



Screening Statement

Determination of the need for a Strategic Environmental Assessment (SEA)

**Madeley Neighbourhood Development
Plan 2018-2032
Draft 9 September 2019 Version**

December 2019

Screening Statement

Determination of the need for a Strategic Environmental Assessment (SEA) in accordance with the Environmental Assessment of Plans and Programmes Regulations 2004 and European Directive 2001/42/EC for the Madeley Neighbourhood Development Plan 2018-2032 Draft 9 September 2019 Version

1. Introduction

This Screening Report is designed to determine whether or not the content of the Madeley Neighbourhood Development Plan 2018-2032 Draft 9 September 2019 Version (MNDP) requires a Strategic Environmental Assessment (SEA) in accordance with the European Directive 2001/42/EC and associated Environmental Assessment of Plans and Programmes Regulations 2004.

Strategic Environmental Assessment (SEA) is the process by which environmental considerations are required to be fully integrated into the preparation of plans and programmes prior to their final adoption. SEA is a tool used internationally to improve the environmental performance of plans so that they can better contribute to sustainable development.

Establishing whether a neighbourhood development plan (NDP) takes into account SEA is an important legal requirement. The Independent Examiner subsequently appointed to consider the MNDP will check that it meets the 'Basic Conditions' set out in the national Planning Practice Guidance (PPG). One of the Basic Conditions is whether a NDP is compatible with European obligations. This includes the Strategic Environmental Assessment Directive. This directive is transposed into UK law by the Environmental Assessment of Plans and Programmes Regulations (2004). A NDP must be compatible with European Union obligations, as incorporated into UK law, in order to be legally compliant.

In meeting these obligations, the national PPG sets out that an initial screening stage is required to establish whether a Plan is likely to have significant environmental effects. As the "responsible body" this report sets out Newcastle-under-Lyme Borough Council's conclusions in respect of the emerging policies for the MNDP.

2. Legislative Background

In accordance with the SEA Directive and the Environmental Assessment of Plans and Programmes Regulations (2004) (Regulation 9(1)), the Council must determine if a plan requires an environmental assessment. This process is commonly referred to as a "screening" assessment. Where the Council determines that a Strategic Environmental Assessment (SEA) is not required, then the Council must, under Regulation 9(3), prepare a statement setting out the reasons for this determination. Where it is determined that proposals in a NDP are likely to have significant environmental effects, the NDP may require a SEA. Draft NDP proposals should then be assessed to identify, describe and evaluate the likely significant environmental effects as prescribed in regulation 12 (2) & (3) of the above legislation.

In accordance with Regulation 9 of the SEA Regulations 2004, Madeley Parish Council (the qualifying body) has requested Newcastle-under-Lyme Borough Council (NuLBC), as the responsible authority, to consider whether an environmental assessment of the emerging NDP is required due to significant environmental effects.

Whether a NDP requires an SEA, and if so, the level of detail needed, will depend on what is proposed in the NDP. The PPG suggests that an SEA may be required, where:

- A NDP allocates sites for development;

- The neighbourhood area contains sensitive natural or heritage assets that may be affected by the proposals in the plan; and
- A NDP may have significant environmental effects that have not already been considered and dealt with through a sustainability appraisal of the Local Plan.

It remains the responsibility of the Local Planning Authority to ensure that all the regulations appropriate to the nature and scope of a NDP proposal submitted to it have been met in order for the proposal to progress. However, it remains the qualifying body's responsibility to make every effort to ensure the resultant draft NDP that it submits to the Local Planning Authority:

- Meets each of the Basic Conditions;
- Has been prepared in accordance with the correct process and all those required to be consulted have been;
- Is accompanied by all the required documents.

3. Madeley Neighbourhood Development Plan 2018-2032 Draft 9 September 2019 Version

The MNDP presents an overarching vision with six key aims, followed by a description of the parish and the consultation that has taken place in relation to the neighbourhood planning process. There are 10 no. policies under seven policy themes as listed below:

1. Local Green Space
2. Housing Growth
3. Design
4. Community Facilities
5. Natural Environment
6. Transport
7. Centre of Madeley Village

| Draft Policy Ref. | Draft policy wording |
|------------------------------------|---|
| LGS: Local Green Space Designation | <p>Identifies five sites a local green space where all development is ruled out other than in very special circumstances.</p> <ul style="list-style-type: none"> • LGS 1 Doctors Field, Station Road, Madeley • LGS 2 College Field, New Road, Madeley • LGS 3 Madeley Pool, Poolside, Madeley • LGS 11 The Springs, The Holborn, Madeley • LGS 12 Heath Wood, Hillwood Road, Madeley Heath |
| HOU1: Housing Growth | <p>New residential development will be considered for approval in the following locations:</p> <ul style="list-style-type: none"> • Within Madeley village and Madeley Heath village envelope (see Plan on the following page); • Infill development in close proximity to existing buildings within the areas of Onneley and Leycett villages. <p>Consideration for approval will be subject to:</p> <ul style="list-style-type: none"> • There being suitable vehicular access to the site and no severe adverse impact on traffic safety and capacity; • There being no significant adverse impact on the amenities of nearby residential properties; • There being no significant adverse impact on built heritage including within the Madeley Conservation Area or on the natural environment, including trees, watercourses and landscapes; • There being no encroachment into the rural area, including the open area that provides separation between Onneley and Madeley and Leycett and Madeley Heath. |

