

Classification: NULBC **UNCLASSIFIED**

First Name: [REDACTED]

Last Name: [REDACTED]

Contact Email: [REDACTED]

Contact Telephone: [REDACTED]

Address: [REDACTED]

Do you wish to be informed about the Council's decision?: Yes

Preferred contact method: Email

Which part of the plan it relates to: Local Green Space Plans

Source: Web

Neighbourhood Plan Comments:

We refer to the Madeley Neighbourhood Development Plan and wish to express our objection as it relates to the playing field of Madeley High School being shown designated as LGS2 - College Field, New Road, Madeley. It is apparent that in the Neighbourhood Development Plan that the playing field has been merged with a smaller surrounding area of green space at the south eastern corner which is not within Staffordshire County Council's ownership.

The freehold owner of the playing field is Staffordshire County Council and on 2nd September 2013 this piece of land was with the school site leased for 125 years to Madeley High School Academy Trust (now Shaw Education Trust) by way of an Academy lease under the Order of the Secretary of State for Education dated 6th March 2013.

It should be noted that the playing field is fenced and if this is being used by anyone other than the Academy they are doing so as trespassers. The playing field owned by Staffordshire County Council should not be included in this neighbourhood plan for use as Local Green Space and the land should, in the local plan, be designated for education purposes only.

It is essential that the playing field is retained for educational purposes at this time given the result of new housing in its catchment and that consideration is now being given to expand the school. These discussions are in early stages and to date have not proceeded to formal consultation or planning application. Due to the current limited size of the school site, it would be necessary to include the detached playing field in the overall school site capacity, therefore, designation for anything else could prevent school expansion which could prove a considerable disadvantage to the local community.

Classification: NULBC **UNCLASSIFIED**



The Coal
Authority

200 Lichfield Lane
Mansfield
Nottinghamshire
NG18 4RG

T: 01623 637119

E: planningconsultation@coal.gov.uk

BY EMAIL: neighbourhoodplanning@newcastle-staffs.org.uk
Planning Policy Team
Newcastle under Lyme Borough Council

14 October 2021

Dear Sir/Madam

Re: Madeley Neighbourhood Plan

Thank you for your notification received on the 4 October 2021 in respect of the above consultation.

The Coal Authority is a non-departmental public body sponsored by the Department of Business, Energy & Industrial Strategy. As a statutory consultee, The Coal Authority has a duty to respond to planning applications and development plans in order to protect the public and the environment in mining areas.

Our records indicate that within the Neighbourhood Plan area there are recorded mining features at surface and shallow depth including; 203 mine entries, shallow coal workings and surface mining activity. These features pose a potential risk to surface stability and public safety.

I have reviewed the Neighbourhood Plan document and note that it does not propose to allocate any site for future development. On this basis we have no specific comments to make.

Please do not hesitate to contact me should you wish to discuss this further.

Yours faithfully



Development Team Leader (Planning)



Historic England

Sir/Madam Neighbourhood Planning
Newcastle-under-Lyme Borough Council
Castle House
Barracks Rd
Newcastle-under-Lyme
ST5 1BL

Direct Dial: 0121 625 6887

Our ref: PL00685788

13 October 2021

Dear Sir/Madam Neighbourhood Planning

MADELEY NEIGHBOURHOOD PLAN - REGULATION 16 CONSULTATION.

Thank you for the invitation to comment on the Submission Madeley Neighbourhood Plan.

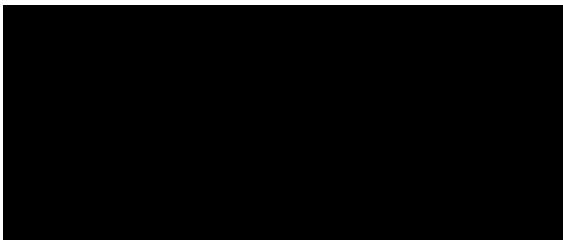
Historic England has no adverse comments to make upon the plan which we feel takes a suitably proportionate approach to the main historic environment issues pertaining to Madeley.

