

Marton West Modified Neighbourhood Plan

Basic Conditions Statement

Submission to Middlesbrough Council

Submitted by Marton West Neighbourhood Forum

1. Introduction

This statement has been prepared by Marton West Neighbourhood Forum (the Neighbourhood Forum) to accompany its submission version of the draft Marton West Modified Neighbourhood Plan (the Modified Plan). These two documents along with a Consultation Statement will be submitted to Middlesbrough Council, (the Council) under Regulation 15 of the Neighbourhood (General) Planning Regulations 2012, as amended

A Basic Conditions Statement has been prepared to demonstrate how the Modified Plan meets the Basic Conditions set out in paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990.

The basic conditions are:

- The plan meets the legal requirements in terms of its contents and coverage
- The plan has had appropriate regard to national policy and is in general conformity with the strategic policies in the development plan for the area
- The plan will contribute to the achievement of sustainable development,
- Is compatible with EU obligations, and
- Would not be likely to have a significant effect on a European site (as defined in the Conservation of Habitats and Species Regulations 2012) or a European offshore marine site (as defined in the Offshore Marine Conservation (Natural Habitats, etc.) Regulations 2007) (either alone or in combination with other plans or projects).

2. Background

The Neighbourhood Forum is the qualifying body responsible for the preparation of the Modified Plan.

The initial Marton West Neighbourhood Plan (the Made Plan) was adopted on 30th November 2016. As a result of a boundary change and the decision of the Council not to establish the Marton in Cleveland Neighbourhood Forum and Area, it has been agreed to expand the Neighbourhood Forum to cover the entirety of the Marton West ward i.e.

“The Council¹ will now:

- i. Use its powers of designation, under Section 61(G)(5) and (6) of the Town and Country Planning Act 1990, to designate the proposed area as part of the Marton West Neighbourhood Area; and
- ii. Recommend that an early review is undertaken, by the Marton West Neighbourhood Forum, of the Marton West Neighbourhood Plan, in order to take account of the modified Marton West Neighbourhood Area.”

The Modified Plan has been developed through effective communication and consultation with the local community of Marton West, Council planning officers and other key stakeholders. Regular communication through face-to-face meetings, monthly community newsletters and informal and formal consultation processes supports the evidence base, which provides the justification for the draft Modified Plan and updated polices.

The Consultation Statement, which accompanies this Basic Conditions Statement and the Modified Plan details the consultation process which has taken place with people living and working in Marton West, voluntary and local interest groups, together with the views of statutory organisations identified in the Council Statement of Community Involvement

¹ Middlesbrough Council, 7th January 2019

3. Pre-submission public consultation

The Modified Plan has undergone a pre-submission public consultation for the statutory six-week period between 20th January to 1st March 2020. The comments received have been recorded, considered and addressed in the submitted Consultation Statement

4. What is being proposed in the Modified Plan?

The Modified Plan now covers the entirety of the Marton West ward, including the De Brus area, which includes residential dwellings, commercial establishments and a number of listed buildings and parkland. Appendix 1 contains a map showing the updated Neighbourhood Area.

The Modified Plan proposes to amend two of the currently approved planning policies in the Made Plan, which complement and enhance the Council's current development plan. The material modification relates to the designation of a Local Green Space, in the Parks and Green Spaces policy (MW1)

The Modified Plan highlights the additional new dwellings to be built in the Marton West ward, over and above those identified in the Made Plan and welcomes the change in the housing mix arising from a modified planning application recently approved by the Council.

The Council has confirmed that, at this point in time, there is no requirement for additional housing allocations in the Marton West ward, up to 2024, over and above those already allocated in the adopted 2014 Housing Local Plan, whilst providing sufficient flexibility as required to do so by the NPPF.

The Modified Plan continues to reflect the approach taken by the Made Plan i.e. actively promoting sustainable development for the community. The principles have been reviewed and it was agreed to add a further principle, namely:

“Promoting policies to protect and enhance our culturally important assets, including landscapes and green infrastructure”

The principles have also been modified to take account of the response from the Environment Agency

The policies in the Modified Plan relate to the development and use of land in the designated Neighbourhood Area and have been prepared in accordance with the statutory requirements set out in the Town and Country Planning Act 1990 (as amended by the Localism Act 2011) and the Neighbourhood Planning (General) Regulations 2012 (as amended)

The Modified Plan does not relate to more than one Neighbourhood Area and there are no other Neighbourhood Plans in place within the designated neighbourhood area.