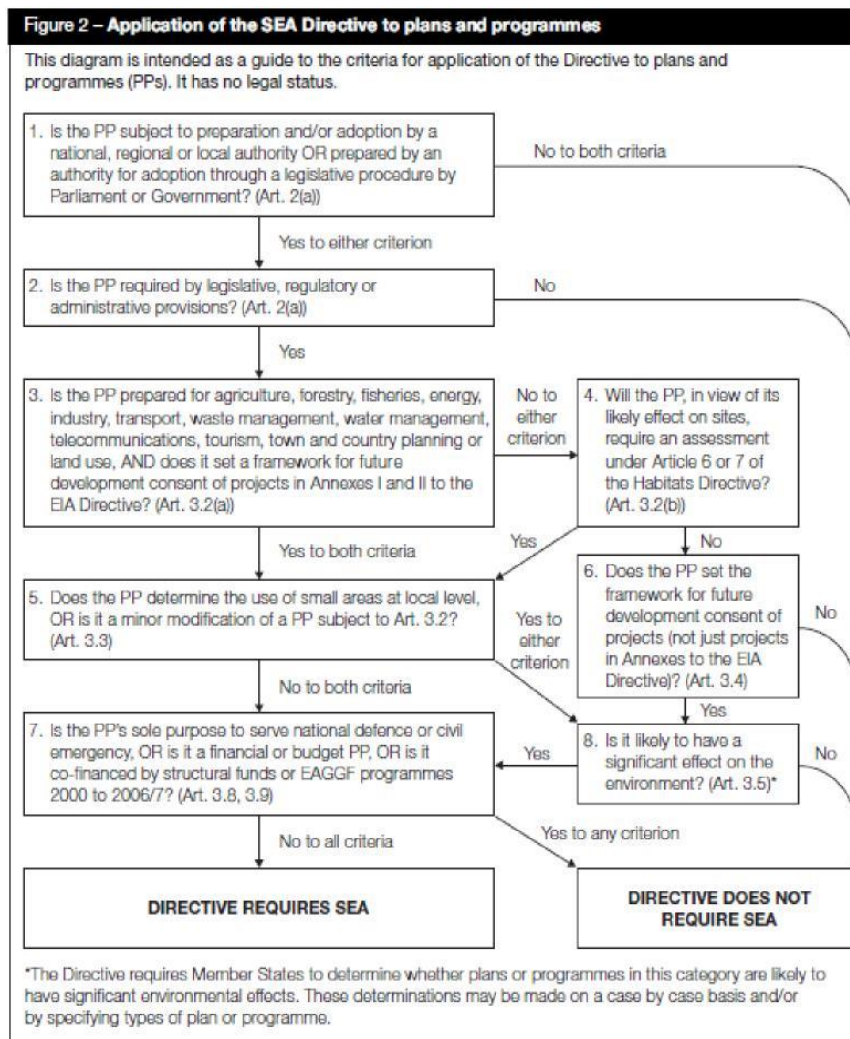
| | |
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| <p>HOU2: Housing Mix</p> | <p>Residential development must meet local need through a suitable mix. In particular, this includes:</p> <ul style="list-style-type: none"> • Small (2-3 rooms) development for first-time buyers or those seeking to downsize; • Larger family housing (5-6 rooms); • Housing suitable for the elderly, including sheltered housing and extra care. <p>Affordable housing must be provided within the Neighbourhood Area and must be tenure blind. In particular, there is a need for shared ownership schemes and build-to-rent schemes.</p> |
| <p>DES1: Design</p> | <p>New development must complement the local context and be sustainable. Development must:</p> <ul style="list-style-type: none"> • Maintain separation between public and private spaces; • Complement the existing character and townscape in terms of scale and massing; • Avoids the appearance of overdevelopment and over urbanization, taking account of the rural character of the area; • Complement the established layout in terms of set-back from the road and spacing around dwellings; • Ensure car-parking is integrated into the design and layout, so that it does not dominate streets and spaces; • Use high quality, durable materials, to complement the site and surrounding context, including local materials such as Staffordshire Blue or Staffordshire Mix clay tiles; • Provide sustainable drainage and permeable surfaces in hard landscaped areas; • Provide electrical car charging points within curtilage of properties, accessible from parking areas; • Provide safe, well designed streets and spaces that enable natural surveillance; and • Provide screened storage space for bins and recycling. • Distinctive, site-specific architectural solutions will be encouraged, especially innovative designs in terms of building performance. • Use boundary treatments that reflect the local character. |
| <p>DES2: Development in the Madeley Conservation Area and its Setting</p> | <p>Development proposals within Madeley Conservation Area and/or its setting should demonstrate how they will conserve or enhance this important heritage asset, taking into account and respecting the important views identified below and on Map DES2 on the following page.</p> <p style="padding-left: 40px;">View A – Views over pool along Poolside.</p> <p style="padding-left: 40px;">View B – Rural views from All Saints Church and western entrance to the village in the conservation area.</p> |
| <p>CF1: Recreation, Leisure, Play and Sports Facilities</p> | <p>New development must have no significant adverse impact on the recreation, leisure, play and sport facilities listed below. Development will not be permitted unless:</p> <ol style="list-style-type: none"> i) an assessment has been undertaken which shows them to be surplus to requirements; or ii) the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or iii) the development is for alternative amenity, play or recreation provision, the needs for which clearly outweigh the loss. <p>REC 1 Madeley White Star, Manor Road, Madeley REC 2 Leycett Cricket Club, Leycett Lane, Leycett REC 3 Onneley Cricket Club, Bar Hill Road, Onneley REC 4 Manor Road Allotments, Manor Road, Madeley REC 5 Madeley Centre Allotments, New Road, Madeley REC 6 Wharf Terrace Playing Field, Wharf Terrace, Madeley Heath REC 7 Madeley Pool Play Area, Birchdale, Madeley</p> |

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| CF2: Community Infrastructure | <p>In considering allocation of CIL monies, the following infrastructure priorities should be considered:</p> <ul style="list-style-type: none"> • Highways improvements to Monument Junction; • Improvement to sport and leisure facilities in the Neighbourhood Plan area including, but not limited to, supporting improvements to facilities at Onneley cricket ground and Madeley White Star; • Provision of new bus stops and improved services. <p>In allocating Section 106 financial contributions made against local plan policy requirements, similar priorities are encouraged.</p> |
| NE1: Natural Environment | <p>New development must preserve or enhance and not harm or degrade the special rural character and ecological and environmental features of the area.</p> |
| TRA1: Critical Road Junctions | <p>New development must be supported by a balanced transport provision, including secure cycle storage.</p> <p>New development must not cause any severe adverse impact on capacity or road safety.</p> <p>This is especially critical for existing transport pressure points, which are:</p> <ul style="list-style-type: none"> • Junction of A525 and A531 in Madeley Heath (known locally as Monument Junction); • Junction of A525 and Manor Road; • Junction of A531 and Bowsey Wood Road. |
| MVC1: Centre of Madeley Village Special Policy Area | <p>This policy relates to the Centre of Madeley Village Special Policy Area (CMVSPA) which includes sites fronting the defined section of the A525 and other adjoining sites, indicated on Plan CMV1.</p> <p>Within the CMVSPA, changes of use or new build facilities of retail, food, community, medical, cultural or business uses (A1, A2, A3, A4, A5, B1, C1 C2 and D1) will be considered for approval, providing:</p> <ul style="list-style-type: none"> • there is suitable pedestrian (footway) and vehicular access to the site and no severe adverse impact on traffic safety and capacity; • there is no significant adverse impact on the amenities of nearby residential properties; • there being no loss of retail, community, business or other village centre facilities at ground floor level. |

i) Strategic Environmental Assessment (SEA) Screening

The process for determining whether or not an SEA is required is called 'screening'. The SEA screening is a two stage process. The first part considers an NDP against the SEA assessment flow chart set out in the national guidance 'A Practical Guide to the Strategic Environmental Assessment Directive' (see Figure 1 and Table 1).

