

Sean Roberts

From: Paul Shaw <shaw_paul@btconnect.com>
Sent: 05 August 2016 10:18
To: Programme Officer
Cc: 'Kev Ryder'
Subject: P2-N6

Dear Sean

The inspector I think wanted this reply to a question asked of me by Alex Yendole about percentage numbers so my comment is as follows:-

Section 1 current supply position

Stafford Position

Taking the numbers provided by the council it shows Residual Site Provision (SDLs) as 4575 and if you then add the commitments in the list of Stafford commitments in the greater than 10 plots list which is 1347 (items 1,2,3,5,6,9,and12) you arrive at a total of 5922 total plots for the three SDLs in Stafford..

Having arrived at this figure you now deduct 193 plots completed from the note MF2 SDL implementation update years 14/15 (total44) and 15/16 (total 149)

After deducting 193 from 5922 this leaves a total of 5729 plots left to be developed from the three SDL sites in Stafford.

Now taking the commitments total of 2204 in the Stafford Position list and deducting the SDL commitments of 1347 this leaves a total number for the remainder of Stafford of 857 plots.

This means that Stafford will have to provide **86.9%** of all its plots on the SDL sites and **13.1%** from the rest.

This cannot by any stretch of imagination be a safe flexible position for Stafford and the slightest slippage from any of the SDLs (which is already happening) could make the plan fail..

Stafford is the main town within the hierarchy and with this spread as it is the one most likely to fail

As a matter of interest in Stafford 2475 plots some 37.5% is owned by one house builder namely Taylor Wimpey and whilst this is not a criticism it does not help the flexibility element that should be built into PSB2 and therefore together with my other comment above makes the plan unsound

Paul Shaw
Managing Director
Milwood Limited