When adopted, the Modified Plan period will cover the same period (up to 2029) as the Council Local Plan

5. Conformity with National policy and the Council's Development Plan

The Modified Plan must have regard to national policy and guidance from the Secretary of State and be in general conformity with the strategic policies of the development plan that covers the area.

National Planning Policy and Guidance

National planning guidance comes primarily from the National Planning Policy Framework (NPPF) as issued in February 2019, but where appropriate, reference is made to the online National Planning Policy Guidance (NPPG) and Ministerial Statements.

The Modified Plan has been prepared with regard to national policies as set out in the NPPF and local planning policies set out in the Council's Local Development Plan (Appendix 2). The Council's Local Development Plan (Housing Local Plan (adopted 2014), Core Strategy (adopted 2008), Regeneration DPD (adopted 2009) and the Local Plan (adopted 1999) sets out a development strategy for the whole of Middlesbrough and which identifies a sustainable pattern of growth to meet the scale of housing and employment need over the plan period.

6. EU obligations

In some limited circumstances, where a Neighbourhood Plan could have significant environmental effects, it may require a Strategic Environmental Assessment (SEA) under the relevant EU Directive.

National planning guidance suggests that, whether a Neighbourhood Plan requires a SEA, will depend on what is proposed in the Modified Plan

A SEA may be required for example, where:

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

Neighbourhood Planning Regulations requires Neighbourhood Plans to submit either a statement of reasons; environmental report; or an explanation of why the plan is not subject to the requirements of the SEA Directive, to accompany a Neighbourhood Plan when it is submitted to a local planning authority.

The Neighbourhood Forum has prepared its screening assessment (Appendix 3) to determine whether the content of the Modified Plan requires a Strategic Environmental Assessment (SEA) in accordance with the European Directive 2001/42/EC and associated Environmental Assessment of Plans and Programmes Regulations 2004;

To decide whether the Modified Plan might have significant environmental effects, its potential scope should be assessed against the criteria set out in Schedule 1 of the Environmental Assessment of Plans and Programmes Regulations 2004. The criteria from Schedule 1 of the Regulations are set out below.

1. The characteristics of plans and programmes, having regard, in particular, to
 - the degree to which the plan or programme sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources,
 - the degree to which the plan or programme influences other plans and programmes including those in a hierarchy,
 - the relevance of the plan or programme for the integration of environmental considerations in particular with a view to promoting sustainable development,
 - environmental problems relevant to the plan or programme,
 - the relevance of the plan or programme for the implementation of Community legislation on the environment (e.g. plans and programmes linked to wastemanagement or water protection).
2. Characteristics of the effects and of the area likely to be affected, having regard, in particular, to
 - the probability, duration, frequency and reversibility of the effects,
 - the cumulative nature of the effects,
 - the transboundary nature of the effects,
 - the risks to human health or the environment (e.g. due to accidents),
 - the magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected),
 - the value and vulnerability of the area likely to be affected due to:

- special natural characteristics or cultural heritage,
- exceeded environmental quality standards or limit values,
- intensive land-use,
- the effects on areas or landscapes which have a recognised national, Community or international protection status.

Appendix 4 and 5 apply the above criteria to measure any likely significance effects on the environment arising from the Modified Plan.

The Neighbourhood Forum concluded that the Modified Plan does not require a SEA and that it is compliant with EU obligations in terms of the Strategic Environmental Directive, i.e.

- It does not allocate specific sites for development
- The Modified Plan does not contain sensitive natural or heritage assets that may be affected by the proposals in the plan
- It does not have significant environmental effects as defined by the criteria set out in Schedule 1 to the Environmental Assessment of Plans and programmes regulations 2004 (as amended)
- It does not contain significant proposals beyond those which have already been the subject of a SEA within the Sustainability Appraisal carried out for the Housing Local Plan (adopted 2014), Core Strategy (adopted 2008) and the Regeneration DPD (adopted 2009)

7. Habitats Directive

An appropriate assessment was undertaken for the Council's Housing Local Plan. This included an Issues and Options Appropriate Assessment Screening report – May 2012 and a preferred Options Habitats Regulations Assessment (HRA) – January 2013, along with a Sustainability Appraisal Scoping Report 2011, a Sustainability Appraisal of Issues and Options 2012 and a preferred options Sustainability Appraisal 2013.

The Appropriate Assessment showed that the Council's Housing Local Plan was unlikely to have any significant effects on the nearest Special Areas of Conservation (SAC) and Special Protection Areas (SPA) sites – Teesmouth and Cleveland coast SPA / Ramsar site and the North Yorks Moors SAC and SPA. Given this comprehensive assessment, the Habitats Directive was not considered to be relevant to the Marton West Neighbourhood Plan.