Figure 1. Application of the SEA Directive to plans and programmes. Flow Chart from 'A Practical Guide to the Strategic Environmental Assessment Directive'.



Source:

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/7657/practicalguidesea.pdf

The second part of the assessment is required in order to answer specific questions contained in the above (Figure 1), specifically question 8 and considers whether an NDP is likely to have a significant effect on the environment, using criteria drawn from the EU SEA Directive 2001/42/EC (Annex II) and Schedule 1 of the UK Environmental Assessment of Plans and Programmes Regulations 2004 (See Figure 2 and Table's 2 and 3).

Figure 2. Criteria for determining the likely significant effects to the environment.

1. The characteristics of plans and programmes, having regard, in particular, to
 - the degree to which the plan or programme sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources,
 - the degree to which the plan or programme influences other plans and programmes including those in a hierarchy,
 - the relevance of the plan or programme for the integration of environmental considerations in particular with a view to promoting sustainable development, - environmental problems relevant to the plan or programme,
 - the relevance of the plan or programme for the implementation of Community legislation on the environment (e.g. plans and programmes linked to waste management or water protection).

2. Characteristics of the effects and of the area likely to be affected, having regard, in particular, to
 - the probability, duration, frequency and reversibility of the effects,
 - the cumulative nature of the effects,
 - the trans-boundary nature of the effects,
 - the risks to human health or the environment (e.g. due to accidents),
 - the magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected),
 - the value and vulnerability of the area likely to be affected due to:
 - special natural characteristics or cultural heritage,
 - exceeded environmental quality standards or limit values,
 - intensive land-use,
 - the effects on areas or landscapes which have a recognised national, Community or international protection status.

Source: Annex II of SEA Directive 2001/42/EC and Schedule 1 of the UK Environmental Assessment of Plans and Programmes 2004.

The Regulations state that before making a determination the three statutory consultation bodies must be consulted: The Environment Agency, Natural England and Historic England. Newcastle-under-Lyme Borough Council's assessment and response in determining whether the emerging MNDP requires an SEA is presented in Tables 1, 2 and 3.

ii) Assessment and Screening of the Madeley Neighbourhood Development Plan 2018-2032 Draft 9 September 2019 Version

Table 1: Part 1 SEA screening - Application of the SEA Directive to plans and programmes

| Establish the Need for SEA | | |
|-----------------------------------|-----------------|---|
| Stage | Yes / No | Reason |
| 1 | Yes | <p>The preparation and adoption of the MNDP is allowed under the Town and Country Planning Act 1990 as amended by the Localism Act 2011 and the Neighbourhood Planning Act 2017. The MNDP is being prepared by the parish council (as the “relevant body”) and will be “made” by Newcastle-under-Lyme Borough Council as the local planning authority subject to passing an independent examination and community referendum. The preparation of neighbourhood plans is subject to the following regulations: The Neighbourhood Planning (General) Regulations 2012, the Neighbourhood Planning (referendums) Regulations 2012, and the Neighbourhood Planning (General) (Amendment) Regulations 2015 and 2016.</p> <p>GO TO STAGE 2</p> |
| 2 | No | <p>Whilst the MNDP is not a requirement of the Town and Country Planning Act as amended by the Localism Act 2011 and the Neighbourhood Planning Act 2017, it will be “made” and eventually form part of the Development Plan for the Borough of Newcastle-under-Lyme. It is therefore important that the screening process considers whether it is likely to have a significant environmental effect and hence whether an SEA is required under the SEA Directive.</p> <p>The strategic framework for development is set by the adopted Joint Core Spatial Strategy, the strategic saved policies of the Local Plan and the emerging Joint Local Plan. The MNDP seeks to align and be in general conformity with these.</p> <p>GO TO STAGE 3</p> |
| 3 | Yes | <p>The MNDP is being prepared for town and country planning, and land use purposes for the parish of Madeley.</p> <p>Development management type policies are included in the MNDP to protect valued local green spaces; support new housing in appropriate locations to meet identified need; encourage good design; protect/enhance the historic and natural environment; protect community facilities; improve local transport infrastructure, and support appropriate development in Madeley Village Centre.</p> |

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| | | | GO TO STAGE 4 |
| 4 | Will the draft MNDP, in view of its likely effect on sites, require an assessment for future development under Article 6 or 7 of the Habitats Directive? (Art. 3.2 (b)) | Not Applicable | The MNDP will be screened separately on the need for Habitats Regulations Assessment. GO TO STAGE 5 |
| 5 | Does the draft MNDP determine the use of small areas at local level, OR is it a minor modification of a PP subject to Art. 3.2? (Art. 3.3) | Yes | The MNDP does not propose any site allocations for future development within the Neighbourhood Area. However, the Special Policy Area for Madeley Village Centre does support certain land uses within this designated area. GO TO STAGE 6 |
| 6 | Does the draft MNDP set the framework for future development consent of projects (not just projects in Annexes to the EIA Directive)? (Art. 3.4) | Yes | Once the MNDP is made it will form part of the statutory Development Plan and will be used by Newcastle-under-Lyme Borough Council to assist it in the determination of planning applications within the designated Neighbourhood Area. The intention is that the MNDP will provide a land use policy framework for future development at a local level. GO TO STAGE 8 |
| 7 | Is the draft MNDP's sole purpose to serve the national defence or civil emergency, OR it a financial or budget PP, or it is co-financed by structural funds or EAGGF programmes 2000 to 2006/7? (Art. 3.8, 3.9) | No | Not Applicable |
| 8 | Is the draft MNDP likely to have a significant effect on the environment? (Art 3.5) | Not Applicable | Assessment and responses regarding this matter are presented in Tables 2 and 3 SEE TABLES 2 AND 3 |

Table 2. Part 2a SEA Screening: II Application of Criteria for determining the likely significance of effects of a Neighbourhood Plan (SEA Directive Article 3(5) Annex II).

