

Appendix 6 – Housing requirement options analysis

Option	Affordable housing delivery ¹ and shortfall ²	Positives	Negatives
<p>Past trends job growth + partial catch up</p> <p>450 homes per year</p> <p>Total requirement³ - 7650</p>	<p>Delivery – 149</p> <p>Shortfall – 75 to 283</p>	<ul style="list-style-type: none"> • Most closely relates to the affordable housing need. This would also best serve Corporate Aim 1 which seeks to improve the supply of quality affordable housing • Most support for delivery of specialist housing needs such as Self-Build and Custom-Build • Likely to generate the most economic benefits by boosting the labour force, supporting jobs growth (approx. 3038) and wider financial benefits such as New Homes Bonus⁴ and Council Tax⁵ income. This would align with Corporate Aims 2 and 3 • Meets demographic needs 	<ul style="list-style-type: none"> • Option above the recommended OAN range as the scenario was considered to be a statistical “outlier” • Most unlikely to be deliverable in terms of the supply of suitable sites, infrastructure and past delivery rates – highest risk that the 5 year housing supply and Housing Delivery Test will not be met in the future • Most likely to impact upon economic aspirations of neighbouring authorities by encouraging highest level of net in-migration • Highest landscape and environmental impacts. This would least serve Corporate Aim 4.
<p>Combined Jobs Growth + partial catch</p>	<p>Delivery – 109</p> <p>Shortfall – 115 to 323</p>	<ul style="list-style-type: none"> • More closely relates to the affordable housing need than lower options. This would serve Corporate Aim 1 which seeks to improve the supply of quality affordable housing 	<ul style="list-style-type: none"> • More challenging to deliver than lower options – higher risk that the 5 year housing supply and Housing Delivery Test will not be

¹ Potential annual affordable housing delivery as a viable proportion of market housing – 33% as required by Core Strategy Policy H2

² Potential annual shortfall against the annual affordable housing need of 224 to 432

³ Gross requirements over the projection period 2014 to 2031. The net requirement for the Preferred Options Local Plan will take account of completions and commitments as at 31 March 2017

⁴ For homes developed over and above the 0.4% of dwelling stock in band D equivalents (for Staffordshire Moorlands: 175 units or 158 band D equivalents), the Council could receive approximately £1200 per unit per year for four years or £4800 per unit over four years.

⁵ The Council retains 12.08% of Council Tax generated by each new dwelling. Considering the average house in Staffordshire Moorlands is classified in Council Tax Band D, this equates to £183.71 per dwelling per year.

<p>up</p> <p>330 homes per year</p> <p>Total requirement - 5610</p>		<ul style="list-style-type: none"> • Support for delivery of specialist housing needs such as Self-Build and Custom-Build • Likely to generate greater economic benefits than lesser options by boosting the labour force, supporting jobs growth (approx. 870) and wider financial benefits such as New Homes Bonus income. This would align with Corporate Aims 2 and 3 • Meets demographic needs 	<p>met in the future when compared to lower options</p> <ul style="list-style-type: none"> • Higher landscape and environmental impacts than lower options. This would not support Corporate Aim 4 as well as lower options but evidence indicates that this issue is not severe • Higher levels of in-ward migration when compared against lower scenarios – however no objections received from neighbouring authorities in response to 320dpa previously.
<p>Job stabilisation</p> <p>260 homes per year</p> <p>Total requirement – 4420</p>	<p>Delivery – 86</p> <p>Shortfall – 138 to 346</p>	<ul style="list-style-type: none"> • Meets demographic needs • More deliverable than higher options – lower risk of failing 5 year housing land supply and Housing Delivery tests • Lower level of inward migration and potential conflict with neighbouring Local Plans 	<ul style="list-style-type: none"> • Lower delivery of affordable housing in comparison to higher options • Fewer economic benefits in comparison to higher options. Does not support the growth of the local economy in terms of job creation (0 jobs)
<p>Demographic needs + uplift for affordable housing and market signals</p> <p>235 homes per year</p>	<p>Delivery – 78</p> <p>Shortfall – 146 to 354</p>	<ul style="list-style-type: none"> • Lowest environmental and landscape impacts consistent with Corporate Aim 4 • Meets demographic needs • Most to be deliverable in terms of land supply – lowest risk of failing 5 year housing land supply and Housing Delivery tests • Lowest level of inward migration and potential conflict with neighbouring Local Plans growth aspiration 	<ul style="list-style-type: none"> • Provides the least number of affordable homes and is therefore least consistent with Corporate Aim 1 • Negative impact on the economy due to a declining labour force and the subsequent loss of jobs when compared to current levels. Such a level of growth is contrary to the NPPF and likely to found unsound. Fewer related financial benefits such as household expenditure, investment, and New Homes Bonus income. Least likely to

Total requirement - 3995			support Corporate Aims 2 and 3.
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