The Independent Examiner and Middlesbrough Council have accepted this assessment in adopting the Made Plan (November 2016).

The Neighbourhood Forum has been advised by the Council that neighbourhood plans are required to submit a formal screening opinion under the Habitats Directive to confirm that the making of the neighbourhood development plan does not breach the requirements of Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulations 2017.

As a result, a full Stage 1: HRA screening option has been undertaken by Middlesbrough Council, on behalf of the Marton West Neighbourhood Forum, against the modified Plan policies and submitted to Natural England, for comment. Natural England has since provided formal advice, and agreed with the conclusions of the screening option, "that there will be no significant effects arising as a result of the policies within the Neighbourhood Plan.

8. Convention on Human Rights

The Modified Plan has regard to and is compatible with the fundamental rights and freedoms guaranteed under the European Convention on Human Rights.

9. Other Basic Conditions

An additional basic condition is prescribed under regulation 32 of the Neighbourhood Planning (General) Regulations 2012 (as amended), that:

“The making of the neighbourhood plan is not likely to have a significant effect on a European site (as defined in the Conservation of Habitats and Species Regulations 2010(2)) or a European offshore marine site (as defined in the Offshore Marine Conservation (Natural Habitats &c.) Regulations 2007(3) (either alone or in combination with other plans or projects)

Natural England has been consulted during the drafting of the Modified Plan and there are no internationally or nationally designated conservation sites within or near to Marton West that would be impacted by the aims and objectives of the Modified Plan.

10. Consultation

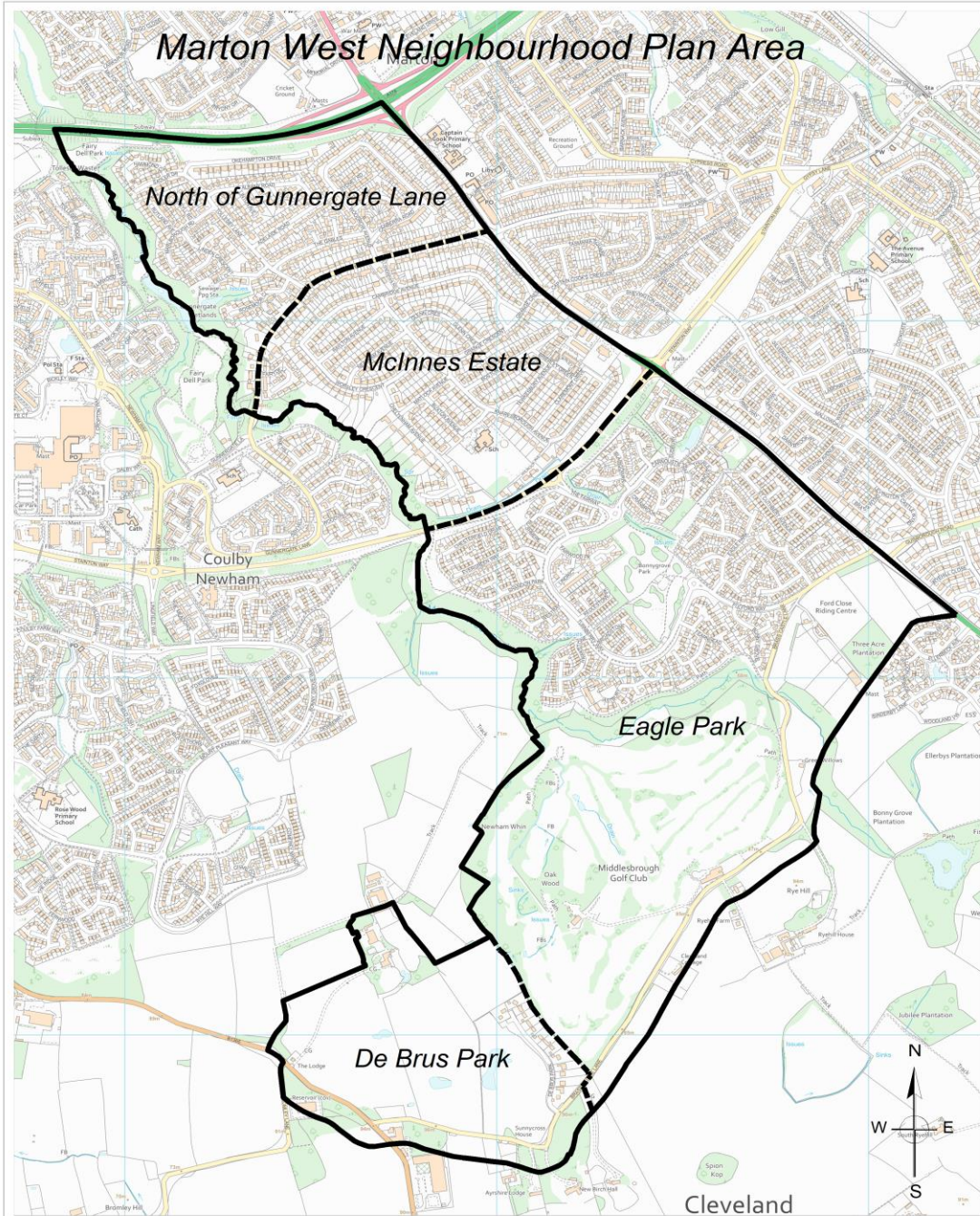
The Modified Plan has been prepared with input from the community and stakeholders as set out in the accompanying Consultation Statement.

