

Fradley Estates

Staffordshire Moorlands Local Plan Examination

HEARING STATEMENT IN RESPECT OF MATTER 8 - ALLOCATIONS VILLAGES
ISSUE 6 – LOCAL GREEN SPACE DESIGNATION LAND NORTH OF COTEHILL ROAD

1. Hearing Statement

- 1.1. Representations were submitted on behalf of Fradley Estates ('FE') to the submission version of the Local Plan ('LP'). Those representations (referred to in this statement as "Original Representations") objected to the proposed allocation of its land north of Cotehill Road under policy DC4 and appendix 10 of the LP. A copy of FE's Original Representations are appended to this statement.
- 1.2. The examination programme in respect of the LP includes consideration of local green space designations under DC4/appendix 10 on Wednesday, 17 October as matter 8 - allocations villages issue 6.
- 1.3. FE wishes to rely on the Original Representations as its statement for the examination hearing which conclude that it is clear from a proper evaluation of FE's land that its characteristics do not distinguish it from any other unbuilt areas of land in the Council's district, and do not provide a sound justification for concluding that the land is demonstrably special to the local community and holds a particular local significance by reason of meeting all of the criteria in paragraph 77 of the NPPF. There is simply no compelling evidence to demonstrate why FE's land is demonstrably special as required by the NPPF. For those reasons the LP is **not justified on the evidence, is not consistent with national policy and therefore wholly fails the test of soundness.**
- 1.4. FE submits that the LP should be modified by the deletion of the FE site (reference 35)as a local green space proposal listed in appendix 10 of the LP and the map at A4.11 of appendix 4 of the LP should be modified to exclude that designation from the FE site.