

Market Drayton Neighbourhood Development Plan 2006-2026



Strategic Environmental Assessment

March 2018

Market Drayton Neighbourhood Development Plan Environmental Report

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Non-technical summary

Strategic Environmental Assessment (SEA) is an important part of the evidence base which underpins Neighbourhood Development Plans (NDP), as it is a systematic decision support process, aiming to ensure that environmental assets, including those whose importance transcends local, regional and national interests, are considered effectively in plan making. A previous draft SEA was published in association with an earlier draft NDP that was made available to statutory consultees, the public and other local organisations for a period in excess of 6 weeks. No responses received from the statutory consultees during this consultation indicated that any environmental asset had been omitted through the SEA screening process.

Market Drayton Town Council has undertaken to prepare a NDP and this process has been subject to environmental appraisal pursuant to the SEA Directive. The NDP area has been extended slightly into the parishes of Moreton Say, Adderley and Norton-in-Hales.

The town sits in the north-east corner of the County of Shropshire bordering the County of Staffordshire.

Draft Market Drayton NDP includes 4 objectives, and it is intended that these objectives will be delivered by 10 planning policies and relate to specific areas of land which are shown on a series of maps. The alternative of not preparing a NDP and relying on Shropshire Local Plan Core Strategy and SAMDev Plan was considered prior to drafting the plan, and this option was assessed within the SEA. Site options within the plan area for the land uses being proposed were limited in that, not only is the plan area restricted by a tight boundary, but landowners were unwilling to make sites available for the uses being proposed. The release of land for housing was incidental to the primary land uses proposed to meet the objectives set.

The environmental appraisal of the NDP has been undertaken in line with the Environmental Assessment of Plan and Programmes Regulations 2004. The SEA process involved Scoping assets; a review and analysis of the NDP; and preparing this Environmental Report. Formal consultation on both this report and the Draft NDP itself will be the next stage.

Following the draft plan and the Environmental Report consultation, none of the objectives were altered but 7 policies were amended in a material way and a new policy added. These have been reassessed within this report. The referencing of the policies was also changed to the prefix of 'MDNDP' in order to avoid confusion with Shropshire Local Plan policies references.

Confirmation has been received from Shropshire Council that a Habitat Regulations Assessment is not necessary because the Plan Area does not fall within the catchment of any European sites (Special Areas of Conservation, Special Protection Areas; Sites of Community Importance; RAMSA sites). There are no relevant designation risk zones within which the plan area might fall.

On the whole, it is considered that the NDP is in general conformity with both national planning policies contained in the National Planning Policy Framework and strategic policies set within the Shropshire Local Plan Core Strategy and SAMDev Plan. Nor does it propose any growth that would materially be over and above that set out as guidelines by strategic planning policies.

Once made (adopted) by Shropshire Council, the effects of the policies within the NPD will be monitored annually via Shropshire Council's Annual Monitoring Report (AMR).

Strategic Environmental Assessment

1. Introduction

1.1 This report forms the draft Strategic Environmental Assessment (SEA) for Market Drayton Neighbourhood Development Plan ('the NDP'). It provides an assessment of any significant environmental effects resulting from the NDP's policies and proposals in accordance with EU Directive 2001/42 known as the Strategic Environmental Assessment Directive.

1.2 The NDP has been published by Market Drayton Town Council under the Neighbourhood Planning Regulations 2012, to be presented to Shropshire Council, the Local Planning Authority responsible for the Local Development Framework covering the town.

1.3 A previous draft SEA was prepared and circulated with an earlier draft NDP to relevant statutory agencies in order to confirm the screening opinion that NDP may have environmental effects. In this regard it was concluded that due to the range of environmental designations in and around the NDP area there was the potential for significant environmental effects and consequently an SEA would be required.

1.3 This Strategic Environmental Assessment (SEA) report is an assessment of the NDP objectives and policy contents and has been undertaken in what is considered to be a proportionate manner that recognises the availability of relevant information and by looking at those impacts that can be assessed in an appropriate manner.

1.4 The NDP includes a number of site allocations including:

- A site for a marina with associated commercial and residential developments.
- A site for playing fields, associated buildings and infrastructure together with other open space and amenity areas.
- 5 potential housing sites.

2. Background to Strategic Environmental Assessment

2.1 SEA involves the evaluation of the environmental impacts of a plan. The requirement in the European Directive 2001/42/EC, which was adopted into UK law as the Environmental Assessment of Plans or Programmes Regulations 2004¹ requires the following:

- An outline of the contents, main objectives of the plan, and relationship with other relevant plans or programmes;
- The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan;
- The environmental characteristics of areas likely to be significantly affected;
- Any existing environmental problems which are relevant to the plan including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to

¹ See Practical Guide to the Strategic Environmental Assessment Directive, September 2005

Directives 79/409/EEC (Birds Directive) and 92/43/EEC (Habitats Directive);

- The environmental protection objectives, established at international, community or national level, which are relevant to the plan and the way those objectives and any environmental considerations have been taken into account during its preparation;
- The likely significant effects on the environment, including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors.
- The measures envisaged to prevent, reduce, and as fully as possible offset any significant adverse effects on the environment of implementing the plan;
- An outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information;
- A description of measures envisaged concerning monitoring in accordance with Article 10;
- A non-technical summary of the information provided under the above headings.

2.2 The Government has confirmed that SEAs should be prepared for neighbourhood development plans where there is likely to be a significant environmental effect although there is no need to undertake Sustainability Appraisals, covering a wider range of attributes, which is the process required for Local Plans prepared by local planning authorities. Neighbourhood development plans tend to be less detailed and more modest in their nature compared to Local Plans. This reflects guidance in the National Planning Policy Framework that evidence should be proportionate.

2.3 The SEA will form an important part of the evidence base which underpins the NDP, as it aims to ensure that environmental assets, including those of local, regional and national interests, are considered effectively in plan making.

Consultation outcomes from Statutory Consultees

2.4 The consultation at Regulation 14 resulted in no detailed responses to the SEA from Statutory Consultees. The following offered comments upon the draft plan.

Shropshire County Council
Natural England
Historic England
Highways England
Severn Trent Water

The Environment Agency did not offer any comments upon the draft plan.