| (1) Characteristics of the plan and programmes, having regard, in particular, to; | | |
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| SEA Directive Criteria Annex II | Response | Likely environmental effect? |
| The degree to which the draft MNDP sets a framework for projects and other activities, either with regard to the location, nature, size, and operating conditions or by allocating resources; | <p>The MNDP will, if made, form part of the statutory Development Plan and contribute to the local planning policy framework for the area.</p> <p>The MNDP does not allocate sites for development, thereby providing no specific details of developable areas, scale and location of future development (apart from existing sites with planning approvals). However, Policy MVC1: 'Centre of Madeley Village Special Policy Area' supports appropriate development within the designated area. Policy 'HOU1: Housing Development', supports housing development within the existing village envelopes of Madeley and Madeley Heath and infill development within close proximity of buildings in Onneley and Leycett villages.</p> <p>Generic development management type policies will help determine the outcome of future development proposals, and achieve the MNDP's overall aim of protecting and enhancing the rural and historic character of the village whilst enabling sustainable growth and development.</p> | Unlikely |
| The degree to which the draft MNDP influences other plans and programmes including those in a hierarchy; | <p>The MNDP is required to be in conformity with the National Planning Policy Framework (NPPF) and at this stage the strategic policies of the Joint Core Spatial Strategy and 'saved' Local Plan 2011 policies. The MNDP should not significantly influence other plans and programmes, but may have a limited degree of influence over the formation of the future strategic policies.</p> <p>The MNDP will be 'made' alongside the emerging higher order Joint Local Plan and form part of the Development Plan. The MNDP will provide additional information to the Development Plan on at a local scale.</p> | No |
| The relevance of the draft MNDP for the integration of environmental conditions in particular view to promoting sustainable development; | <p>The MNDP includes development management themed policies seeking to ensure appropriate and sustainable development within the parish, with particular focus on protecting/enhancing existing environmental, historical and community assets (i.e. policies LGS: Local Green Space Designation, DES1: Design, DES2: Development in the Madeley Conservation Area and its Setting; CF1: Recreation, Leisure, Play and Sport Facilities, and NE1: Natural Environment).</p> <p>Development would be subject to the policies in the NPPF, as well as the Joint Core Spatial Strategy and 'saved' Local Plan 2011 policies. The MNDP attempts to demonstrate its policy conformity with local/national aims and policies. The MNDP's vision, aims and policies have been developed in consideration of the three dimensions (economic, social and environmental) to sustainable development as described in the NPPF.</p> | No |

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| <p>Environmental problems relevant to the MNDP;</p> | <p>There are no RAMSAR, Special Protection Areas, Special Areas of Conservation or Sites of Special Scientific Interest within the Neighbourhood Area.</p> <p>The closest international/nationally designated sites are:</p> <ul style="list-style-type: none"> • Cracow Moss and Betley Mere (Midlands Meres and Mosses Phase 1) RAMSAR and SSSI, c.3.75km to the north of Madeley Village Centre; • Black Firs & Cranberry Bog (Midland Mere and Moses Phase 2) RAMSAR and SSSI, c. 4.5km to the north of Madeley Village Centre, and • Maer Pool SSSI, 6.75km to the south of Madeley Village Centre <p>The Neighbourhood Area consist of the following locally designated sites (see Appendix A):</p> <ul style="list-style-type: none"> • 15no. Sites of Biological Interest (SBI) • 9no. Biodiversity Alerts Sites • 1no. Regionally Important Geological Site (RIGS) – Madeley Heath Tileries (Ridgehill Clay Pit) <p>There are no Local Nature Reserves in the Neighbourhood Area with closest being Bateswood Nature Reserve some 3km north-east from the centre of Madeley Heath.</p> <p>There are also 14no. Ancient Woodland designations. Appendix A provides a list of the local environmental designations and Figure 1 provides a map of showing the location of the environmental designations across the Neighbourhood Area.</p> <p>These environmental assets are located outside the Village Envelopes of Madeley and Madeley Heath. The majority of the built environment, and sites with existing planning permission for future development are mainly focussed in and adjacent to these Village Envelopes.</p> <p>The MNDP is not proposing any sites for development and therefore it is considered unlikely that the plan will have any potential effects on these assets.</p> <p>Within the Neighbourhood Area, there are the following designated heritage assets:</p> <ul style="list-style-type: none"> • 38 no. listed buildings (1 Grade I, 1Grade II* and 36 Grade II) (See Appendix B), • Two Scheduled Monuments (Site of Old Madeley Manor: a moated site with late 16th century house, gardens and a watermill and Heighley Castle), and • Madeley Conservation Area. <p>There are also two Locally Important Buildings and Listed Structures (non-designated heritage assets) within the Neighbourhood Area.</p> <p>21 of the listed buildings are located within the Madeley Village Envelope of which only one of which is located outside the Madeley Conservation Area. One listed</p> | <p>No</p> |
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| | <p>building is located within the Madeley Heath Village Envelope.</p> <p>The MNDP proposes specific policies seeking to preserve/enhance and prevent harm/degrading of environmental, ecological, historical and heritage features of the Neighbourhood Area such as HOU1: Housing Development; DES2: Development in the Madeley Conservation Area and its Setting; NE1: Natural Environment.</p> <p>Development would be subject to the policies in the NPPF, as well as the Joint Core Strategy and 'saved' Local Plan 2011 policies in relation to protecting/enhancing the natural/built/historic environment. The MNDP attempts to demonstrate its policy conformity with local/national aims and policies to conserve, protect and enhance the built and natural environment.</p> | |
| <p>The relevance of the MNDP for the implementation of (European) community legislation on the environment (for example, plans and programmes linked to waste management or water protection;</p> | <p>The MNDP proposes within policy DES1: Design a criterion requiring the provision of sustainable drainage and permeable surfaces in hard landscaped areas.</p> <p>The implementation of European community legislation is unlikely to be significantly compromised by the Neighbourhood Plan.</p> | <p>No</p> |