We commend the commitment in the Plans Vision and Policies to support development that is sensitive and sympathetic to the character of the area including its rural landscape character and green spaces.

Beyond those observations we have no further substantive comments to make.

I hope you find this advice helpful.

Yours sincerely,



CC:



THE FOUNDRY 82 GRANVILLE STREET BIRMINGHAM B1 2LH

Telephone 0121 625 6888
HistoricEngland.org.uk



Historic England is subject to both the Freedom of Information Act (2000) and Environmental Information Regulations (2004). Any Information held by the organisation can be requested for release under this legislation.

Madeley Neighbourhood Development Plan

24th September 2021

We comment on each policy in the order they are set out;

LGS: Local Green Space Designation

We welcome the designation of the five sites identified in the MNP; LGS 1, LGS 2, LGS3, LGS 11, LGS12. Each are important in their own way to the local community. The steering group provided evidence to support their reasoning in each case. MNP consulted with the local community on two occasions. An Independent Examiner was appointed with his report and recommendations accepted and incorporated into the proposed local green space policy.

MNP has met the regulatory requirement to consult the local community in preparing this policy.

HOU1: Housing Development

We note that that the aims and objectives of the Madeley Neighbourhood Plan (MNP) are tightly drawn and don't address the pressure on greenbelt across the borough for new housing previously identified by the conjoined local plan review between Stoke on Trent City Council and Newcastle-Under -Lyme Borough Council (NULBC).

The local plan process will consider the requirement for new housing and how this can be accommodated on specific deliverable housing sites in the borough. That process is separate from the matters being considered by the MNP. We note that changes to village envelopes, greenbelt designation, settlement hierarchy and the allocation of new housing sites in the local plan area will be dealt with by the new local plan.

The MNP should set out that these fundamental matters will be incorporated into planning policy once the NULBC local plan is adopted. We welcome the wording of the Interpretation paragraph on p.28. This mentions that "new housing should be focused into existing settlements *and strategic allocated sites allocated by the Local Plan*. We feel this should go further and specify that village envelopes, settlement hierarchy and greenbelt release are not areas covered by the MNP but will be considered in the local plan process.

HOU2: Housing Mix

The MNP makes mention of Housing Growth only in the context of the need for more affordable homes in the Parish (shared ownership & build to rent), the need for further sheltered or extra care dwellings for older people, unsatisfied demand for smaller family-sized dwellings of 2-3 rooms, and larger family housing 5-6 roomed dwellings. The local plan will set out borough wide policies for these issues. If MNP intends to pursue specific targets, rather than follow the Local Plan result then it should set them out clearly in HOU2.

DES1: Design

We are generally supportive of this policy its aims and objectives. The urban design team at the LPA will ultimately make their decision based on NPPF with input from the Local Plan Team and Parish Councillors. Our experience with them is that they are very keen on 'place-making' where not just architecture and building materials is important but every element from public open space and public realm to massing, scale and building design are considered to create an attractive place to live.

Care should be taken to not tightly require developers to use only locally sourced materials. Availability, suitability and cost could otherwise impinge on the viability and deliverability of schemes.

It is noteworthy that the MNP makes no mention of the government's 'Future Homes Standards' which aims to greatly reduce the carbon footprint of new housing schemes and ensure new homes are cheap and efficient to run. MNP may wish to set out ambitions towards ensuring any new housing developments meet the very latest standards not only in design code terms but in providing environmentally friendly sustainable places to live.

DES2: Development in the Madeley Conservation Area

No comment.

CF1: Recreation, Leisure, Play and Sports Facilities

No comment other than MNP should ensure that any new facility is adequately funded and maintained. Local authorities are not under a legal obligation to take maintain new areas of POS or other public facilities. The care and maintenance of new facilities should be considered carefully

CF2: Community infrastructure

No comment other than to support the need to improve the monument junction.

NE1: Natural Environment

We suggest that this policy is widened to ensure any strategic housing sites allocated by the local plan are required to consider impact on wildlife habitats and to promote biodiversity gains as part of their design and implementation.

