

**Mr Mark Winnington**  
**Cabinet Member for Economic Growth**  
2 Staffordshire Place  
Tipping Street, Stafford ST16 2DH  
Telephone: (01785) 854661  
E-mail: [mark.winnington@staffordshire.gov.uk](mailto:mark.winnington@staffordshire.gov.uk)  
Website: [www.staffordshire.gov.uk](http://www.staffordshire.gov.uk)

Mr Paul Singleton - Examining Inspector  
c/o Robert Ranger  
The Planning Inspectorate  
Temple Quay House  
2 The Square  
Bristol  
BS1 6PN

Ref: MW-30/CM

Your ref:

Date: 4 April 2019

Dear Sir

I am pleased to enclose copies of our Written Representation and Local Impact Report. These have been prepared in line with published government guidance on the 2008 Planning Act.

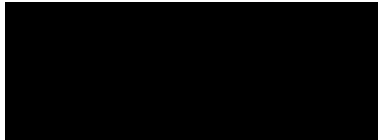
The Officers have engaged with Four Ashes Limited (FAL) on their proposal in accordance with Planning Inspectorate Guidance Note 2 '*The role of local authorities in the development consent process*'. As set out in Section 6 of the Guidance Note we understand that the local authority is not the decision maker on the application. Our position has therefore been to conduct a technical assessment of the development to help shape the proposal to maximise local benefits and minimise any impacts.

The Officers have worked diligently with FAL throughout to agree methodologies for assessing impacts and understanding the proposal. We have reached a stage of broad agreement over the principle mitigation measures as set out in the Statement of Common Ground with FAL. Our Written Representation identifies the areas where there is still further work required; principally these centre around how the mitigation packages are secured; consideration of the phasing of the development, in particular the timing of delivery of the rail terminal; and further clarity and refinement of the ecological and landscape mitigation. We would wish to see these matters considered fully during the examination.



Should the Secretary of State be minded to approve this application it is essential that the matters summarised above have been addressed and supplement the package of mitigation measures that have been agreed between FAL and Staffordshire County Council, which should be secured in full and sufficiently robust to provide the necessary reassurance to our communities.

Yours faithfully



**Mark Winnington**  
**Cabinet Member for Economic Growth**

**Enc.**

1. Local Impact Report
2. Written Representation
3. Written Representation – summary
4. Statement of Common Ground

*the knot unites*