Table 3. Part 2b SEA Screening: II Application of Criteria for determining the likely significance of effects of a neighbourhood Plan (SEA Directive Article 3(5) Annex II)

| (2) Characteristics of the effects and of the area likely to be affected, having regard, in particular, to; | | |
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| SEA Directive Criteria Annex II | Response | Likely environmental effect? |
| The probability, duration, frequency and reversibility of the effects of the draft MNDP; | <p>The MNDP does not allocate sites for future development or promote significant changes in land use. The plan features a number of policies that seek to protect and enhance the natural, built and historic environment.</p> <p>The plan is likely to result in beneficial rather than damaging effects.</p> | No |
| The cumulative nature of the effects of the MNDP; | <p>The MNDP seeks to encourage new housing development within the Neighbourhood Area's two Village Envelopes and infill development in close proximity to existing buildings within the areas of Onneley and Leycett villages. It seeks to discourage housing development encroaching into the open countryside and local green spaces (Policy HOU1: Housing Development).</p> <p>Future development may potentially result in some cumulative impacts on the environment through the increase of vehicular usage, movements, surface water flooding and waste production. However, sites for development have not been allocated through the MNDP, therefore it would be difficult to predict any cumulative impacts across the Neighbourhood Area in the future.</p> | No |
| The trans-boundary nature of the effects of the draft MNDP; | <p>The MNDP does not allocate sites for future development. Overall, the impacts beyond the parish are unlikely to be significant as the MNDP does not allocate sites for development.</p> | No |
| The risk to human health or the environment (e.g. due to accidents) of the draft MNDP; | <p>The MNDP is unlikely to pose any significant risks to human health or the environment. The Plan features development management type policies seeking to improve human health by encouraging future housing development to accommodate a range of people (i.e. Policy HOU2: Housing Mix), protect existing services, facilities and local assets (i.e. Policies CF1: Recreation, Leisure, Play and Sports Facilities and LGS: Local Green Space) and provide community infrastructure (i.e. Policy CF2: Community Infrastructure). Risk to the environmental and ecological features within the Neighbourhood Area are covered by Policy NE1; Natural Environment.</p> | No |
| The magnitude and the spatial extent of the effects (geographical area and size of the population likely to be affected) of the MNDP; | <p>The Neighbourhood Area is approximately 2,163 hectares in size. According to Census 2011, the total population for the Neighbourhood Area is 4,222. The MNDP does not feature any site allocations for future development although there are some planning permissions for new housing within and adjacent to the Village Envelope. As a</p> | No |

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| | result, there would be a minor increase in population within the Village, but impacts would not be significant. | |
| <p>The value and vulnerability of the area likely to be affected due to:</p> <p>I. Special natural characteristics or cultural heritage;</p> <p>II. Exceed environmental quality standards or limit values</p> <p>III. Intensive land use</p> | <p>I. The Madeley NA has a number of natural and historic assets. In terms of natural assets these include Sites of Biological Interest, Biodiversity Alert Sites, Ancient Woodland sites and a Regionally Important Geological Site. In terms of historic assets this includes a Conservation Area, Scheduled Ancient Monuments, Listed Buildings and Locally Important Buildings and Structures. The MNDP provides policies to enhance / protect these assets when considering future development (i.e. policies NE1: Natural Environment, DES2: Design in Madeley Conservation Area and its Setting; LGS: Local Green Space, DES1: Design and HOU1: Housing Growth). Most of the special environmental characteristics are located beyond the existing Village Envelopes of Madeley and Madeley Heath some of which is in the Green Belt and would not likely be vulnerable to significant impacts from development within them. Within the Madeley Village Envelope there are a number of Listed Buildings and Local Important Buildings. Future development could have some/minor impacts to these cultural and historical assets. However, the MNDP includes policy DES2: Design in Madeley Conservation Area and its Setting, which seeks to conserve and enhance the heritage asset. As such it is considered overall the impacts are unlikely to be significant.</p> <p>II. The MNDP is unlikely to result in exceedance of environmental quality standards, such as those relating to air, water and soil quality. The MNDP provides policies to maintain and enhance environmental quality standards (i.e. Policies NE1; Natural Environment).</p> <p>III. The MNDP does not allocate sites for future development, and therefore it is unlikely to bring forward development of an extent that would result in a significant intensification of local land use.</p> | <p>No</p> <p>No</p> <p>No</p> |
| <p>The effect on areas or landscapes which have a recognised national, Community or international protected status;</p> | <p>There are no designated landscapes within or near the Neighbourhood Area.</p> <p>The Neighbourhood Area is covered by the following saved policies for the Newcastle-under-Lyme Local Plan 2011: Landscape Enhancement, Landscape Maintenance and Landscape Restoration. Collectively these seek to preserve and enhance the quality and character of the landscape across the plan area.</p> | <p>No</p> |

6. Screening Outcome

Newcastle-under-Lyme Borough Council has concluded that the emerging Madeley Neighbourhood Development Plan is not likely to have any significant environmental effects, and accordingly will not require a Strategic Environmental Assessment (SEA). The main reasons for this conclusion are:

- The Draft MNDP seeks to align with the adopted Development Plan (Joint Core Strategy 2006-2026 and 'saved' Local Plan 2011 Policies). Additionally the draft MNDP is subjected to a Habitats Regulations screening opinion;
- The Draft MNDP does not provide any site allocations for future development. As a result, it is difficult to foresee any specific environmental effects.
- The Draft MNDP seeks to avoid or minimise the environmental effects of future developments. It features development management themed policies to conserve, protect and enhance environmental, historical, cultural and heritage assets for determining development proposals;
- The Draft MNDP is unlikely to have significant affects to any designated sites, or lead to other environmental effects;
- The spatial extent and the magnitude of the population affected are not considered significant for the purpose of the SEA;

The statutory consultees, the Environment Agency, Historic England and Natural England were consulted on the draft Screening Opinion on the 22 October 2019. All three consultees agreed with the Borough Council's conclusions. Copies of their responses area included at Appendix C.

Appendix A – List of environmental designations within the Neighbourhood Area

Sites of Biological Interest

1. Batewsod Nature Reserve
2. Bullthorns Wood
3. Walton's Wood East
4. Walton's Wood West
5. Madeley Manor
6. Madeley Manor Fish Pond
7. Bryn Wood
8. Madeley Heath (wooded valley east of)
9. Grafton's Wood
10. Dunge Wood
11. Wrinehill Wood
12. Beech Wood
13. Upper Bitterns Wood
14. Lower Bitterns Wood
15. The Lum (River Lea Corridor)

Biodiversity Alert Sites

1. Dismantled Railway Track and Acid Grassland
2. Heighey Castle and Wood
3. Bowsey Road
4. Beck Wood
5. The Meadows County Primary School
6. Wrinehill Wood (east of)
7. Red lane
8. Manor Road verges
9. Radwood Copse and Railway verges