TRA1: Critical Road Junctions

We support this policy in terms of promoting the use of cycles and refer back to our comment in DES1 about reducing the carbon footprint of any new development. As representative of Etex (formerly Marley Eternit) we can confirm that the company controls 500 yards of road frontage along the A525 and A531. If a cycle network were to be considered for Madeley and Madeley Heath, which required highway widening, or the provision of a dedicated cycle path, the company would in principle be interested in collaborating.

Unlike the Manor Road and Bowsey Wood Road junctions there is room to improve the monument junction and install a roundabout. Not only will this eliminate the dangerous turn out of A525 Newcastle Road onto the A531 Keele Road (left or right), but a roundabout also, if properly designed, will slow traffic down. All too often cars exceed the 30mph making a dangerous junction a potentially deadly junction.

We estimate that 120+ houses are located to the north of the A531 Keele Road. More than 300 residents currently cross at the monument junction to walk to the Meadows Primary School and on into Madeley village centre down the footpath on the north side of the A525 Newcastle Road. There is no pedestrian crossing provision making the crossing hazardous to residents. Any new junction should ensure pedestrian can safely cross for example via the introduction of a pelican crossing.

Another benefit would be to allow safe access to the war memorial and to design and construct a more befitting setting for this important Grade 2 listed historic sculpture erected by the community in commemoration to those in their community who gave their life in WW1 and WW2.

CMV1: Centre of Madeley Village Special Policy Area

No comment.

Non-Planning Issues

In addition to our comments above in TRA1, we support the focus on the need to urgently review the function of the monument junction. As representative of Etex (formerly Marley Eternit) the landowner on the southern boundary of both the A525 and A531, we can confirm that land to ensure a properly designed roundabout could be constructed could be made available in principle.

We would also like to highlight again that any design for a new roundabout junction could include a garden of remembrance to allow enough space for people to peacefully pay their respects without fear of injury from passing traffic.

There is an opportunity to not only solve the issue of the dangerous junction, provide a suitable setting for the war memorial but also to provide an attractive gateway into Madeley. The A525 is the only through road through the village and the A531 being a busy link between rural communities further west and the M6/A500/Newcastle Under Lyme. This is a key location and one the community could use to set-the-scene and create an entrance into Madeley.

Our Ref: MV/ 15B901605



14 October 2021

Newcastle-under-Lyme
neighbourhoodplanning@newcastle-staffs.gov.uk
via email only

Dear Sir / Madam

**Madeley Neighbourhood Plan Regulation 16 Consultation
September - October 2021
Representations on behalf of National Grid**

National Grid has appointed Avison Young to review and respond to Neighbourhood Plan consultations on its behalf. We are instructed by our client to submit the following representation with regard to the current consultation on the above document.

About National Grid

National Grid Electricity Transmission plc (NGET) owns and maintains the electricity transmission system in England and Wales. The energy is then distributed to the electricity distribution network operators across England, Wales and Scotland.

National Grid Gas plc (NGG) owns and operates the high-pressure gas transmission system across the UK. In the UK, gas leaves the transmission system and enters the UK's four gas distribution networks where pressure is reduced for public use.

National Grid Ventures (NGV) is separate from National Grid's core regulated businesses. NGV develop, operate and invest in energy projects, technologies, and partnerships to help accelerate the development of a clean energy future for consumers across the UK, Europe and the United States.

Proposed development sites crossed or in close proximity to National Grid assets:

An assessment has been carried out with respect to National Grid's electricity and gas transmission assets which include high voltage electricity assets and high-pressure gas pipelines.

National Grid has identified that it has no record of such assets within the Neighbourhood Plan area.

National Grid provides information in relation to its assets at the website below.

- www2.nationalgrid.com/uk/services/land-and-development/planning-authority/shape-files/

Please also see attached information outlining guidance on development close to National Grid infrastructure.



