



13 October 2023

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Ref: APP/B3438/W/23/3317913

Dear Anton

Following the Local Planning Authority Statement (dated 13 September) and third-party correspondence, the appellant does not have additional comments. The appellant and Local Planning Authority continue to agree that the authority is unable to demonstrate a five-year housing land supply, and the appeal should be decided in line with the Framework and the tilted balance that the benefits should outweigh any adverse impacts of granting permission.

The planning appeal relates to the outline application for up to four dwellings with all matters reserved. The matters of detail, including scale, massing, design, and landscaping, are all reserved for determination at the reserved matters stage.

The planning proposal included an illustrative plan highlighting that four dwellings can be delivered, but details of the submission would be approved separately. This appeal relates to the principle of development at a site relating to the roadside of a built-up area within the settlement of a local authority unable to demonstrate a five-year housing land supply.

While we note third-party comments related to matters outside the remit of this outline application, Staffordshire County Council Highways did not object to the planning application. The matters of detail will be approved as part of a reserved matters submission.

The appeal has been able to demonstrate:

- Economic benefits through job creation during the construction phase.
- Social benefits in providing housing to meet the needs of this and future generations.
- Environmental benefits in improving landscape and biodiversity on site.

The proposal will deliver benefits to the local area, and we commend the appeal proposal to the Planning Inspectorate and request that the appeal be allowed.

Yours sincerely

Ben Rayner MRTPI

Director

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