There was extensive consultation and engagement in identifying issues and objectives and the Pre-submission Modified Plan has been consulted on as required by regulation 14 of the Neighbourhood Planning (General) Regulations 2012 (as amended)

Responses have been recorded and changes have been made, as set out in the Consultation Statement.

The Consultation Statement has been prepared by the Neighbourhood Forum and meets the requirements set out in Paragraph 15(2) of the Regulations

Modified Marton West Neighbourhood Area, incorporating the De Brus area



Head of Service: Paul Clarke
 Service Area: Planning
 Created by: John Manders

Ref: UP/J/CG/MWNPA
 Scale: N.T.S.
 Date: 4th July 2019

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Table 1: Marton West Modified Neighbourhood Plan: Policy compliance with National and Local Development Plan Policies

Marton West Modified Neighbourhood Plan - Policies	The Council's Local Development Plan, i.e. (Housing Local Plan (adopted 2014), Core Strategy (adopted 2008), Regeneration DPD (adopted 2009) and the Local Plan (adopted 1999))	National Planning Policy Framework (NPPF)
<p>MW1: Parks & Green Spaces Development will not be permitted which would have an adverse effect on the use, management, amenity or enjoyment of Bonny Grove Park, Wetlands situated at Land at West Moor Farm (previously identified as Sudbury Pond) and that part of Fairy Dell, which falls within Marton West. Opportunities to enhance their public accessibility and continued maintenance as valued local facilities will be supported.</p> <p>Parkland to the south of, and indivisible from, Newham Hall, is designated as Local Green Space due to its regional historic significance; important value to the health and well being of its local communities: the need to protect veteran and notable trees and tranquil local landscape</p> <p>Applications, which result in the loss of green space, veteran, notable and mature trees, and local valued landscapes, including their setting, which make a positive contribution to the character of the area, and local amenity, will be resisted.</p>	<p>The Modified Plan Policy MW1 is consistent with the aims of the following Council local planning policies</p> <p>Housing Local Plan 2014 Policy H11 Housing Strategy – South Middlesbrough Policy H26 requirement (e) Coulby Newham Policy CS20 Green infrastructure</p> <p>Core Strategy 2008 Paragraph 4.2 (spatial objectives 11 & 14)</p> <p>Local Plan 1999 Policy E2 Green Wedges Policy E7 Primary Open Space, (Existing); Protection from Development Policy E22 New Housing in Countryside beyond the Limit to Development or in Green Wedges Policy E28 Recreational uses in the Countryside and in Green Wedges</p>	<p>The Modified Plan Policy MW1 is consistent with the following aims of the NPPF planning policies</p> <p>Achieving sustainable development Paragraph 8</p> <p>Plan Making Paragraphs 16, 18, 28-30</p> <p>Promoting healthy and safe communities Paragraphs 91, 96-101</p> <p>Conserving and enhancing the natural environment Paragraphs 170-172, 174-175,</p> <p>Conserving and enhancing the historic environment Paragraphs 184-185, 187-188, 193-202</p>