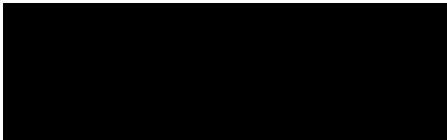
Distribution Networks

Information regarding the electricity distribution network is available at the website below:
www.energynetworks.org.uk

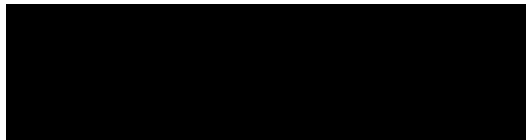
Information regarding the gas distribution network is available by contacting:
plantprotection@cadentgas.com

Further Advice

Please remember to consult National Grid on any Neighbourhood Plan Documents or site-specific proposals that could affect our assets. We would be grateful if you could add our details shown below to your consultation database, if not already included:



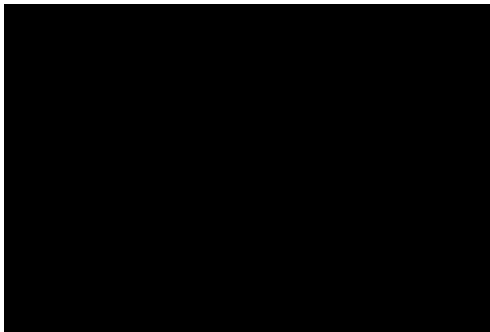
Avison Young
Central Square South
Orchard Street
Newcastle upon Tyne
NE1 3AZ



National Grid
National Grid House
Warwick Technology Park
Gallows Hill
Warwick, CV34 6DA

If you require any further information in respect of this letter, then please contact us.

Yours faithfully,



Guidance on development near National Grid assets

National Grid is able to provide advice and guidance to the Council concerning their networks and encourages high quality and well-planned development in the vicinity of its assets.

Electricity assets

Developers of sites crossed or in close proximity to National Grid assets should be aware that it is National Grid policy to retain existing overhead lines in-situ, though it recognises that there may be exceptional circumstances that would justify the request where, for example, the proposal is of regional or national importance.

National Grid's *'Guidelines for Development near pylons and high voltage overhead power lines'* promote the successful development of sites crossed by existing overhead lines and the creation of well-designed places. The guidelines demonstrate that a creative design approach can minimise the impact of overhead lines whilst promoting a quality environment. The guidelines can be downloaded here: <https://www.nationalgridet.com/document/130626/download>

The statutory safety clearances between overhead lines, the ground, and built structures must not be infringed. Where changes are proposed to ground levels beneath an existing line then it is important that changes in ground levels do not result in safety clearances being infringed. National Grid can, on request, provide to developers detailed line profile drawings that detail the height of conductors, above ordnance datum, at a specific site.

National Grid's statutory safety clearances are detailed in their *'Guidelines when working near National Grid Electricity Transmission assets'*, which can be downloaded here: www.nationalgridet.com/network-and-assets/working-near-our-assets

Gas assets

High-Pressure Gas Pipelines form an essential part of the national gas transmission system and National Grid's approach is always to seek to leave their existing transmission pipelines in situ. Contact should be made with the Health and Safety Executive (HSE) in respect of sites affected by High-Pressure Gas Pipelines.

National Grid have land rights for each asset which prevents the erection of permanent/temporary buildings, or structures, changes to existing ground levels, storage of materials etc. Additionally, written permission will be required before any works commence within the National Grid's 12.2m building proximity distance, and a deed of consent is required for any crossing of the easement.

National Grid's *'Guidelines when working near National Grid Gas assets'* can be downloaded here: www.nationalgridgas.com/land-and-assets/working-near-our-assets

How to contact National Grid

If you require any further information in relation to the above and/or if you would like to check if National Grid's transmission networks may be affected by a proposed development, please contact:

Avison Young (UK) Limited registered in England and Wales number 6382509.
Registered office, 3 Brindleyplace, Birmingham B1 2JB. Regulated by RICS



- National Grid's Plant Protection team: plantprotection@nationalgrid.com

Cadent Plant Protection Team

Block 1

Brick Kiln Street

Hinckley

LE10 0NA

0800 688 588

or visit the website: <https://www.beforeyoudig.cadentgas.com/login.aspx>



Our ref:
Your ref:

