

Matter	Code	Summary of Response	Representatives	Council Response
Matter 1 - Legal Requirements and Procedural Matters				
Matter 1- Legal requirements and Procedural Matters	M1-2a	Failure to meet Duty to Co-operate requirements. Insufficient evidence from Duty to Co-operate pro-formas and lack of meeting notes for housing provision. Additional pressure on housing numbers from unmet need of neighbouring authorities. Signed Duty to Co-operate pro-formas agreeing to the Plan does not mean all is well. Failure to meet Duty to Co-operate because of no joint evidence through the Strategic Housing Market Assessment and lack of an overview regarding objectively assessed need. Failure to demonstrate there are no unmet needs from neighbouring authorities.	Home Builders Federation	Met Duty to Co-operate requirements, as documented through B3 and K2 update. Authorities had opportunities to amend Duty to Co-operate pro-formas and raise strategic cross-border issues including unmet housing need. The Council is providing 30% local need and 70% in-migration through housing provision. Background Statement (K1) Topic Paper B sets out Staffordshire authorities position on housing provision. Evidence base prepared and shared with neighbouring authorities throughout the plan-making process. The Council dismisses the challenge that there is a failure to work collaboratively. The National Planning Policy Framework (NPPF) does not require joint evidence to be prepared as vital.
Matter 1- Legal requirements and Procedural Matters	M1-3a	The Sustainability Appraisal is weak because specific alternatives regarding the West Midlands Regional Spatial Strategy figure and the percentages for Stone have not been analysed or tested.	Wardell Armstrong for David Wilson Homes	The Council considers that the Sustainability Appraisal process has assessed a range of alternatives and options including the housing figures and alternative development strategies through the reports and evidence base prepared.

Matter	Code	Summary of Response	Representatives	Council Response
Matter 1- Legal requirements and Procedural Matters	M1-4a	The Duty to Co-operate requirements have not been adequately carried out in relation to Policy N6 on the Cannock Chase Special Area of Conservation	Inglewood Investments	The Council has completed a robust process to meet the Duty to Co-operate, as detailed through B3 and K2 including with neighbouring authorities for the Cannock Chase Special Area of Conservation.
Matter 1- Legal requirements and Procedural Matters	M1-5a	Plan has not fully achieved the cross-border issues for the West Midlands due to unresolved housing figures. Plan is unsound in terms of housing numbers and delivery rates.	Gladman Developments	The Council considers that the Duty to Co-operate legal requirements have been met, as demonstrated through B3 & K2. There are no issues of unmet need.
Matter 1- Legal requirements and Procedural Matters	M1-6a	The Plan is not legally compliant in terms of the NPPF, the Sustainable Community Strategies, the Sustainability Appraisal and the evidence as it is not delivering growth. Housing provision should be increased to 13,000 – 14,000 in the Borough by identifying more land. There is a lack of justification for site selection.	Commercial Estates Group	The Council considers that the Plan has been prepared to be legally compliant. The target for new housing provision is considered to be realistic and deliverable, based on the most up-to-date evidence.