Map 1 – Market Drayton Neighbourhood Plan Area



3. Outline of the contents, main objectives of the plan, and relationship with other relevant plans or programmes

Strategic Planning Context

3.1 Shropshire Council has produced both a Core Strategy and a Site Allocations and Management of Development (SAMDev) Plan and in combination they form its Local Plan. Sustainability Appraisals, including consideration of their environmental effects were undertaken for both. The NDP must conform with these documents and hence where this is the case in relation to particular policies and proposals.

3.2 Shropshire Local Plan Core Strategy identifies Market Drayton as a vibrant and prosperous market town that should maintain and develop its role and function as a main service centre providing employment and range of shopping education, healthcare, cultural, leisure, and other services and facilities accessible to its wider rural hinterland. An appropriate balance of new housing and employment development is proposed within sustainable locations in the town.

Neighbourhood Development Plan Context

3.3 This NDP covers the whole of the town parish of Market Drayton together with small parts of Moreton Say, Adderley and Norton-in-Hales parishes which abut the town. These sit in the north-east corner of the County of Shropshire close to its boundary with Staffordshire. The A53 road passes along the northern edge of the town in an east-west direction. The River Tern runs along its southern edge, again running in an east-west direction.

3.4 The NDP area contains a range of natural features of local interest although none designated as being of national or international importance. Parts of the plan area do fall with the influence of protection zones established for a number of Sites of special scientific Interest. There are a number of heritage assets, principally Listed Buildings and non-designated assets.

3.5 The vision for the NDP area is to:

- be a good place to live and work,
- have an enterprise culture which attracts investors and supports existing and vibrant new businesses,
- provide good employment opportunities supported by skills and training facilities,
- continue to support improvements and developments to the town centre,
- ensure that the infrastructure e.g. housing, education facilities, transport, IT etc. is developed to meet local needs,
- support improvements to the environment and facilities, including the canal area,
- provide excellent sports and leisure facilities,
- support high quality, accessible health and care services with a focus on wellbeing,
- encourage tourism and visitors to a thriving and prosperous town.

3.6 There are four objectives which are:

1. To sustain and diversify the local economy. The practical measures would be through:

- Broadening the economic and employment base by developing the tourism capabilities and sector within the town by promoting the creation of a marina and associated commercial development.

- Maintaining a commitment to the release of further land for employment as provided in Shropshire Local Plan.
 - Supporting the retail sector through encouraging visitors into the town centre from the proposed marina area, in particular.
- 2. To secure the long-term future and improvement of leisure facilities serving the town and surrounding area.** This would be by:
- Relocating the playing fields currently at Greenfields to a location where additional facilities can be provided and recreational activities enhanced.
 - Promoting informal as well as formal recreation activity that will benefit the health and wellbeing of the community.
 - Protecting other important local green space and supporting County wide policies that will add open space associated with new development.
- 3. To increase certainty to the delivery a range of housing mix and types, e.g. bungalows, in order to achieve the housing guideline figure included in Shropshire Local Plan.** The measures would be through:
- Allocating further areas of housing land.
 - Seeking a range of housing types to meet specialist needs.
- 4. To contribute towards the development of an environmental network for the town and surrounding area.** This would be by:
- Protecting Local Green Space
 - Indicating where development should bring forward measures to enhance wildlife.

3.7 As a relatively new type of planning document supporting the Government's localism agenda it will enable the local community to develop plans that reflect its local aspirations. It must however conform to national planning policy set within the NPPF and strategic level local policy including the Shropshire Local Plan (Core Strategy) which covers the period 2006-2026, adopted in March 2011. In addition, Shropshire Council has put forward a number of more detailed housing, employment and other policies within its SAMDev covering the same period and this NDP should not seek to restrict these in any way. This NDP covers a limited number of issues which are intended to be consistent with and add to the SAMDev Plan.

3.8 This NDP contains a limited number of site specific proposals, the effects of which can be fairly easily assessed upon environmental assets and features.

3.8 Paragraph 216 of the NPPF and Planning Practice Guidance indicate that weight may be given to relevant policies in emerging NDPs and currently it is clear that an emerging NDP may be a material planning considered once it has reached submission/local authorities publication stage (Regulation 16). This is reinforced by recent ministerial statements and case law, all of which have demonstrated that an emerging NDP may be a material consideration at the Regulation 16 stage¹.

3.9 Once made (adopted) by Shropshire Council, the NDP will have a role in guiding future development proposals within the Plan area, by setting out policies against which relevant planning applications will be determined.

4. The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the Neighbourhood Plan

4.1 The following is an analysis of key assets and features within the local environment:

- The plan area contains no internationally or nationally important nature conservation sites such as Special Areas of Conservation (SACs) or Sites of Special Scientific Interest (SSSIs).
- Similarly, there are no Scheduled Ancient Monuments within the plan area.
- There are no nationally important landscapes within or surrounding the plan area.
- There is no Air Quality Management Area defined within or surrounding Market Drayton.
- The plan area contains 76 Listed Buildings, most of which are located within or surrounding the town centre.
- The plan area contains two conservation areas – Market Drayton Town Centre Conservation Area and Market Drayton Canal Basin Conservation Area.
- The Shropshire Union Canal is a historic landscape feature skirting the eastern edge of the plan area.
- The south-west portion of the town falls within a Nitrate Vulnerability Zone.
- Just to the south of the plan area sits Pell Wall a Grade II Historic Park and Garden.
- The east of the plan area falls within the Risk Impact Zone for Burnt Wood SSSI, while the area at Longford Turning falls within the Risk Impact Zone for Prees Heath SSSI. Turley Canal Cutting SSSI lies approximately 2.5km to the south of the town's edge although does not appear to have a defined Risk Impact Zone that extends to any great extent beyond its boundary.
- The valley and flood plain of the River Tern provides an ecological corridor to the south of the plan area.
- In terms of landscape typology, Market Drayton is surrounded by three landscape types. To the north it is bordered by 'Settled Pastoral Farmland'; to the north-west and west by 'Estate Farmlands'; and to the south and north-east by 'Principal Settled Farmlands'.
- Market Drayton Community-Led Town Plan identifies a range of open space and woodland sites, some of which are proposed as Local Green Space I in this NDP.