Planning Policy
Newcastle-under-Lyme Borough Council
Castle House
Barracks Road
Newcastle-under-Lyme
ST5 1BL

Via neighbourhoodplanning@newcastle-staffs.org.uk



Operations Directorate Midlands
Floor 9
The Cube
199 Wharfside Street
Birmingham
B1 1RN



www.highwaysengland.co.uk

18 October 2021

Dear Sir/Madam,

MADELEY NEIGHBOURHOOD DEVELOPMENT PLAN REGULATION 16 CONSULTATION

National Highways (formally Highways England) welcomes the opportunity to comment on the Draft Madeley Neighbourhood Development Plan 2018 to 2037, which sets out the vision, objectives and policies for the Madeley Neighbourhood Area, and is supplementary to the adopted Newcastle-under-Lyme and Stoke-on-Trent Core Spatial Strategy 2006–2026 (adopted October 2009) and the policies of the Newcastle-under-Lyme Local Plan 2011 and the emerging Stoke-on-Trent and Newcastle-under-Lyme Joint Local Plan 2013–2037.

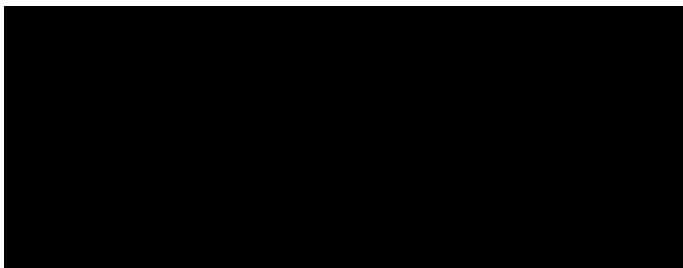
National Highways has been appointed by the Secretary of State for Transport as strategic highway company under the provisions of the Infrastructure Act 2015 and is the highway authority, traffic authority and street authority for the Strategic Road Network (SRN). It is the role of National Highways to maintain the safe and efficient operation of the SRN whilst acting as a delivery partner to national economic growth. In relation to the Madeley Neighbourhood Area, our principal interest is safeguarding the operation of the M6, which routes to the east of Madeley. However, the nearest junction is located approximately 5 miles away at Junctions 16 and 15.

We understand that the vision for the area is to provide a mix of green space, residential and recreation, leisure, play and sports facilities and community infrastructure.

Due to the nature of the development aspirations and the location of the Madeley Neighbourhood Area, we consider that the proposals will be unlikely to result in any material impacts on the operation of the Strategic Road Network (SRN). We would, however, expect that any large sites that have the potential to generate significant demands progress through the planning process, and that they be supported by Transport Assessments to ensure that the likely traffic impacts are appropriately assessed.

We have no further comments to provide at this stage and trust that the above is useful in the progression of the Madeley Neighbourhood Development Plan.

Yours sincerely





STAFFORDSHIRE
POLICE

Planning Policy
Newcastle-under-Lyme Borough Council
Castle House
Barracks Road
Newcastle-under-Lyme
ST5 1BL

Early Intervention & Prevention Unit
Ground Floor, Block 9
Staffordshire Police HQ
Weston Road
Stafford
ST18 0YY

Date: 21st October 2021

Re: Madeley Neighbourhood Development Plan Consultation

Staffordshire Police welcome reference to NPPF paragraph 130 (f) under Design on page 32 and the importance it attaches to ensuring new development addresses safety and reduces opportunities for crime and disorder which can undermine quality of life or community cohesion.

It is noted in DES1:Design that

- Development must provide connections to surrounding footpaths and a permeable layout to allow easy safe and convenient pedestrian movement.

Whilst recognising that connectivity is important, the nature and number of connections and level of permeability should not undermine the sense of ownership and control residents would have over a development or provide too many routes that potential offenders could seek to exploit. Where possible these connections should be well overlooked.

It is also noted that 'Boundary treatments should be reflective of the local character and should avoid large expanse of panel fencing.' Staffordshire Police would advise that external hedge planting can be a very effective supplementary measure to fencing to aid security, improve aesthetics and provide ecological benefits. Consequently, the use of panel fencing should not be simply ruled out.