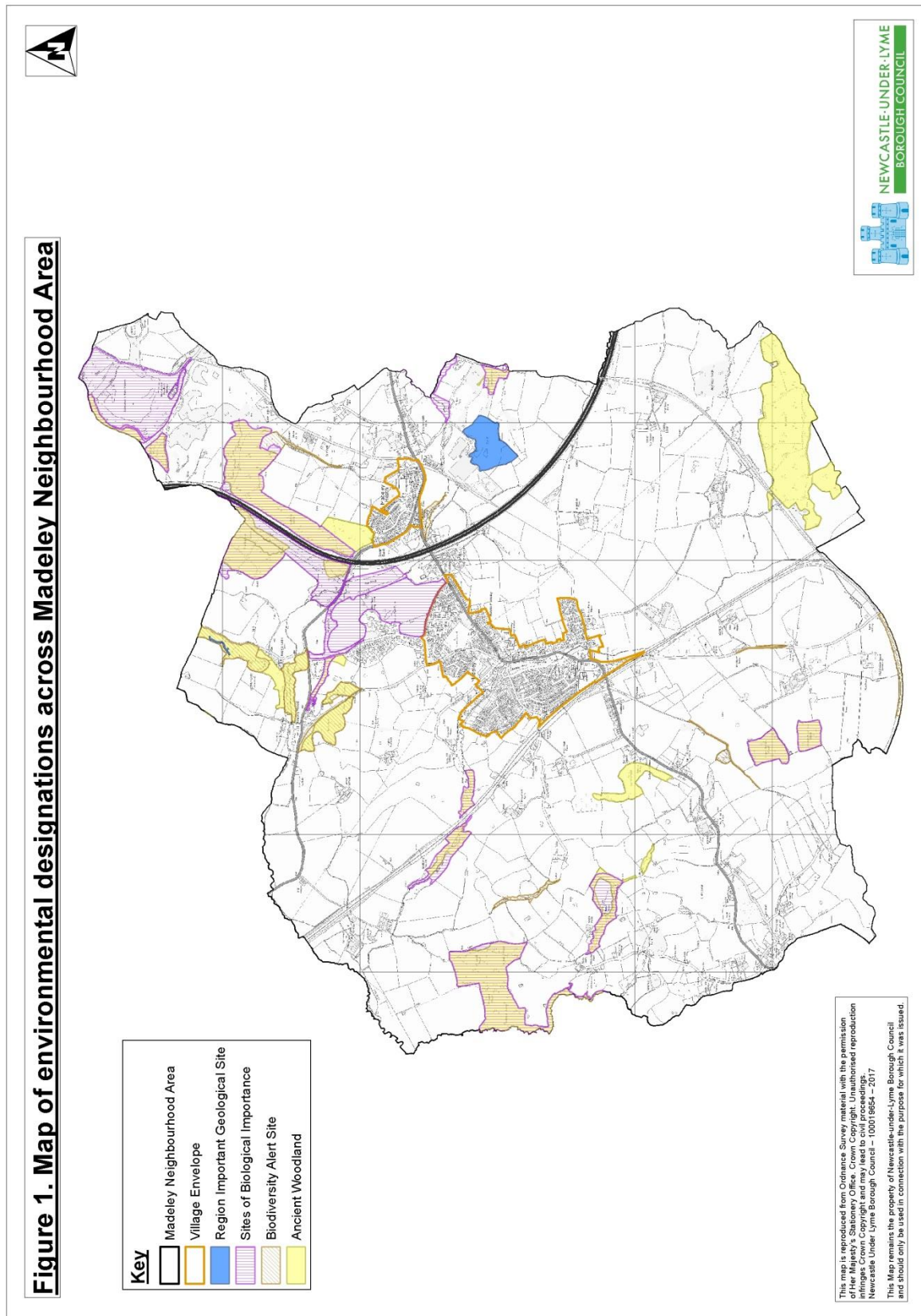
Ancient Woodland

1. Bullhorns Wood 1 & 2
2. Walton's Wood
3. The Gladings
4. Heighley Castle Woods
5. Beck Wood
6. Wrinehill Wood
7. Grafton's Wood
8. The Lum
9. Beech Wood
10. Barhill Wood
11. Upper Bitterns Wood
12. Lower Bitterns Wood
13. Hey Spink
14. Dunge Wood

Regionally Important Geological Site (RIGS)

Madeley Heath Tileries (Ridgehill Clay Pit)