Marton West Modified Neighbourhood Plan - Policies	The Council's Local Development Plan, i.e. (Housing Local Plan (adopted 2014), Core Strategy (adopted 2008), Regeneration DPD (adopted 2009) and the Local Plan (adopted 1999)	National Planning Policy Framework (NPPF)
<p>MW2: Housing Allocations</p> <p>To support the sustainable growth of Marton West, housing development shall be carried out on sites allocated in the Middlesbrough Housing Local Plan in policies H30 and H31 and on small unallocated windfall sites.</p>	<p>The Modified Plan Policy MW2 is consistent with the aims of the following Council local planning policies</p> <p>Housing Local Plan 2014 Paragraph 2.18 Spatial Vision Paragraph 2.19 Spatial Objectives (Objectives 1 & 2) Policy H1 Spatial Strategy Policy H11 Housing Strategy – South Middlesbrough Policy H28 Land at Grey Towers Farm (part that sits in Marton West ward) Policy H30 Land at Ford Riding School Policy H 31 Housing Allocations Policy CS17 Transport Strategy Policy CS 20 Green Infrastructure</p> <p>Core Strategy 2008 Paragraph 4.2 (Spatial Objectives 3, 5, 8, 11 &14) Policy CS4 Sustainable Development Policy CS 5 Design Policy CS18 Demand Management Policy CS19 Road Safety</p> <p>Local Plan 1999 Policy E2 Green Wedges Policy E7 Primary Open Space, (Existing); Protection from Development Policy E8 New Primary Open Space, Proposals Policy E10 Secondary Open Space: Protection from Development Policy E22 New Housing in Countryside beyond the Limit to Development or in Green Wedges Policy E28 Recreational uses in the Countryside and in Green Wedges</p>	<p>The Modified Plan Policy MW2 is consistent with the following aims of the NPPF planning policies</p> <p>Achieving sustainable development Paragraph 8, 11-14,</p> <p>Plan Making Paragraphs 16, 18, 28-30, 33,</p> <p>Delivering a sufficient supply of homes Paragraphs 59-66</p> <p>Promoting healthy and safe communities Paragraph 91</p> <p>Promoting sustainable transport Paragraphs 102, 105, 108-111</p> <p>Supporting high quality communications Paragraph 112</p> <p>Achieving well-designed places Paragraphs 124-132</p>

Marton West Modified Neighbourhood Plan - Policies	The Council's Local Development Plan, i.e. (Housing Local Plan (adopted 2014), Core Strategy (adopted 2008), Regeneration DPD (adopted 2009) and the Local Plan (adopted 1999))	National Planning Policy Framework (NPPF)
<p>MW3: Small Unallocated Sites</p> <p>Development proposals on small unallocated sites for residential use will be supported if they are judged appropriate in relation to the following criteria:</p> <ol style="list-style-type: none"> 1. That the location, scale, density and pattern of the development is appropriate to the existing design characteristics within Marton West and the street scene; 2. The capacity of the existing infrastructure, including broadband capacity, and the potential to improve it, to meet the increased demands likely to result from the development; 3. The development should not result in the loss of existing amenity open space unless it is replaced by open space of a similar or improved area and quality within the development; 4. Have high standards of quality and design, access, parking and amenity space; and, 5. The development would not have an unacceptable adverse impact on the local highway network. 	<p>The Modified Plan Policy MW3 is consistent with the aims of the following Council local planning policies</p> <p>Housing Local Plan 2014 Paragraph 2.18 Spatial Vision Paragraph 2.19 Spatial Objectives (Objectives 1 & 2) Policy H1 Spatial Strategy Policy H11 Housing Strategy – South Middlesbrough Policy CS17 Transport Strategy Policy CS 20 Green Infrastructure</p> <p>Core Strategy 2008 Paragraph 4.2 (Spatial Objectives 3, 5, 8, 11 &14) Policy CS4 Sustainable Development Policy CS 5 Design Policy CS18 Demand Management Policy CS19 Road Safety</p> <p>Local Plan 1999 Policy E2 Green Wedges Policy E7 Primary Open Space, (Existing); Protection from Development Policy E8 New Primary Open Space, Proposals Policy E10 Secondary Open Space: Protection from Development Policy E22 New Housing in Countryside beyond the Limit to Development or in Green Wedges Policy E28 Recreational uses in the Countryside and in Green Wedges</p>	<p>The Modified Plan Policy MW3 is consistent with the following aims of the NPPF planning policies</p> <p>Achieving sustainable development Paragraph 8, 11-14,</p> <p>Plan Making Paragraphs 16, 18, 28-30, 33,</p> <p>Delivering a sufficient supply of homes Paragraphs 59-66</p> <p>Promoting healthy and safe communities Paragraph 91</p> <p>Promoting sustainable transport Paragraphs 102, 105, 108-111</p> <p>Supporting high quality communications Paragraph 112</p> <p>Achieving well-designed places Paragraphs 124-132</p>