4.2 The limited extent of environmental assets within the NDP area suggests that there should be significant emphasis upon ensuring that those which are present should be retained and enhanced and this is important to the future planning of the town. The assets described in paragraph 4.1 form the baseline for this assessment.

4.3 Should the Neighbourhood Plan not be adopted then the determination of future planning applications will be made using the policy provisions set out in Shropshire Local Plan Core strategy, its associated SAMDev Plan and the NPPF. Given the limitation on the NDP to make only local and not strategic planning policy for the plan area, the current state of these environmental features will not be affected by a failure to adopt or to implement this NDP.

5. The environmental characteristics of areas likely to be significantly affected

5.1 With the exception of Listed Buildings no nationally designated environmental features fall within of the plan area. The two SSSIs for which identified Risk Impact Zones extend into the plan area comprise, in respect of Burnt Wood - four blocks of semi natural woodland which are the least-modified remnants of a formerly extensive tract of ancient broadleaved woodland, situated to the east of Market Drayton; and in respect of Prees

Heath - this is a remnant of the formerly extensive lowland heaths of north Shropshire. Both SSSIs are some distance from the NDP area which is at the extremities of their Risk Impact Zones.

5.2 The historic character of Market Drayton is most evident within its town centre where there is a high concentration of Listed Buildings sitting within its central Conservation Area. The central Conservation Area covers most of its historic core and extending southwards towards the River Tern valley. The Market Drayton Canal Basin Conservation Area comprises a linear area running north-south along the Shropshire Union Canal including its tow path on the west side and a number of terraced dwellings, mill property and slipway on its east side. It lies immediately to the south of the A53 and in the east of Market Drayton. Within conservation areas there is a requirement for special attention to be paid to the duty to conserve or enhance their character or appearance.

5.3 Nitrate Vulnerability Zones are areas where there are certain controls upon agricultural activity relating to the spreading of organic manures and slurry and including storage.

5.4 There are few areas of woodland and local wildlife sites within the plan area. The ecological network comprises mainly small parcels of land that serve as stepping stones with only the valley of the River Tern offering a corridor of any notable length. This designated watercourse is prone to some flooding although does not have an extensive flood plain. A small brook runs through the north of the plan area that is also shown to flood on the Environment Agency's Flood Maps for Planning.

5.5 The Shropshire Union Canal is a linear feature although only that part which is designated a conservation area represents any notable environmental feature within the plan area. It does however provide recreational and enhancement opportunities through links mostly to projects outside of the plan area.

6. Any existing environmental problems which are relevant to the plan

6.1 No specific environmental problems that the Neighbourhood Plan needs to directly respond to have been identified. The primary purpose of the Neighbourhood Plan is to take responsibility for allocating land and advocating proposals within the plan area to address a limited number of local issues brought about substantially by housing growth set out in Shropshire Local Plan Core Strategy and SAMDev Plan. These primarily include local economic and social provisions. It aims to do so by minimising the environmental impact of the allocations by selecting suitable sites, when considered along other social and economic policy objectives, and highlighting relevant and appropriate criteria for decision making.

7. The environmental protection objectives that are relevant to the Neighbourhood Plan and the way those objectives and any environmental considerations have been taken into account during its preparation

7.1 It is considered that Shropshire Local Plan Core Strategy and SAMDev Plan contain all the relevant and appropriate policies to protect the local environment, based on their assessment through the Sustainability Appraisals² that they undertook and which were

² See 1. Shropshire Site Allocations and Management of Development (SAMDev) Plan - Adopted Plan

subject to examination prior to their approval and adoption. These were identified from an extensive range of documents setting out strategies and plans that were reviewed and taken into account in formulating objectives. It would serve no useful purpose to duplicate, repeat, refine or qualify such policies. They were used as a basis for environmental considerations during the preparation of the NDP and set out at its commencement as will be seen in the plan document.

7.2 Of particular note within the Core Strategy Sustainability Appraisal are the conclusions that led to the guidance level of housing development to take place over the plan period. This set a guideline of around 1200 dwellings between 2006 and 2026. The SAMDev Plan allocated sites for 400 houses and specifically referred to there being potential to add to this through further development at Greenfields, which this NDP provides for. The SAMDev Plan also makes reference to there being significant opportunities for windfall development within the town. Given the shortfall, even taking into account commitments, it is considered that the housing proposals in this NDP will be in line with the guideline figure and hence the SAMDev Plan Sustainability Appraisal in relation to the level of growth within Market Drayton remains valid.

7.3 Those of particular note in relation to the environmental assessment of this NDP and that will have been taken into account include:

- The EC Conservation of Habitats and Species Regulations (2010)
- The EC Water Framework Directive (2000)
- The Wildlife and Countryside Act (1981)
- Biodiversity 2020: A strategy for England's wildlife and ecosystem services (2011)
- The Countryside and Right of Way Act (2000)
- The Natural Environment and Rural Communities Act (2006)
- Revised EU Sustainable Development Strategy (2009)
- National Planning Policy Framework (NPPF) (2012)
- Planning Practice Guidance (2013)
- Shropshire Local Transport Plan
- Shropshire Local Development Framework Core Strategy Sustainability Appraisal, January 2010
- Shropshire Site Allocations and Management of Development (SAMDev) Plan Adopted Plan, December 2015
- Sustainability Appraisal Reports
- The Local Plan Evidence Base Documents

8. The likely significant effects on the environment

8.1 To assess the likely effects of the NDP on the environment, those environmentally based objectives used by Shropshire Council in its Sustainability Appraisal of the SAMDev Plan (December 2015), together with its supplementary questions were assessed to determine whether they might be used in order to maintain a consistency of approach.