Crime Prevention Design Advisor

By email only: neighbourhoodplanning@newcastle-staffs.gov.uk

Planning Policy
Newcastle-under-Lyme Borough Council
Castle House

Barracks Road
Newcastle-under-Lyme
ST5 1BL

Dear Sir / Madam

Madeley Neighbourhood Development Plan

Thank you for your consultation seeking the views of United Utilities as part of the neighbourhood planning process. United Utilities wishes to build a strong partnership with all Local Planning Authorities and Parish Councils to aid sustainable development and growth within its area of operation. We aim to proactively identify future development needs. This helps:

- ensure a strong connection between development and infrastructure planning;
- deliver sound planning strategies; and
- inform our future infrastructure investment submissions for determination by our regulator.

United Utilities works closely with Newcastle-under-Lyme Borough Council to understand future development sites so we can facilitate the delivery of necessary sustainable infrastructure at the appropriate time. United Utilities wishes to also work with Madeley Parish Council on the preparation of the neighbourhood plan and the delivery of new development in a sustainable manner.

We wish to highlight our **free pre-application service** for developers to discuss and agree drainage strategies and water supply requirements. We cannot stress highly enough the importance of contacting us as early as possible. Enquiries are encouraged by contacting:

Developer Services - Wastewater

Email: WastewaterDeveloperServices@uuplc.co.uk

Website: <http://www.unitedutilities.com/builder-developer-planning.aspx>

Developer Services – Water

Email: DeveloperServicesWater@uuplc.co.uk

Website: <http://www.unitedutilities.com/newwatersupply.aspx>

We have reviewed the draft Neighbourhood Plan and we recommend the following wording highlighted in red is added to policy DES1 – Design.

Policy DES1: Design

New Development must complement the local context and be sustainable. Development must:

- Where appropriate, incorporate ~~provide~~ sustainable drainage which minimises surface water run-off. ~~and~~ These may include features such as ponds, swales and permeable surfaces in hard landscaped areas which are designed as part of the development and reflect the rural character of the area. Every option should be investigated before discharging surface water into a public sewerage network, in line with the surface water hierarchy.

We suggest the following text is also added to the plan as part of the interpretation for DES1: Design:

“Surface water should be discharged in the following order of priority:

- *An adequate soakaway or some other form of infiltration system.*
- *An attenuated discharge to surface water body.*
- *An attenuated discharge to public surface water sewer, highway drain or another drainage system.*
- *An attenuated discharge to public combined sewer.*

No surface water will be expected to discharge to the public sewerage system. Applicants wishing to discharge to public sewer will need to submit clear evidence demonstrating why alternative options are not available as part of the determination of their application.

Water Efficiency

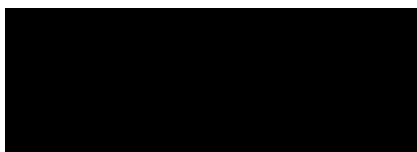
We also wish to recommend that the Madeley Neighbourhood Plan and the associated design guide should require the incorporation of water efficiency techniques in the construction of new development. Modern design techniques can promote measures for water recycling to reduce the impact on the environment and help to reduce pressure on customer bills.

Summary

Moving forward, we respectfully request that Madeley Parish Council continues to consult with United Utilities on all future planning documents. We are keen to continue working in partnership with both the Parish Council and Newcastle-under-Lyme Council to ensure that all new growth can be delivered sustainably.

In the meantime, if you have any queries or would like to discuss this representation in more detail, please do not hesitate to contact me.