Figure 1 - Map of environmental designations within the Neighbourhood Area

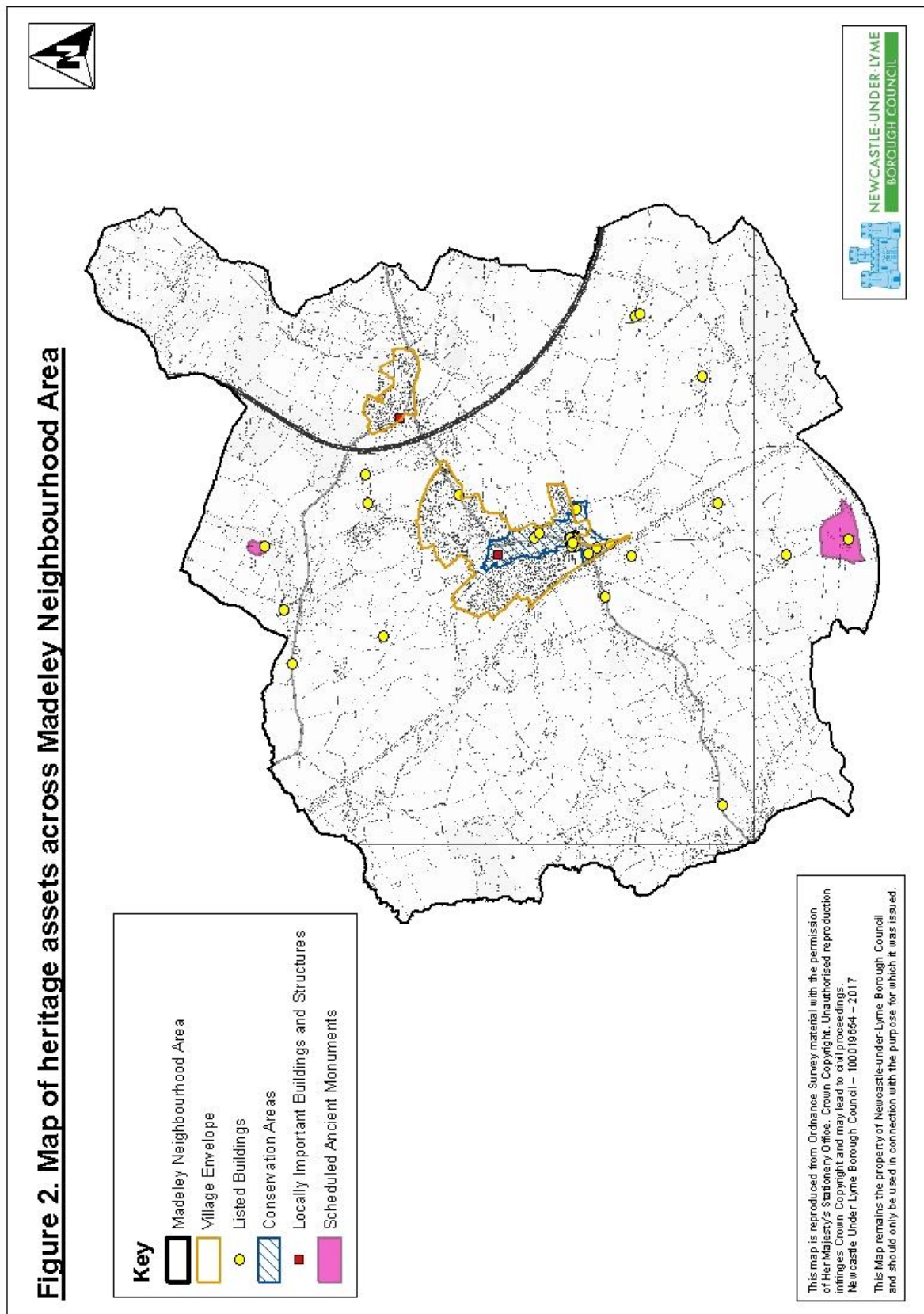


Appendix B – list of listed buildings within the Neighbourhood Area

| Reference | Address | Description | Grade | Date listed |
|-----------|--|------------------|--------|-------------|
| 5/67 | Brice Storr Memorial - about 2m south-east of Chancel of Church of All Saints Woore Road Madeley Vicarage Lane | Chest Tomb | II | 14/05/1985 |
| 5/68 | Broade/Halmarach Memorial about 1m north of north Chancel Chapel of Church of All Saints Woore Road Madeley | Chest Tomb | II | 14/05/1985 |
| 5/69 | Buckley Memorial about 6m south of south Transept of Church of All Saints Vicarage Lane Madeley | Chest Tomb | II | 14/05/1985 |
| 5/70 | Cope Memorial about 6m west of south-west corner of South Porch of Church of All Saints Vicarage Lane Madeley | Chest Tomb | II | 14/05/1985 |
| 5/53 | Hey House Manor Road Madeley CW3 9PS | House | II | 14/05/1985 |
| 5/66 | All Saints Church Woore Road Madeley CW3 9PH | Parish Church | I | 17/11/1966 |
| 2/52 | Heighley Castle Heighley Lane Madeley | Castle (Remains) | II | 17/11/1966 |
| 5/54 | Offley Well Head Manor Road Madeley | Fountain Head | II | 17/11/1966 |
| 5/55 | Manor Farm Manor Road Madeley Crewe Cheshire CW3 9PS | Farmhouse | II | 14/05/1985 |
| 5/57 | Nethersett Hey Farm Nethersett Hey Lane Madeley Crewe Cheshire CW3 9PE | Farmhouse | II | 14/05/1985 |
| 5/56 | Old Madeley Manor (Remains) Manor Road Madeley Staffordshire | Manor House | II | 02/12/1952 |
| 2/58 | Milepost At SJ 7764 4523 Newcastle Road Middle Madeley | Milepost | II | 14/05/1985 |
| 5/60 | Old Hall Poolside Madeley CW3 9DX | House | IISTAR | 12/12/1952 |
| 5/61 | The White House Poolside Madeley Crewe Cheshire CW3 9DX | House | II | 14/05/1985 |
| 5/62A | Station Road Madeley | Telephone Kiosk | II | 28/07/1988 |
| 5/75A | Timmis Memorial about 8m west of Tower of Church of All Saints Vicarage Lane Madeley | Chest Tomb | II | 14/05/1985 |
| 5/76 | Unidentified chest tomb about 6m west of south Porch of Church of All Saints Vicarage Lane Madeley | Chest Tomb | II | 14/05/1985 |
| 5/77 | Wilkinson memorial about 3.5m north of north-east corner of north Transept of Church of All Saints Vicarage Lane Madeley | Chest Tomb | II | 14/05/1985 |
| 480775 | Madeley War Memorial Crewe Road Madeley Heath | War memorial | II | 18/09/2013 |

| | | | | |
|------|---|-----------------------------|----|------------|
| 5/63 | 14 Station Road Madeley CW3 9PW | Farmhouse | II | 14/05/1985 |
| 5/64 | Lower Stoney Low Farm Three Mile Lane CW3 5HQ | Farmhouse | II | 14/05/1985 |
| 5/65 | Lower Stoney Low Farm Three Mile Lane CW3 5HQ | Barn and Stable Block | II | 14/05/1985 |
| 5/71 | Rowley Memorial about 4m south of south Porch of Church of All Saints Vicarage Lane Madeley | Chest Tomb | II | 14/05/1985 |
| 5/72 | Rowley Memorial about 15m south-east of south-east corner of South Transept of Church of All Saints Vicarage Lane Madeley | Chest Tomb | II | 14/05/1985 |
| 5/73 | Timmis Memorial about 4m north of north-west corner of North Transept of Church of All Saints Vicarage Lane Madeley | Chest Tomb | II | 14/05/1985 |
| 5/74 | Timmis Memorial about 5m south of Chancel of Church of All Saints Vicarage Lane Madeley | Chest Tomb | II | 14/05/1985 |
| 2/48 | Higher Thornhill Farm Bowsey Wood Road Madeley CW3 9HE | Farmhouse | II | 14/05/1985 |
| 5/49 | Birches Farm Castle Lane Madeley CW3 9PA | Farmhouse | II | 14/05/1985 |
| 2/50 | Madeley Manor Nursing Home Heighley Castle Way Madeley CW3 9HF | Former Country House | II | 17/11/1966 |
| 2/51 | Boat House Heighley Castle Way Madeley Manor | Boat House | II | 14/05/1985 |
| 5/62 | 1 Station Road Madeley CW3 9PW | Row of Almhouses | II | 17/11/1966 |
| 5/42 | Ye Old House Bar Hill Madeley CW3 9PY | House | II | 14/05/1985 |
| 5/43 | The Old School House Woore Road Madeley CW3 9PH | Former Schoolmaster's House | II | 14/05/1985 |
| 5/44 | Sir John Offley CoE Primary School Woore Road Madeley CW3 9PJ | School | II | 14/05/1985 |
| 5/46 | Milepost SJ 7687 4413 Bar Hill Road Madeley | Milepost | II | 14/05/1985 |
| 2/47 | The Cottage Bowsey Wood Lane Newcastle CW3 9DJ | Cottage | II | 14/05/1985 |
| 5/59 | Yew Tree Cottage Bar Hill Road Onneley CW3 9QJ | Timber Framed Cottage C17 | II | 14/05/1985 |
| 2/45 | Milepost SJ 7636 4649 A531 Madeley | Milepost | II | 14/05/1985 |

Figure 2 – Map of historical assets across the Neighbourhood Plan Area



Appendix C – Responses from Statutory Consultees



Historic England

Mr Peter Hamilton
Newcastle-under-Lyme Borough Council

Direct Dial: 0121 625 6887

Our ref: PL00630444
1 November 2019

Dear Mr Hamilton

MADELEY NEIGHBOURHOOD PLAN- SEA AND HRA SCREENING

Thank you for your consultation and the invitation to comment on the SEA and HRA Screening Document for the above Neighbourhood Plan.

