

**SUPPLEMENTARY REPORT**  
**TO THE PLANNING COMMITTEE**  
**14<sup>th</sup> January 2026**

**Agenda Item 8**

**Application Ref. 25/00851/PIP**

**Land to the rear of 57 High Street, Alsagers Bank**

Since the publication of the agenda report, a further 11 (eleven) letters of objection have been received from local residents which raise the following matters in addition to those set out in the main report:

- Absence of housing need
- Conflict with policies of the Audley Neighbourhood Plan
- The report does not refer to Neighbourhood Plan policy ANP9

Officer comments

As noted in the officer's report, only the matter of the location of the development and the principle of development can be considered by the Local Planning Authority for this type of application, therefore all objections relating to physical constraints of the site cannot be considered at this stage.

With regards to Neighbourhood Plan Policy ANP9 (Natural Environment and Landscape), the policy states at point 2 that Development should maintain the green landscape settings and separation of the following distinctive settlements: Alsagers Bank, Audley, Bignall End, Halmer End, Miles Green, Scot Hay, Wood Lane.

However, as the Borough does not currently have a five-year housing land supply then the policy is 'out of date' for the purposes of this application. As set out in the main agenda report, in such situations, the tilted balance outlined within Paragraph 11(d) of the framework is considered to be engaged and an assessment of whether any adverse impacts of granting planning permission would significantly and demonstrably outweigh the benefits, is required.

The weight to be afforded to the policies of the Audley Neighbourhood Plan is considered fully in the agenda report.

Recommendation

The recommendation remains as set out in the main agenda report.