Sustainability Appraisal Report December 2015;

2. Shropshire Local Development Framework – Core Strategy – Sustainability Appraisal – January 2010

Table 1: SEA Objectives and Supplementary Questions (Based upon Shropshire SAMDev Plan Sustainability Appraisal 2015 - Environmental Objectives)

	SEA Objective	Supplementary Questions: Will the Plan Option / Objective / Policy?
1.	Encourage a modal shift towards more sustainable forms of transport	<ul style="list-style-type: none"> • Contribute to improving access to quality public transport? • Exploit existing transport infrastructure? • Co-ordinate development proposals with future public transport proposals and funding streams? • Enable walking & cycling? • Encourages use of rail by passengers and freight?
2.	Reduce the need of people And businesses to travel	<ul style="list-style-type: none"> • Focus development in accessible locations? • Encourage alternative ways of working, e.g. home working, local meeting points, internet trading, home deliveries? • Encourage the retention of accessible local services? • Help promote a sustainable network of services and facilities in urban and rural areas?
3.	Promote community participation in a diverse range of sporting, recreational and cultural activities	<ul style="list-style-type: none"> • Ensure an appropriate provision of multifunctional open space? • Enhance the amenity value of Shropshire's countryside and green urban areas? • Encourage community participation, including by the voluntary sector, to provide opportunities for social, cultural, spiritual, political and other types of community interaction? • Conserve and encourage greater use of public rights of way?
4.	Create active and healthier communities for all and reduce inequalities in health services	<ul style="list-style-type: none"> • Encourage the people of Shropshire to make active, healthy lifestyle choices? • Improve access to health facilities, especially in rural areas? • Improve access to health provision for older people?
5.	Reduce Shropshire's contribution to climate change	<ul style="list-style-type: none"> • Encourage new development to meet the 'Code for Sustainable Homes' efficiency targets? • Seek to raise energy efficiency standards in new commercial development? • Promote renewable energy and other low carbon technologies? • Minimise the need for people to travel?

		<ul style="list-style-type: none"> • Encourage behavioural change amongst Shropshire's resident and working population?
6.	Adapt to the impacts of climate change	<ul style="list-style-type: none"> • Encourage the use of sustainable drainage systems? • Ensure new development is climate change proofed? • Encourage green roofs/walls? • Encourage high water efficiency standards through building design
7.	Protect, enhance and Manage Shropshire's Landscapes and townscapes	<ul style="list-style-type: none"> • Preserve the character of Shropshire's distinct landscape types? • Preserve the distinctiveness of Shropshire's historic market towns? • Reflect and enhance the sense of place? • Respect the public realm?
8.	Preserve and enhance features and areas of archaeological, historical and cultural heritage importance	<ul style="list-style-type: none"> • Ensure development is sensitive in its treatment of historic buildings, listed buildings, archaeological remains and their settings in both urban and rural areas? • Conserve and restore Scheduled Monuments at risk? • Contribute to the management of historical assets?
9.	Protect and enhance the range and populations of species, the quality and extent of wildlife habitats and Shropshire's geological heritage	<ul style="list-style-type: none"> • Protect ecosystems from harmful development? • Consider the impacts of climate change on species and habitats, for example through creating biodiversity networks and restoring existing habitats? • Protect vulnerable species outside designated sites, as well as other species of European, national and local interest?
10	Protect and enhance Shropshire's water resources	<ul style="list-style-type: none"> • Protect water and air from harmful pollutants? • Consider the use of water efficient design in new built development? • Promote the balance of water supply and need?
11.	Improve local air quality	<ul style="list-style-type: none"> • Address air quality impacts from specific development and broad locations? • Support the improvement of the air quality in AQMAs?
12.	Reduce the risk of flooding to people, property and wildlife	<ul style="list-style-type: none"> • Consider options for reducing flood risk and managing flooding impacts? • Seek to locate new development in areas of lowest possible flood risk?
13.	Protect and improve soil quality and soil retention	<ul style="list-style-type: none"> • Protect the county's best and most versatile agricultural land? • Reduce the quantity of contaminated land?
14.	Ensure the efficient use of land and material resources	<ul style="list-style-type: none"> • Encourage the use of previously developed land? • Support initiatives / projects to re-use waste as a resource? • Encourage a reduction the use of primary aggregate?

		<ul style="list-style-type: none"> • Encourage an increase in levels of recycling and use of secondary resources?
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8.2 The above SEA objectives can be used to assess the NDP's objectives.

8.3 The SAMDev Plan Sustainability Appraisal recognised that as the plan was primarily a site allocation process potential sites could not be assessed against some of the objectives in that for these it is not likely to produce meaningful results. At the same time, a more in-depth assessment was needed for some of the environmental objectives. These were therefore expanded to provide more relevant criteria for site assessment purposes. However, the assessment was primarily related to assessments for housing and employment site allocations. Nevertheless, mindful of their potential utility in relation to some of the proposals in this NDP, the refinements were considered useful and utilised where appropriate when the individual policies were assessed. Although the more detailed criteria provided helpful guidance they were not necessarily the only detailed elements that policies were assessed against. The approach remained an assessment of the effect upon the environmental assets identified in paragraph 4.1.

8.4 Table 2 below sets out those more detailed SAMDev Plan Sustainability Appraisal criteria used for the SEA of policies in the NDP and the link between them and the SEA objectives (marked with an asterix in the policy assessment table).

Table 2: The link between the SEA objectives and appraisal criteria (extracted from the SAMDev Plan Sustainability Appraisal)

SEA Objective Number	SEA Objective	Appraisal criteria
1.	Encourage a modal shift towards a more sustainable forms of transport	Bus stop on a route which has a service on 5 or more days, within 480m of site boundary
2	Reduce the need of people to travel	Primary school within 480m of site boundary
3	Promote community participation in a diverse range of sporting, recreational and cultural activities	Site wholly or partly within: <ul style="list-style-type: none"> • an allotment • a local park or garden • an area of natural and semi-natural open space • an amenity green-space • a children's play area • a young people's recreational facility • an outdoor sports facility
4	Create active and healthier communities for all and reduce inequalities in health services	Site more than 480m from: <ul style="list-style-type: none"> • a local park or garden • an area of natural and semi-natural open space • an amenity green-space • a children's play area • a young people's recreational facility

