

STAFFORDSHIRE MOORLANDS LOCAL PLAN EXAMINATION  
STATEMENT BY STAFFORDSHIRE MOORLANDS DISTRICT COUNCIL ON THE INSPECTOR'S MATTERS,  
ISSUES & QUESTIONS FOLLOWING CONSULTATION ON MAIN MODIFICATIONS

**MATTER 4**

**Main Modifications and Examination Process**

**Issue 1 – Main Modifications (generally)**

- 1.1 Are there any likely changes to the MMs as a result of the consultation on the MMs and these hearings?**
- 1.1.1 Yes, there are. An updated schedule of main modifications accompanies this statement (Appendix B). The suggested modifications reflect comments made by the Council in response to representations to the main modification representations (EL11.002). Relevant modifications are considered below.
- 1.1.2 MM9 (Policy SS4 and supporting text). As identified in the Council's statement for Matter 2 (Housing Land Supply) further modifications are proposed to the housing land supply figures. Please see the Matter 2 statement for details.
- 1.1.3 MM12 (Policy S6 and supporting text). To clarify the specific matters that would need to be taken into account as part of the consideration of a potential housing allocation on the identified safeguarded land at Gillow Health, Biddulph as part of a future Local Plan review. Bullet point 6 of the Policy now includes a reference to the need for further consideration of ecological, flood risk and residential amenity amongst other planning considerations in order to confirm the suitability of the site for development, the boundary of an allocation and associated policy requirements. This reflects the fact that more detailed evidence will be required to inform a future housing allocation than the safeguarded area currently proposed. This is in response to multiple representations to the main modifications consultation, including MMC9 AND MM256, which identified constraints to the development of the site.
- 1.1.4 MM20 (Policy H1 and supporting text). In response to West Midlands HARP Planning Consortium (MMC185), the Council suggests that the deletion of 'target' from paragraph 8.56 would provide consistency between the Policy and the supporting text. In response to a representation (MMC479), a cross reference between Policy H1 and Policy DC3 is suggested for the supporting text to Policy H1 to clarify the relationship between the two policies. The landscape elements of Policy H1 should be read in conjunction with Policy DC3. Furthermore, it is proposed to re-instate bullet point 3e) of Policy H1 as per the Local Plan Submission Version. This bullet point referred to the need for all dwellings to be of a sufficient size to protect amenity for future occupants. Due to a clerical error, the bullet point did not appear in the schedule of main modifications.
- 1.1.5 MM27 (Policy DC2) and MM55. In response to representations from Historic England (MMC193), an amendment is proposed to refer to "heritage assets at risk" rather than just "buildings at risk".
- 1.1.6 MM31 (Policy C2 and supporting text). In response to Sport England's response (MMC177) alternative supporting text has been agreed between Sport England, Staffordshire County Council and SMDC. The proposed modification clarifies the position regarding potential playing field losses and refers to joint working to ensure that potential losses will be considered in the round. Costs relating to the provision of new playing fields following the updated Playing Pitch Strategy [SD23.3 &

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SD23.4] have already been factored into the Local Plan and Site Allocations Viability Study [SD 24.1].  
The proposed text is as follows:

'Where schools are required to expand to accommodate growth from developments, expansion on to usable school playing field land should be as a last resort. Where replacement playing field land or other off-site mitigation is required, the cost of the new provision should be borne by the developers of those developments directly linked to the school expansion, secured through a section 106 agreement. The replacement school playing field cost will be in addition to the education based contribution for school places. The potential playing field losses will be considered in the round and in certain circumstances, depending on the site(s) and the findings of an up to date Playing Pitch Strategy, could be dealt with on a strategic basis with a mitigation package agreed upon with Sport England.'

- 1.1.7 MM34 (Para. 9.2). In response to a representation from Historic England (MMC194), a revised modification is suggested to that fact that Policy DC2 will be considered, alongside other policies by the Council when determining planning applications.
- 1.1.8 MM36 (Policy DSL2). In response to a representation from Ollerton Estates LLP (MMC482), a revised modification is suggested to clarify that the Mount has "informal" recreational value. This amendment ensures that the wording of the policy is consistent with the supporting text which already refers to the informal recreation value.
- 1.1.9 MM41 (DSB3). A revised modification is suggested to clarify the approximate amount of land allocated for residential development.
- 1.1.10 MM49 (Policy DSR4, Paragraphs 9.119 and 9.123 ). In response to a representation from Homes England (MMC11), a revision to this modification is suggested to update the sites areas to reflect the revised boundary to the allocation as subject to consultation on the main modifications.
- 1.1.11 MM72 (Appendix 7). As identified in the Council's statement for Matter 2 (Housing Land Supply) further modifications are proposed to the housing land supply figures and trajectory graph. Please see the Matter 2 statement for details.