Marton West Modified Neighbourhood Plan - Policies	The Council's Local Development Plan, i.e. (Housing Local Plan (adopted 2014), Core Strategy (adopted 2008), Regeneration DPD (adopted 2009) and the Local Plan (adopted 1999)	National Planning Policy Framework (NPPF)
<p>MW4: Land at the Ford Riding School – Brass Castle Lane Proposals for a high quality residential development at Ford Riding School will be supported where an element of the dwellings provided should be bungalows. Subject to negotiation, a proportion of the developer contributions should be made towards traffic calming measures within the vicinity and a donation made for the upkeep of Bonny Grove Park, wetlands at land at West Moor Farm (previously identified as Sudbury Pond) and Fairy Dell.</p>	<p>The Modified Plan Policy MW4 is consistent with the aims of the following Council local planning policies</p> <p>Housing Local Plan 2014 Paragraph 2.18 Spatial Vision Paragraph 2.19 Spatial Objectives (Objectives 1 & 2) Policy H1 Spatial Strategy Policy H11 Housing Strategy – South Middlesbrough Policy CS17 Transport Strategy Policy CS 20 Green Infrastructure</p> <p>Core Strategy 2008 Paragraph 4.2 (Spatial Objectives 3, 5, 8, 11 &14) Policy CS4 Sustainable Development Policy CS 5 Design Policy CS18 Demand Management Policy CS19 Road Safety</p> <p>Local Plan 1999 Policy E2 Green Wedges Policy E7 Primary Open Space, (Existing); Protection from Development Policy E8 New Primary Open Space, Proposals Policy E10 Secondary Open Space: Protection from Development Policy E22 New Housing in Countryside beyond the Limit to Development or in Green Wedges Policy E28 Recreational uses in the Countryside and in Green Wedges</p>	<p>The Modified Plan Policy MW4 is consistent with the following aims of the NPPF planning policies</p> <p>Achieving sustainable development Paragraph 8, 11-14,</p> <p>Plan Making Paragraphs 16, 18, 28-30, 33,</p> <p>Delivering a sufficient supply of homes Paragraphs 59-66</p> <p>Promoting healthy and safe communities Paragraph 91</p> <p>Promoting sustainable transport Paragraphs 102, 105, 108-111</p> <p>Supporting high quality communications Paragraph 112</p> <p>Achieving well-designed places Paragraphs 124-132</p>

Marton West Modified Neighbourhood Plan - Policies	The Council's Local Development Plan, i.e. (Housing Local Plan (adopted 2014), Core Strategy (adopted 2008), Regeneration DPD (adopted 2009) and the Local Plan (adopted 1999))	National Planning Policy Framework (NPPF)
<p>MW5: Built Environment Alterations and extensions to residential property should reflect the scale, detailing and materials of the parent building. Proposals should also:</p> <ul style="list-style-type: none"> • Not detract from the character of the property itself, or with neighbouring properties; • Not cause significant harm to the amenities of nearby properties through overlooking, and/or overshadowing; • Respect the existing building, both in detailing and character in the design of conservatories or sunrooms; • Stagger or set back the extension to avoid lineation or a terracing effect so that it sits sub-servient to the host property; • Avoid flat roofs for extensions and consider hipped roofs to soften the effect on the skyline and minimise the effect of visual terracing and loss of light; • Use matching bricks, render or appropriate materials for extensions; and, • In the case of dormers, be set below the ridge line, do not dominate or overtake the roofscape, be pitched, and be set back from the eaves line by an appropriate dimension sufficient to achieve a subordinate appearance, the number of dormer windows per dwelling should be kept to a minimum. Velux or similar type windows should be used as a preference. <p>Public realm improvements and advertisement boards:</p> <ul style="list-style-type: none"> • Improvements to the public realm should ensure that street furniture is of a high standard; and, • Advertising boards should not be located on footways where this will cause an obstruction for partially sighted and disabled residents and also for parents with prams/buggies and they should be displayed in accordance with the Middlesbrough Urban Design Supplementary Planning Guidance 	<p>The Modified Plan Policy MW5 is consistent with the aims of the following Council local planning policies</p> <p>Core Strategy 2008 Paragraph 4.2 (Spatial Objectives 3, 5, 8, 11 &14) Policy CS4 Sustainable Development Policy CS5 Design Policy DC1 General Development</p>	<p>The Modified Plan Policy MW5 is consistent with the following aims of the NPPF planning policies</p> <p>Achieving sustainable development Paragraph 8, 11-14,</p> <p>Plan Making Paragraphs 16, 18, 28-30, 33,</p> <p>Achieving well-designed places Paragraphs 124-132</p>