7	Protect, enhance and manage Shropshire's landscapes and townscapes	If the Shropshire Landscape Character assessment gives the site a high landscape sensitivity; moderate landscape sensitivity or if the site was not assessed; or low landscape sensitivity
8	Preserve and enhance features and areas of archaeological, historical and cultural heritage importance: <i>Archaeology</i>	Scheduled Ancient Monument within 300m of site boundary
8	Preserve and enhance features and areas of archaeological, historical and cultural heritage importance: <i>Listed buildings, Conservation Areas and World Heritage Site</i>	Site is wholly or partly within a World Heritage Site or a Conservation Area or a Historic park/garden, or within their defined buffer zones
9	Protect and enhance the range and populations of species, the quality and extent of wildlife habitats and Shropshire's geological heritage: <i>Designated sites</i>	Designated habitat or Regionally Important Geological Site within a buffer zone of the site boundary
9	Protect and enhance the range and populations of species, the quality and extent of wildlife habitats: <i>Trees</i>	Tree Preservation Order (either single or group) within the site boundary
11	Improve local air quality	Site wholly or partly within an Air Quality Management Area
12	Reduce the risk of flooding to people, property and wildlife	According to Flood Risk Zone
13	Protect and improve soil quality and soil retention	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best and most versatile)
14	Ensure the efficient use of land and material resources: <i>Remediation of land</i>	Site wholly or partly within an area with a previous industrial or potentially contaminative use

8.5 In most cases, it is acknowledged the data is not collected or reported at a parish scale to enable an accurate assessment. In addition, the scale and nature of development proposed in this NDP is small in comparison with the scale of existing development together with proposed housing and employment allocations set out in the SAMDev Plan for which a SEA has been carried out within its Sustainability Appraisal. This makes the identification of cause-and-effect relationships between inputs and outputs very uncertain. However, the assessment does seek to identify the relative attributes of the policies of the NDP Plan to inform the reader.

Assessing the Impact of the NDP Objectives

8.6 The four plan objectives of the NDP are set out in paragraph 3.6. They cover a number of specific economic, social and environmental issues which will contribute towards achieving the Vision for the town and its immediate surroundings. Each of these objectives are assessed against the SEA objectives below (Table 3) using the following symbols.

Key

+	Compatible
-	Potential conflict
0	Neutral
x	No relationship between objectives/with policy
?	Unclear, more information needed

Table 3: Assessment of NDP Objectives against SEA Objectives

SEA Objectives ³	NDP Objectives ⁴			
	1	2	3	4
1	?	0	+	+
2	+	0	+	0
3	0	+	?	+
4	0	+	0	+
5	?	0	?	0
6	?	0	0	+
7	?	0	?	+
8	?	0	?	0
9	0	?	?	+
10	?	0	?	+
11	?	0	0	0
12	?	0	?	0
13	?	?	?	0
14	?	?	?	0

8.7 The majority of those NDP objectives which have a relationship with the SEA framework are positively compatible with it or have a neutral effect. In addition, with regard to Objectives 1 and 3 the relationships between the NDP's Objectives to the SEA objectives remain unclear due to the location of developments (housing and economic) not being known, and potential vehicular increase, which could affect levels of air quality and vulnerability to climate change.

8.8 The NDP and Local Plan policies provide mitigation towards the location of new development to ensure the impact of such is reduced and therefore a more positive outcome against the SEA objective is expected. These matters are considered more appropriately in relation to the specific policies which include development management and mitigation measures.

Assessment of NDP Options

8.9 In terms of options about how the objectives might be addressed these were considered to be, in addition to preparing a NDP which allocated sites, to rely upon the current Local Plan development management policies or have a NDP that set out non-site specific policies, both of which might respond to proposals that come forward in an ad-hoc fashion. A review of both of the latter approaches suggested that any SEA would largely show such policies against objectives to be unclear with more information required. In terms of site allocations, no alternative sites were found to be available (within the terms required

³ See Table 1

⁴ See paragraph 3.6

for the NPPF to be deliverable) for the marina development or playing fields and recreation area. In relation to the first, the line of the Shropshire Union Canal, its relationship to Market Drayton NDP area, and the ground levels/conditions of nearby adjacent land were major constraints. With regard to the playing field area, there was a lack of landowner interest in making land available for this purpose, given future expectations for other uses. Consequently, no site options were presented for assessment. The housing proposals were incidental to enable appropriate infrastructure and promote viability to achieve the objectives of the NDP.

Assessing the Impact of the NDP Policies (containing proposals through site allocations)

8.10 The NDP contains 10 policies, all of which may have an impact on the key environmental features identified in paragraph 4.1 of this report. Material changes were made to 7 policies that were set out in a previous draft NDP for which the SEA (September 2016) was prepared. In addition, a new policy has been introduced. The following indicates where changes have been made:

- Policy MDNDP1 – Proposed Marina and Associated Tourism, Leisure and Related Development. (Previously S.M1 – material changes made)
- Policy MDNDP2 – Constraints. (Previously S.M2 – material changes made)
- Policy MDNDP3 - Alternative Use of Land at Longford Turning for Formal and Informal Recreation. (Previously S.M3 – material changes made)
- Policy MDNDP4 - – Land off Maer Lane. (Previously S.M4 – material changes made)
- Policy MDNDP5 - Land at Greenfields. (Previously S.M5 – material changes made)
- Policy MDNDP6 – Housing Land off Longford Road. (New policy)
- Policy MDNDP7 - Green Infrastructure Network. (Previously S.M6 – material changes made)
- Policy MDNDP8 - Regeneration of Land to the rear of The Red Lion Public House and adjacent to Stafford Road. (Previously S.M7 – material changes made)
- Policy MDNDP9 - Enhancement of the Wildlife Corridor along the Former Railway Cutting South of Greenfields. (Previously S.M8 – minor consequential changes made to references)
- Policy MDNDP10 - Land Adjacent to Market Drayton Swimming Pool. (Previously S.M9 – minor consequential changes made to references)

Their assessment against SEA Objectives is shown in Table 4.

