	↔	↔	2022	↔	↔	↔	2022	↔	↔	↔
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Figure 59. 10units ST20 15% affordable 30dph S106 @100%

Value Area: ST20 10 dwellings (10 Houses) 0.33 Hectare site (30 DPH). Absorption: 60 units p.a. Planning gain at 100% Subsidy at £0 per unit (rent) & £0 per unit (intermediate) Sustainability at £600 per unit 15% Affordable Housing 80:20 (Social Rent to Intermediate)				Value Area: ST20 10 dwellings (10 Houses) 0.33 Hectare site (30 DPH). Absorption: 60 units p.a. Planning gain at 100% Subsidy at £0 per unit (rent) & £0 per unit (intermediate) Sustainability at £600 per unit 15% Affordable Housing 80:20 (Social Rent to Intermediate)				Value Area: ST20 10 dwellings (10 Houses) 0.33 Hectare site (30 DPH). Absorption: 60 units p.a. Planning gain at 100% Subsidy at £0 per unit (rent) & £0 per unit (intermediate) Sustainability at £600 per unit 15% Affordable Housing 80:20 (Social Rent to Intermediate)				Value Area: ST20 10 dwellings (10 Houses) 0.33 Hectare site (30 DPH). Absorption: 60 units p.a. Planning gain at 100% Subsidy at £0 per unit (rent) & £0 per unit (intermediate) Sustainability at £600 per unit 15% Affordable Housing 80:20 (Social Rent to Intermediate)			
TEST 1 SHEET 1 GREENFIELD				TEST 1 SHEET 1 INDUSTRIAL1				TEST 1 SHEET 1 INDUSTRIAL2				TEST 1 SHEET 1 PDL			
DOWN	MIDDLE	UP		DOWN	MIDDLE	UP		DOWN	MIDDLE	UP		DOWN	MIDDLE	UP	
2010	↔	↔	↔	2010	↔	↔	↔	2010	↔	↔	↔	2010	↔	↔	↔
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2012	↔	↔	↔	2012	↔	↔	↔	2012	↔	↔	↔	2012	↔	↔	↔
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2017	↔	↔	↔	2017	↔	↔	↔	2017	↔	↔	↔	2017	↔	↔	↔
2018	↔	↔	↔	2018	↔	↔	↔	2018	↔	↔	↔	2018	↔	↔	↔
2019	↔	↔	↔	2019	↔	↔	↔	2019	↔	↔	↔	2019	↔	↔	↔
2020	↔	↔	↔	2020	↔	↔	↔	2020	↔	↔	↔	2020	↔	↔	↔
2021	↔	↔	↔	2021	↔	↔	↔	2021	↔	↔	↔	2021	↔	↔	↔
2022	↔	↔	↔	2022	↔	↔	↔	2022	↔	↔	↔	2022	↔	↔	↔
2023	↔	↔	↔	2023	↔	↔	↔	2023	↔	↔	↔	2023	↔	↔	↔
2024	↔	↔	↔	2024	↔	↔	↔	2024	↔	↔	↔	2024	↔	↔	↔
2025	↔	↔	↔	2025	↔	↔	↔	2025	↔	↔	↔	2025	↔	↔	↔
2026	↔	↔	↔	2026	↔	↔	↔	2026	↔	↔	↔	2026	↔	↔	↔