Marton West Modified Neighbourhood Plan - Policies	The Council's Local Development Plan, i.e. (Housing Local Plan (adopted 2014), Core Strategy (adopted 2008), Regeneration DPD (adopted 2009) and the Local Plan (adopted 1999)	National Planning Policy Framework (NPPF)
<p>MW6: Design New development in Marton West should be designed to:</p> <ul style="list-style-type: none"> • Reflect and enhance the character of the area in terms of its scale, massing, proportion, form and materials; • Be similar in scale and proportion to existing buildings and will have a garden that is similar in size and sits comfortably with the gardens of adjacent properties; • If it faces a street or is visible from a street reflect the rhythm, scale and proportion of the street scene; • Not have an overbearing or a detrimental impact on the privacy and amenity of proposed or existing properties; and, • Provide opportunities to enhance wildlife within and around the development. <p>In the case of design aspects, reference should be made to Middlesbrough Council's adopted Core Strategy Design Policy CS5 and the Middlesbrough Urban Design Supplementary Planning Document (SPD).</p>	<p>The Modified Plan Policy MW6 is consistent with the aims of the following Council local planning policies</p> <p>Core Strategy 2008 Paragraph 4.2 (Spatial Objectives 3, 5, 8, 11 &14) Policy CS4 Sustainable Development Policy CS5 Design Policy DC1 General Development</p>	<p>The Modified Plan Policy MW6 is consistent with the following aims of the NPPF planning policies</p> <p>Achieving sustainable development Paragraph 8, 11-14,</p> <p>Plan Making Paragraphs 16, 18, 28-30, 33,</p> <p>Promoting healthy and safe communities Paragraph 91</p> <p>Achieving well-designed places Paragraphs 124-132</p>
<p>MW7: Backland Development Backland or Tandem development will only be permitted where:</p> <ul style="list-style-type: none"> • It incorporates separate and satisfactory access and parking provision; • An acceptable standard of residential amenity can be provided for the new dwelling and its development would not have an unacceptable adverse impact on the amenity of adjacent dwellings; • An adequate open area can be provided within the curtilage of the new and existing dwellings commensurate with the size of each dwelling and the character of the area; and, • The development reflects the scale and character of the surrounding area. 	<p>The Modified Plan Policy MW7 is consistent with the aims of the following Council local planning policies</p> <p>Core Strategy 2008 Policy CS4 Sustainable Development Policy CS5 Design Policy DC1 General Development</p>	<p>The Modified Plan Policy MW7 is consistent with the following aims of the NPPF planning policies</p> <p>Plan Making Paragraphs 16, 18, 28-30, 33,</p> <p>Promoting healthy and safe communities Paragraph 91</p> <p>Achieving well-designed places Paragraphs 124-132</p>

Marton West Modified Neighbourhood Plan - Policies	The Council's Local Development Plan, i.e. (Housing Local Plan (adopted 2014), Core Strategy (adopted 2008), Regeneration DPD (adopted 2009) and the Local Plan (adopted 1999))	National Planning Policy Framework (NPPF)
<p>MW8: Design to Reduce Surface Water Run-Off New development within Marton West should be designed to maximise the retention of surface water on the development site and to minimise run-off. Sustainable Drainage Systems (SuDS) should be implemented wherever possible.</p>	<p>The Modified Plan Policy MW8 is consistent with the aims of the following Council local planning policies</p> <p>Core Strategy 2008 Policy CS4 Sustainable Development Policy CS5 Design Policy DC1 General Development</p>	<p>The Modified Plan Policy MW8 is consistent with the following aims of the NPPF planning policies</p> <p>Meeting the challenge of climate change, flooding and coastal change Paragraphs 155-165</p> <p>Achieving well-designed places Paragraphs 124-132</p>
<p>MW9: Public Transport To support, where appropriate, initiatives by relevant public transport operators that are brought forward to maintain and enhance existing public transport provision, within the area, together with other forms of sustainable transport, i.e. cycling, walking</p>	<p>The Modified Plan Policy MW9 is consistent with the aims of the following Council local planning policies</p> <p>Housing Local Plan 2014 Policy CS17 Transport Strategy</p> <p>Core Strategy 2008 Policy CS18 Demand Management Policy CS19 Road Safety</p> <p>Regeneration DPD 2009 Policy REG37 Bus network Super Core and Core routes</p>	<p>The Modified Plan Policy MW9 is consistent with the following aims of the NPPF planning policies</p> <p>Promoting sustainable transport Paragraphs 102, 105, 108-111</p>
<p>MW10: Parking Adequate off road parking provision shall be provided within new developments in accordance with the Council's parking standards. Particular attention should be given to extensions to dwellings that entail modifications to driveways or the loss of garage space.</p>	<p>The Modified Plan Policy MW10 is consistent with the aims of the following Council local planning policies</p> <p>Core Strategy 2008 Policy CS18 Demand Management Policy CS19 Road Safety</p>	<p>The Modified Plan Policy MW10 is consistent with the following aims of the NPPF planning policies</p> <p>Promoting sustainable transport Paragraphs 102, 105, 108-111</p>