Table 4: Assessment of NDP Policies against SEA Objectives

SEA Objectives⁵	Policy MDNDP1	Policy MDNDP2	Policy MDNDP3	Policy MDNDP4	Policy MDNDP5	Policy MDNDP6	Policy MDNDP7	Policy MDNDP8	Policy MDNDP9	Policy MDNDP10
1*	+	+	?	+	+	+	x	+	x	0
2*	?	x	?	-	+	-	x	+	x	0
3*	+	x	+	+	?	+	+	+	+	+
4*	+	x	+	+	?	+	+	+	+	+
5	+	+	x	+	+	+	x	+	+	x
6	?	+	x	+	?	+	+	?	0	x
7*	+	+	+	+	+	?	+	+	+	?
8*	+	x	x	0	+	x	x	?	+	+
9*	+	+	+	0	+	+	x	+	0	+
10*	?	x	x	0	0	+	+	x	?	?
11*	+	x	x	0	+	x	+	0	+	x
12	+	x	?	?	?	+	x	+	0	?
13*	-	x	?	?	0	-	x	+	+	+
14*	?	?	?	?	+	?	x	?	?	+

⁵ See Table 1

8.11 The significant effects predicted and evaluated in relation to the NDP policies are described below.

Policy MDNDP1 – Proposed Marina and Associated Tourism, Leisure and Related Development

8.12 This policy proposes the use of an area to the east of Market Drayton for a marina and a range of associated canal side developments including a public house/restaurant, retail and leisure, other tourism accommodation, and some canal-side housing. It is primarily an economic development initiative to diversify the town's economy. Shropshire Local Plan promotes initiatives for the development of canal-side marinas. Changes that were made from the earlier draft policy included:

- Supporting the proposal that also meets the requirements of the Canal and River Trust application process.
- A comprehensive proposal should come forward in the form of a masterplan.
- Reference to a limited amount of housing has been deleted as has the need for it to be cross-subsidy/enabling housing. However, it will be on land covered by the policy, but the other land uses also need to be included and in addition, there needs to be a unified approach to access, pedestrian links, landscape measures and effect upon amenity.

8.13 The site does not affect any nationally designated environmental asset. It falls at the extremity of the Risk Impact Zone for Burnt Wood SSSI. No impact would be anticipated upon this zone from the proposal within this policy.

8.14 One potential negative impact upon the environment has been identified for this policy. This is:

- i) Protect and improve soil quality and soil retention – through the loss of agricultural land falling within classification grades 2 and 3. The loss of such agricultural land is to be regretted but is considered to be outweighed by the potential economic benefits. The location of such a proposal is restricted by the alignment of the Shropshire Union Canal. There are no sufficiently satisfactory alternative sites within such a sustainable location. Shropshire Local plan (see SAMDev policy MD11) identified that canal side facilities and new marinas should be located within or close to settlements and this policy was subject to a Sustainability Appraisal. The location immediately adjacent to Market Drayton is considered one of the most suitable locations in this regard. Supporting the use of the canal will benefit the canal as a heritage asset.

8.14 Areas where the environmental effects are uncertain include:

- i) Reduce the need of people to travel – the proximity of the range of proposed uses to Market Drayton suggests both that it may both reduce and increase travelling by vehicles and it is uncertain upon which side the greatest benefits and dis-benefits will fall. Although walking and public transport links can be readily extended to this area, the uses may promote a significant amount of vehicular traffic. However, the extent to which it also reduces greater travel to higher order centres is also unknown. One of the changes to the policy from that presented at Regulation 14 expressly refers to the need for pedestrian links to be addressed. However, this has not changed the level of uncertainty about the effects.

- ii) Adapt to the impacts of climate change – where there are concerns in particular about whether the form of development can be climate change proofed; the ability to utilise sustainable drainage systems within an area where significant ground level works will be undertaken; and whether the form of tourism accommodation will achieve high water efficiency targets. However, this policy needs to be read in association with policy MDNDP2 which specifically refers to SAMDev Plan policy MD2 that requires high standards of sustainable design and construction to be employed. This should provide sufficient safeguards in relation to achieving this SEA objective.
- iii) Protect and enhance Shropshire’s water resources – the principal concerns are whether the canal as a waterway can be protected from pollution and that the efficiency of design for water will be promoted. Again, this is considered a design issue that has been addressed elsewhere in relation to other examples of marina developments and there is no suggestion that these criteria cannot be met but they need to be recognised and should be so through reference to SAMDev Plan policy MD2. The reference in the changed policy to meeting the requirements of the Canal and River Trust application requirements should ensure greater control over this aspect of design as well.
- iv) Ensure the efficient use of land and material resources: *Remediation of land* - agricultural practices such as uncontrolled burial of wastes or excessive pesticide or herbicide application may be thought of as potentially contaminative and any development should consider this. The development of agricultural land for other purposes is common and developers are well versed in being able to address this as a potential issue. There are acknowledged methods for investigating and remediating land and this is unlikely to be an issue that will have a significant effect on the environment. The proposed development will also excavate a significant amount of material, including gravels. It is uncertain whether this presents a viable resource. However, it is intended that this should be used to landscape areas within the site and hence ought not to result in substantial traffic generation.

8.15 There are potential environmental benefits to the policy in terms of supporting the canal as a heritage asset and contributing to the market town’s green infrastructure and ecological network within an appropriate landscape scheme. It might also enhance the viability of public transport in this part of the town.

Policy MDNDP2 – Constraints

8.16 This is a detailed development management policy relating to the site allocation through policy MDNDP1. It promotes the use of a masterplan approach to determine the disposition of uses. It also highlights three specific matters that need to be addressed which are transport/accessibility, the use of excavated material, and sustainable design.

8.17 The policy covers a limited range of criteria which have been expanded through changes made from the Regulation 14 draft NDP. These have added reference to:

- The need for retail, leisure and tourist accommodation to be ancillary to the marina use.
- Reference to the sequential and exception tests for flood risk.
- The need for the masterplan to include a working method statement showing how essential infrastructure is to be delivered

Even with these additions, the relationship with SEA objectives remains limited.

Development will make use of the existing highway network, with some changes, and sets

conditions that would improve footpath links. It also promotes sustainable design and measures to enhance of the local ecological network and green infrastructure.

8.18 The area where the environmental effects are uncertain is that seeking to ensure the efficient use of material resources where there is uncertainty about how the excavated material is to be dealt with. It is hoped to utilise this for landscaping within the site but reference to relevant Core Strategy policies should ensure the issue is dealt with appropriately. The reason for not safeguarding the gravel that may be present on the site is set out in the justification to the policy (para 4.14 of the NDP).

Policy MDNDP3 - Alternative Use of Land at Longford Turning for Formal and Informal Recreation.

8.19 This policy proposes the alternative use of agricultural land for recreation and open space, including such infrastructure as might be needed to enable this use such as changing facilities, club house, floodlighting and vehicle parking. Changes made from the previous version of the NDP include:

- Deleting reference to Shropshire Council's Open Space Planning Guidance and replacing this by reference to SAMDev Plan Policy MD2 which has replaced that guidance.
- Replacing reference to Shropshire Council's vehicle parking standards to 'appropriate car parking provision'.