For the purposes of consultations on SEA Screening Opinions, Historic England confines its advice to the question, "Is it likely to have a significant effect on the environment?" in respect of our area of concern, cultural heritage.

Our comments are based on the information supplied with the screening request. On the basis of the information supplied and in the context of the criteria set out in Schedule 1 of the Environmental Assessment Regulations [Annex II of the 'SEA' Directive], Historic England concurs with your view that the preparation of a Strategic Environmental Assessment is not required.

Regarding HRA Historic England does not disagree with your conclusions but would defer to the opinions of the other statutory consultees.

The views of the other statutory consultation bodies should be taken into account before the overall decision on the need for a SEA is made. If a decision is made to undertake a SEA, please note that Historic England has published guidance on Sustainability Appraisal / Strategic Environmental Assessment and the Historic Environment that is relevant to both local and neighbourhood planning and available at: [<https://www.historicengland.org.uk/images-books/publications/sustainability-appraisal-and-strategic-environmental-assessment-advice-note-8/>](https://www.historicengland.org.uk/images-books/publications/sustainability-appraisal-and-strategic-environmental-assessment-advice-note-8/)

I trust the above comments will be of help in taking forward the Neighbourhood Plan.

Yours sincerely,



Peter Boland
Historic Places Advisor
peter.boland@HistoricEngland.org.uk

cc:



THE AXIS 10 HOLLIDAY STREET BIRMINGHAM B1 1TF

Telephone 0121 625 6888
HistoricEngland.org.uk



Date: 21 November 2019
Our ref: 301165
Your ref: Madeley NDP



Peter Hamilton
Neighbourhood Planning Officer
Newcastle-under-Lyme Borough Council

Hornbeam House
Crewe Business Park
Electra Way
Crewe
Cheshire
CW1 6GJ

BY EMAIL ONLY

neighbourhoodplanning@newcastle-staffs.gov.uk

T 0300 060 3900

Dear Mr Hamilton,

Madeley Neighbourhood Development Plan - SEA and HRA Screening

Thank you for your consultation on the above dated 22 October 2019 which was received by Natural England on the same date.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

Habitats Regulations Assessment Screening

Natural England welcomes the consideration given to the Habitats Regulations. We agree with the conclusion of the report that it is unlikely that any likely significant effects on European sites would occur from the implementation of the Madeley Neighbourhood Development Plan.

Strategic Environmental Assessment

Natural England considers that, based on the material supplied with the consultation, in so far as our strategic environmental interests are concerned (including but not limited to statutory designated sites, landscapes and protected species, geology and soils), significant environmental effects resulting from the neighbourhood plan are unlikely.

Guidance on the assessment of Neighbourhood Plans, in light of the Environmental Assessment of Plans and Programmes Regulations 2004 (as amended), is contained within the [National Planning Practice Guidance](#). The guidance highlights three triggers that may require the production of an SEA, for instance where:

- a neighbourhood plan allocates sites for development
- the neighbourhood area contains sensitive natural or heritage assets that may be affected by the proposals in the plan
- the neighbourhood plan may have significant environmental effects that have not already been considered and dealt with through a sustainability appraisal of the Local Plan.

We have checked our records and based on the information provided, we can confirm that in our view the proposals contained within the plan will not have significant effects on sensitive sites that Natural England has a statutory duty to protect.

We are not aware of significant populations of protected species which are likely to be affected by the policies / proposals within the plan. It remains the case, however, that the responsible authority should provide information supporting this screening decision, sufficient to assess whether protected species are likely to be affected.

Notwithstanding this advice, Natural England does not routinely maintain locally specific data on all potential environmental assets. As a result the responsible authority should raise environmental issues that we have not identified on local or national biodiversity action plan species and/or habitats, local wildlife sites or local landscape character, with its own ecological and/or landscape advisers, local record centre, recording society or wildlife body on the local landscape and biodiversity receptors that may be affected by this plan, before determining whether an SA/SEA is necessary.

We would be happy to comment further should the need arise but if in the meantime you have any queries please do not hesitate to contact us.

For any new consultations, or to provide further information on this consultation please send your correspondences to consultations@naturalengland.org.uk.

Yours sincerely

Victoria Kirkham
Consultations Team

Mr Peter Hamilton
Newcastle Under Lyme Borough Council
Planning Services Department
Civic Offices
Merrial Street
Newcastle
Staffordshire
ST5 2AG

Our ref: UT/2006/000035/SE-
05/SC1-L01
Your ref:
Date: 29 November 2019

Dear Mr Hamilton

Madeley Neighbourhood Development Plan SEA/HRA Screening Opinion

Thank you for your email which was received on 22 October 2019. We apologise for the delay in our response and hope the following comments will be taken into account.

As requested we have reviewed the Screening Assessment prepared in support of the Madeley Neighbourhood Development Plan (NDP). Having reviewed the proposals we do not consider there to be significant environmental impacts as a result of this plan, therefore, we concur with the conclusions of the report and do not required an SEA or HRA to be undertaken in support of the plan. We advise however the consultation is undertaken with Natural England amongst other statutory bodies prior to making the final decision.

We note the presence of floodplain from the Checkley Brook, River Lea and its tributaries and historical landfill sites within the Neighbourhood Plan boundary which should be considered when drafting policies for the NDP.

If you have any queries contact me on the details below.

Yours sincerely

Ms Anne-Marie McLaughlin
Senior Planning Advisor

Direct dial 020 3025 4111
Direct e-mail anne-marie.mclaughlin@environment-agency.gov.uk

Environment Agency
9, Sentinel House Wellington Crescent, Fradley Park, Lichfield, WS13 8RR.
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End