

Matter	Code	Summary of Response	Representatives	Council Response
<b>Matter 8- Communities</b>				
Matter 8- Communities	M8-2a	<p>The Affordability Housing Viability Study is out of date especially the BCIS figures dated from Quarter 2 2010; thus Policy C2 is not supported. Concern is expressed over the allowances added onto these basic build costs for compliance with policy requirements contained within the new Local Plan, for example Lifetime Homes.</p> <p>Concern about lack of viability evidence for non Strategic Development Location sites and range of figures used for allowance regarding BCIS, Lifetime Homes etc...</p>	Homes Builders Federation	Economic viability work carried out during the recession so viability has now improved. Evidence for smaller sites similar to that demonstrated through the SDL update in 2013. Council considers that the affordable housing percentages are appropriate to deliver Strategic Housing Market Assessment (SHMA) provision and are deliverable.
Matter 8- Communities	M8-3a	Policy C6 has not been 'positively prepared' because the GTAA has not adequately determined the objectively assessed needs of gypsy and travellers in Stafford Borough. There are discrepancies with the methodology used to calculate need within the study area, such as bricks and mortar. The methodology has also not adequately assessed the needs of gypsy and travellers in the neighbouring authorities of Newcastle-under-Lyme and Stoke-on-Trent moving to Stafford Borough.	Newcastle under Lyme and Stoke on Trent City Council	The GTAA has considered cross-boundary movements and illegal encampments, which have been minimal in Stafford Borough. No evidence has been provided to justify that pressure exists from gypsy movements from North Staffordshire to Stafford Borough.
Matter 8- Communities	M8-4a	Support for the affordable housing evidence base – viability and figures. Support for affordable housing policy and delivery demonstrated 'on the ground' with schemes.	Housing Plus	Council notes the support from this key Registered Provider in Stafford Borough.
Matter 8- Communities	M8-5a	Policy C5 is inconsistent with the approach to Green Belt development set out in para 89 of the NPPF. The policy should be expanded to enable vacant plots and limited	Barton Willmore on behalf of	The Council considers that Policy C5 is consistent with the approach to Green Belt development set out in the NPPF. Infill

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		infilling within Green Belt settlements to be developed, subject to an assessment against the purposes of the Green Belt and the objectives in the NPPF paras 80 & 81.	Trentham Estate Ltd	development will be considered through national guidance, which does not need to be duplicated in the new Local Plan. The development strategy identifies three Key Service Villages in the Green Belt to accommodate new housing development within existing boundaries.