Both these were at the request of Shropshire Council. Neither of these changes are considered such as to alter the previous assessment for this policy.

8.20 The area of land does not affect any nationally designated environmental asset. It falls at the extremity of the Risk Impact Zone for Prees Heath SSSI which is a remnant area of lowland heath. No impact would be anticipated upon this zone from the proposal within this policy.

8.21 Areas where the environmental effects are uncertain include:

i) Encouraging a modal shift towards more sustainable forms of transport and reducing the need of people to travel - the area is not as central to the town as the current site although it is within reasonable walking distance of residential areas. The policy requires measures to make the area as accessible as possible by walking and cycling. The current playing fields attract users from a wide area and these will vary over time. Consequently, the impact is both uncertain and variable to the extent that the change in location may have both positive and negative changes over time.

ii) Reduce the risk of flooding to people, property and wildlife - parts of the area are shown within the area at risk of flooding on the Environment Agency's Flood Map. The area is small and it should be able to accommodate any formal recreation areas away from this leaving the flood-prone area as informal open space. It may even be possible to utilise the area as part of any biodiversity enhancement proposal that would contribute to the local ecological network.

iii) Protect and improve soil quality and soil retention – the area is good quality agricultural land. However very little will be put into irreversible uses. The provision of allotments as one of the leisure uses may reduce the negative effects of the policy upon this objective.

iv) Ensure the efficient use of land and material resources: *Remediation of land* - agricultural practices such as uncontrolled burial of wastes or excessive pesticide or herbicide application may be thought of as potentially contaminative and any development should consider this. An investigation would be needed to determine whether this is an issue and if so it should be addressed in preparing the land for the various recreational and open space uses.

Policy MDNDP4 - – Land off Maer Lane

8.22 This policy proposes the use of two areas of land for housing, one other side of Maer Lane. The assessment has utilised the additional detailed criteria adopted by the SAMDev assessment. The two relatively small sites will not have any significant effect upon the level of growth already determined for Market Drayton through Shropshire Local Plan Core Strategy and SAMDev Plan Sustainability Appraisals. Changes from the previous draft plan include:

- Referring the development coming forward as part of the master plan for the marina site because they are interlinked through ownership and will require a comprehensive approach in terms of addressing a number of issues, in particular their combined effect on the highway network.
- The need for a buffer between the housing and adjacent employment area in order to protect residential amenity.

These are not expected to alter the previous assessment conclusions for the site.

8.22 The sites do not affect any nationally designated environmental asset. They fall at the extremity of the Risk Impact Zone for Burnt Wood SSSI. No impact would be anticipated upon this zone from the proposals within this policy.

8.23 The negative assessment in relation to reducing the need of people to travel is as the result of not being within 480m of a primary school which is suggested as the critical factor for this objective. However, the sites are close to the employment area, which the SAMDev plan proposes to expand so this would mitigate or even compensate for this potential conflict.

8.24 Areas where the environmental effects are uncertain include:

- i) Reduce the risk of flooding to people, property and wildlife – part of the northern site is shown to be land at risk of flooding. The policy includes the requirement to identify the extent of developable land by undertaking a detailed flood risk assessment in line with the NPPF.
- ii) Protect and improve soil quality and soil retention – both sites fall within the categories of agricultural land that should be avoided. However, the classification map is at a broad scale and both are small parcels with varying constraints that might affect this value.
- iii) Ensure the efficient use of land and material resources: *Remediation of land* - agricultural practices such as uncontrolled burial of wastes or excessive pesticide or herbicide application may be thought of as potentially contaminative and any development should consider this. The development of agricultural land for other purposes is common and developers are well versed in being able to address this as a potential issue. There are acknowledged methods for investigating and remediating land and this is unlikely to be an issue that will have a significant effect on the environment.

Policy MDNDP5 - Land at Greenfields

8.25 This policy proposes the use of land for housing. It is currently used as recreational land and the proposal can only proceed provided alternative provision to replace that lost is made. It sets out a number of development management requirements that need to be met. Changes have been made to address the release of land for housing in ways that will ensure more appropriate provision is made to accommodate the sports currently using the area. The site-specific requirements associated with the development are retained but better expressed. In effect the environmental effects of the policy have not changed as a consequence.

8.26 The assessment has utilised the additional detailed criteria adopted by the SAMDev assessment. The potential release of this land for housing is referred to in the SAMDev Plan and consequently comply with the level of growth already assessed within that document's Sustainability Appraisal.

8.26 The sites do not affect any nationally designated environmental asset.

8.27 Areas where the environmental effects are uncertain include:

- i) Promote community participation in a diverse range of sporting, recreational and cultural activities and create active and healthier communities for all and reduce inequalities in health services – in relation to both of these SEA objectives, provisions are made within the policy to ensure the facilities lost through this policy are replaced and in fact enhanced. The land cannot be developed for housing without this.
- ii) Reduce the risk of flooding to people, property and wildlife – a brook traverses the site and attention will need to be paid to its potential to flood. This is an issue that applies to land to the west which is proposed for development within the SAMDev Plan. The SAMDev Plan development management policies are sufficient to cover this issue which would affect a very small part of the NDP policy site.

Policy MDNDP6 – Housing Land off Longford Road

8.28 This is a new policy that proposes two further areas of housing that will enable infrastructure, in the form of pedestrian facilities, to support the use of nearby land for recreation. They are relatively small sites that will not have any significant effect upon the level of growth already determined for Market Drayton through Shropshire Local Plan Core Strategy and SAMDev Plan Sustainability Appraisals.

8.29 The sites do not affect any nationally designated environmental asset. They fall at the extremity of the Risk Impact Zone for Prees Heath SSSI. No impact would be anticipated upon this zone from the proposals within this policy.

8.30 The negative assessment in relation to reducing the need of people to travel is as the result of not being within 480m of a primary school which is suggested as the critical factor for this objective. The sites are close to the Muller factory employment area, which has plans to expand, but some distance from the town centre and employment area towards the east of the town. However, they fall to the north of the town, which is where the SAMDev

Plan envisages the town's expansion. The sites would also take Grade 2 (very good) agricultural land but this grade of land runs along the north side of the A53 up to the A529.