Yours faithfully



NEWCASTLE UNDER-LYME RESOURCES DIRECTORATE	
DATE RECEIVED	
25 OCT 2021	
REPLY NEEDED YES/NO	DATE OF REPLY
DEALT WITH BY	FILE REF:



**STAFFORDSHIRE
POLICE**

Early Intervention & Prevention Unit
Ground Floor, Block 9
Staffordshire Police HQ
Weston Road
Stafford
ST18 0YY

Planning Policy
Newcastle-under-Lyme Borough Council
Castle House
Barracks Road
Newcastle-under-Lyme
ST5 1BL

Date: 21st October 2021

Re: Madeley Neighbourhood Development Plan Consultation

Staffordshire Police welcome reference to NPPF paragraph 130 (f) under Design on page 32 and the importance it attaches to ensuring new development addresses safety and reduces opportunities for crime and disorder which can undermine quality of life or community cohesion.

It is noted in DES1:Design that

- Development must provide connections to surrounding footpaths and a permeable layout to allow easy safe and convenient pedestrian movement.

Whilst recognising that connectivity is important, the nature and number of connections and level of permeability should not undermine the sense of ownership and control residents would have over a development or provide too many routes that potential offenders could seek to exploit. Where possible these connections should be well overlooked.

It is also noted that 'Boundary treatments should be reflective of the local character and should avoid large expanse of panel fencing.' Staffordshire Police would advise that external hedge planting can be a very effective supplementary measure to fencing to aid security, improve aesthetics and provide ecological benefits. Consequently, the use of panel fencing should not be simply ruled out.



Crime Prevention Design Advisor

Date: [Click here to enter a date.](#)
Our ref: 366518
Your ref: Madeley Neighbourhood Plan



Planning Policy Team
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 Sir / Madam,

Madeley Neighbourhood Plan – Regulation 16

Thank you for your consultation on the above dated 18 October 2021.

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.

Natural England is a statutory consultee in neighbourhood planning and must be consulted on draft neighbourhood development plans by the Parish/Town Councils or Neighbourhood Forums where they consider our interests would be affected by the proposals made.

Natural England does not have any specific comments on the Madeley Neighbourhood Plan.

For any further consultations on your plan, please contact: consultations@naturalengland.org.uk.

Yours faithfully



Classification: NULBC **UNCLASSIFIED**

Newcastle-under-Lyme Borough Council

Response to Regulation 16 consultation on Madeley Neighbourhood
Development Plan 2018-2037

Classification: NULBC **UNCLASSIFIED**

General comments

The Borough Council recognise the effort taken by Madeley Parish Council and the Neighbourhood Plan Steering Group in reaching an important milestone in the plan making process. The Council also would like to thank the Steering Group for engaging with the Council on the Neighbourhood Plan as it has developed. The Neighbourhood Plan has had the benefit of a 'health check' by an Independent Examiner (Nigel McGurk). The Plan records a wide range of mechanisms of engagement with the community (pages 12-15). Both processes will have aided the production of the Plan and conformity with the Basic Conditions.

Madeley Neighbourhood Plan has identified some key issues affecting the Parish on page 16 and has produced a set of aims to address these on page 5 and identified some non-planning issues on page 42. The scope of some of the issues with respect to housing affordability, specific transport issues, supporting services and facilities and encouraging sustainable development will also warrant consideration as to mechanisms to address these issues in the emerging Local Plan. The Council are keen to develop and maintain a close working relationship with Madeley Parish Council to ensure issues are addressed.

The Plan in general is well structured, informative and concise which makes it easy to read. In some cases the 'Interpretation' sections could be more detailed, which has been noted at previous stages. For most policies, further information could be provided on how the policies are expected to be interpreted and therefore implemented.

