

The Planning Inspectorate

COMMENTS ON CASE (Online Version)

Please note that comments about this case need to be made within the timetable. This can be found in the notification letter sent by the local planning authority or the start date letter. Comments submitted after the deadline may be considered invalid and returned to sender.

Appeal Reference: APP/B3438/W/25/3365426

DETAILS OF THE CASE

Appeal Reference APP/B3438/W/25/3365426

Appeal By MR MARK BULLOCK

Site Address
Land at Park Lane
Cheadle
Staffs
ST10 1PD

SENDER DETAILS

Name COUNCILLOR PETER WILKINSON

Address
1 Bank Cottages Quarry Bank
Hollington
STOKE-ON-TRENT
ST10 4HQ

ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?

- ☐ Appellant
- ☐ Agent
- ☒ Interested Party / Person
- ☐ Land Owner
- ☐ Rule 6 (6)

What kind of representation are you making?

- ☐ Final Comments
- ☐ Proof of Evidence
- ☐ Statement
- ☐ Statement of Common Ground
- ☒ Interested Party/Person Correspondence
- ☐ Other

YOUR COMMENTS ON THE CASE

My name is councillor Peter Wilkinson and I spoke in favour of the application.

Firstly I believe that the application site is grey belt because it does not strongly contribute to any of the purposes (a), (b) or (d) in paragraph 143 of the NPPF.

The three of the five purposes of green belt mentioned within the definition are:

- a) to check the unrestricted sprawl of large built-up areas
- b) to prevent neighbouring towns merging into one another
- d) to preserve the setting and special character of historic towns

Given the above definition, this parcel of land could constitute 'grey belt'

Paragraph 155 of the NPPF also refers to forms of development which are not inappropriate in the green belt. They are:

- a. The development would utilise grey belt land and would not fundamentally undermine the purposes (taken together) of the remaining Green Belt across the area of the plan
- b. There is a demonstrable unmet need for the type of development proposed
- c. The development would be in a sustainable location, with particular reference to paragraphs 110 and 115 of the Framework.

This development is in a sustainable location, is an accessible bungalow and there is an identified need for this type of dwelling.

The council cannot demonstrate a 5 year housing supply so paragraph 11 (d) of the NPPF is triggered and in this particular case should only be refused if any adverse impacts of doing so would significantly and demonstrably outweigh the benefits.

Policy automatically becomes out of date when a five year housing supply cannot be demonstrated and therefore the application should be allowed.