8.31 Areas where the environmental effects are uncertain include:

- i) Protect, enhance and Manage Shropshire's Landscapes and townscapes – development does not currently extend to the north of the A53 at this end of the NDP area. However, planning permission has been granted for the Muller factory to expand onto a larger site just to the south-west of these two sites which will change its character. It is unlikely that these smaller developments will add significantly to the impact that will result.
- ii) Ensure the efficient use of land and material resources: *Remediation of land* - agricultural practices such as uncontrolled burial of wastes or excessive pesticide or herbicide application may be thought of as potentially contaminative and any development should consider this. The development of agricultural land for other purposes is common and developers are well versed in being able to address this as a potential issue. There are acknowledged methods for investigating and remediating land and this is unlikely to be an issue that will have a significant effect on the environment.

Policy MDNDP7 - Green Infrastructure Network

8.32 No environmental issues have been identified with this policy which seeks to protect and expand green infrastructure within the town. Changes made from the Regulation 14 draft include:

- Tidying criterion 1 by adding the final paragraph. The provisions in that final paragraph applies to that criterion.
- Criterion 1 is also altered to refer to the sites being elements of green infrastructure and not local green space, to which NPPF paragraph 77 does not apply. The supporting paragraphs indicate what the areas concerned are (e.g. amenity open space, play areas, recreation areas, woodland, local green space).
- Criterion 2 has been made more explicit in that it refers to development.

These changes do affect the conclusions drawn in relation to this policy.

Policy MDNDP8 - Regeneration of Land to the rear of The Red Lion Public House and adjacent to Stafford Road

8.33 This policy proposes the regeneration of any area within the centre of the town to include both employment and housing. Changes to the policy include:

- Adding the protection of Listed Buildings and their settings to criterion 2.
- Ensuring known and unexpected archaeological remains are considered through a new criterion.

These add to environmental protection and do not have any negative consequences

8.34 Areas where the environmental effects are uncertain include:

- i) Adapt to the impacts of climate change – although there is reference to SAMDev Plan policy MD2 within the NDP policy the ability to utilise a sustainable drainage system may require further investigation.

- ii) Preserve and enhance features and areas of archaeological, historical and cultural heritage importance – the site falls within Market Drayton Conservation Area and utilising the SAMDev SA criteria would result in a negative score. However, the current use of many parts of the site might have an adverse effect upon the Conservation Area's appearance and this policy would result in an enhancement.
- iii) Ensure the efficient use of land and material resources – some current uses on site include industrial operations and consequently any proposals would need to address possible contamination. There are standard practices to address this should it be the case and this would then create a benefit.

Policy MDNDP9 - Enhancement of the Wildlife Corridor along the Former Railway Cutting South of Greenfields

8.35 This policy proposes the restoration of an area to benefit green infrastructure. The SAMDev Plan suggests that it might afford the opportunity to improve footy links to the town centre, but these might compromise the wildlife value of the site. The only issue that has been identified results from it being former railway land and hence may be contaminated. This ought not to affect the use proposed in this NDP policy. A minor change has been made to this policy following the Regulation 14 consultation which removes the requirement to provide public access although the supporting statement does not rule out a direct link across it between housing areas should it be possible to achieve this. The change does not affect the environmental assessment.

Policy MDNDP10 - Land Adjacent to Market Drayton Swimming Pool

8.36 This policy proposes the increased use of an area currently used for a multitude of recreational and cultural activities through both engineering measures and intensification of use. No material change has been made to this policy following the Regulation 14 consultation.

8.37 Areas where the environmental effects are uncertain include:

- i) Protect, enhance and manage Shropshire's landscapes and townscapes - any measures should maintain the public realm and townscape. A number of considerations such as residential amenity and tree protection are covered.
- ii) Protect and enhance Shropshire's water resources – the potential for pollution to the River Tern is uncertain although thought to be unlikely, including during construction when an environmental clerk of works might beneficially be used.
- iii) Reduce the risk of flooding to people, property and wildlife – The River Tern flows through the site and the policy requires consideration to be given to flood risk.

Conclusions

8.38 The assessment shows that the NDP objectives and policies are mainly positive or neutral. Where effects are uncertain there are no reasons why they should not have a minor, neutral or even positive effect where the appropriate safeguards are put in place through applying appropriate policies, particularly those within the SAMDev Plan.

8.39 Changes to the Regulation 14 draft plan have resulted in three policies where negative effects are anticipated, an increase of one upon that previous draft. The loss of agricultural land through policies MDNDP1 and MDNDP6 and the second the potential to

increase the need to travel through policies MDNDP4 and MDNDP6. It is not possible to mitigate the first although provision of allotments in association with policy MDNDP3 and elsewhere within developments may reduce the overall effect. The disadvantage is outweighed by benefits in terms of positive contributions to the local economy, heritage, green infrastructure and health and wellbeing. The second could be mitigated by potential to increase the viability of the town's bus service through increased patronage within the general vicinity of the housing sites. In addition, there are benefits in terms of proximity to one of the town's main employment areas in one instance and the town's recreation area in the other. As MDNDP4 and MDNDP6 are supporting policies to MDNDP1 and MDNDP3, they will support the benefits explained for the proposals in those policies and also key Neighbourhood Development Plan objectives.

8.40 None of the policies are considered to be in conflict with the NPPF or Shropshire Local Plan Core Strategy together with its SAMDev Plan. The latter two documents themselves have undergone Sustainability Appraisals, and these plans support the NDP policies as measures to implement higher level policies within a local context.

9. Implementation and Monitoring

9.1 Shropshire Council as the Local Planning Authority should make arrangements to monitor the significant effects of implementing a neighbourhood plan.

9.2 Regulation 17 of the Environmental Assessment of Plans and Programmes Regulations 2004 requires the Local Planning Authority to monitor the significant environmental effects of the implementation of any NDP that was subject to SEA, in order to identify unforeseen adverse effects at an early stage and to enable appropriate remedial actions.

9.3 Accordingly, Shropshire Council will need to monitor outcomes from the NDP policies and the results of these should be reported in the Council's Annual Monitoring Report (AMR).

9.4 The AMR runs from 1 April to 31 March each year.