Table 1 Borough Council response

Page number and reference	Comment	Justification	Suggested amendment
Pg 4 Introduction	Remove reference to emerging Stoke-on-Trent and Newcastle-under-Lyme Joint Local Plan 2013–2037	This plan has been withdrawn	Remove reference.
Pg 9, About the Parish	The paragraph ‘Other Important Buildings’ uses the terms ‘Ancient Scheduled Monuments’ as opposed to ‘Scheduled Ancient Monuments’ and they are not graded. There are also two not three: Heighley Castle and remains of Old Madeley Manor.	Correct terminology/ factual correction	<ul style="list-style-type: none"> Modify the terminology and provide clarity on the third Scheduled Ancient Monument or change to two.
Pg 21, LGS: Local Green Space Designation	<p>The Borough Council is supportive of the proposed Local Green Spaces but has reservations about the extent of LGS 1 – Doctors Fields. This has been communicated and discussed with the Neighbourhood Plan Steering Group throughout the production of the plan and the Parish Council have added further supporting information and detailed justification for each designation in Appendix 1 which is welcomed. The scale of the site was also previously reduced prior to the Reg. 14 consultation, it originally accompanied the additional field to the south of the site.</p> <p>The eastern portion of site LGS 1 functions as an agricultural field with a Public Right of Way running across it. The site is already within the Green Belt and therefore has a strong degree of protection from any development, identical to the designation of a Local Green Space (LGS). The Public Right of</p>	Assessed against Para 101-103 of the NPPF, July 2021	<ul style="list-style-type: none"> Revise the boundary of LGS1 to remove eastern portion of site which functions as an agricultural field.

Page number and reference	Comment	Justification	Suggested amendment
	<p>Way ensures that access from the area adjacent the River Lea to Netherset Hay Lane is permanently guaranteed.</p> <p>The Borough Council is concerned this designation sets a precedent for other Neighbourhood Planning Groups to allocate agricultural land within the Green Belt as LGS. It is not fundamentally clear how this portion of the site functions as a Local Green Space, why it warrants protection in addition to the Green Belt designation and how the value of LGS 1 to the community would diminish if this part of the site was not designated.</p>		
Pg 25, 26 Housing Growth table	<p>Does the reference to SHMA and SHMAU in the table on page 25 relate to the Borough wide Strategic Housing Market Area Assessment or the Neighbourhood Plan groups Housing Need Assessment?</p> <p>For information: the Council have published an up to date Housing Need Assessment 2020, on the Council’s website.</p>	Clear interpretation of evidence	Clarify acronym
Pg 28, HOU1: Housing Development	As noted previously at Reg 14 stage and in general comments – the scope of some of the issues identified in this section – housing affordability, need for a specific type, bedroom number and tenure of housing is not likely to be fully addressed by Policy HOU1 which limits development to within existing boundaries.	As acknowledged in the ‘Interpretation’ section, site allocation may require consideration in the Local Plan to fully address issues identified in the Housing Needs Survey. The Borough Council wishes to work closely with	<ul style="list-style-type: none"> No specific change. Continue to work with the Borough Council to consider how to address the issues identified in the Neighbourhood Plan. The new Local Plan may propose site allocations or changes to

Page number and reference	Comment	Justification	Suggested amendment
	The Borough Council asked at the previous Reg 14. Stage 'Are the village envelope boundaries fit for purpose?'	<p>Madeley Parish Council on any developing proposals.</p> <p>The Neighbourhood Plan offers the opportunity for review of development boundaries, particularly as HOU 1 seeks to limit development to within these boundaries.</p>	development boundaries in order to address housing need. It is acknowledged that the green belt designation is a challenging factor in making adjustments to the development boundary and any new site allocations within the Neighbourhood Plan.
Pg 30, HOU2: Housing Mix	Typo – the word 'for' is used twice in the first policy bullet point	Typo	<ul style="list-style-type: none"> • Delete one 'for'
Pg 31 Design	As stated in previous comments it would have been helpful for the neighbourhood plan to clarify good design in more detail, perhaps even to provide examples from the Parish to aid the implementation of the policy	To withstand challenge at Inquiry, it would be highly beneficial to have reference points included in the plan of exemplar buildings, architectural details, typologies that are considered to represent the character of the parish to be preserved and enhanced.	<ul style="list-style-type: none"> • Provide further reference details possibly alongside the heritage section to identify positive design examples and reference why these are special to Madeley. The identification of certain materials such as the Staffordshire Blue brick in Policy DES1 is welcomed.

Page number and reference	Comment	Justification	Suggested amendment
Page 39 , TRA1: Critical Road Junctions	The 'Interpretation' section suggests there is a plan showing critical road junctions. It is unclear where this plan is.	Potential omission	<ul style="list-style-type: none">• Check wording