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<p>MW11: Lingfield Primary School Parking To support through developer contributions, traffic calming and parking measures, which seek to ease traffic congestion around Lingfield Primary School.</p>	<p>The Modified Plan Policy MW11 is consistent with the aims of the following Council local planning policies</p> <p>Core Strategy 2008 Policy CS19 Road Safety</p>	<p>The Modified Plan Policy MW11 is consistent with the following aims of the NPPF planning policies</p> <p>Promoting sustainable transport Paragraphs 102, 105, 108-111</p>

Screening assessment for Strategic Environmental Assessment as applied to the Modified Plan

Stage	Yes or No	Reason
1. Is the Neighbourhood Plan (NP) subject to preparation and/or adoption by a national, regional or local authority, OR prepared by an authority for adoption through a legislative procedure by Parliament or Government? (Art. 2(a))	Yes	The preparation and adoption of the Modified Plan is regulated under the Town and Country Planning Act 1990 as amended by the Localism Act 2011. The Modified Plan is prepared by the Neighbourhood Forum (as the ‘relevant body’) and will be ‘made’ by the Council as the local planning authority. The preparation of Neighbourhood Plans is subject to the following regulations: The Neighbourhood Planning (General) (Amendment) Regulations 2012 and the Neighbourhood Planning (Referendums) Regulations 2012.
2. Is the NP required by legislative, regulatory or administrative provisions? (Art. 2(a))	No	Whilst the Modified Plan is not a requirement and is optional under the provisions of the Town and Country Planning Act as amended by the Localism Act 2011, it will, if ‘made’, form part of the Development Plan. It is therefore important and necessary to answer the following questions to determine whether the policies of the Modified Plan are likely to have significant environmental effects and if further environmental assessments will be required under the EU Directive.
3. Is the NP prepared for agriculture, forestry, fisheries, energy, industry, transport, waste management, telecommunications, tourism, town and country planning or land use, AND does it set a framework for future development consent of projects in Annexes I and II to the EIA Directive? (Art. 3.2(a))	Yes	The Modified Plan is being prepared for town and country planning, and land use purposes. As such, the Modified Plan contains a framework for future development consent of development projects, which may fall under section 10 of the Annex II of the EIA Directive.
4. Will the NP, in view of its likely effect on sites, require an assessment for future development under Article 6 or 7 of the Habitats Directive? (Art. 3.2(b))	Yes	As of January 2020, there are internationally designated nature conservation (SPA or SAC) sites within or near to Marton West. i.e. the Teesmouth and Cleveland Coast SPA / Ramsar site now extends into Middlesbrough. A separate HRA screening opinion has been undertaken and submitted to Natural England
5. Does the NP determine the use of small areas at local level OR is it a minor modification of a plan or programme subject to Art. 3.2? (Art.3.3)	Yes	Yes. The Modified Plan includes a Local Green Space within the defined settlement boundary which supports the provision of environmental protection. Some sites within the boundary have been given planning permission for housing, in line with the adopted Housing Local Plan for the Council.

Stage	Yes or No	Reason
6. Does the NP set the framework for future development consent of projects (not just projects in annexes to the EIA Directive)? (Art. 3.4)		Not applicable
7. Is the NP's sole purpose to serve the national defence or civil emergency, OR is it a financial or budget plan or programme, OR is it co-financed by structural funds or EAGGF programmes 2000 to 2006/7? (Art. 3.8, 3.9)		Not applicable
8. Is it likely to have a significant effect on the environment? (Art 3.5)	No	The Modified Plan is unlikely to have any significant effect on the environment. Please see Appendix 4 and Appendix 5, which provide a detailed assessment to support this conclusion.

The Characteristics of the Neighbourhood Plan, having regard to:

	Likely significant environmental effect?	Marton West Neighbourhood Forum view
a) The degree to which the Neighbourhood Plan sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources.	No	The Modified Plan supports the vision and updates the objectives, from the Made plan, to help shape future development within Marton West. The Modified Plan limits the changes to made planning policies to the designation of a Local Green Space and other minor changes. It is not considered that the policies and proposals in the Modified Plan will have a significant environmental effect.
b) The degree to which the Neighbourhood Plan influences other plans and programmes including those in a hierarchy.	Yes	The Modified Plan is required to conform to national policy (NPPF) and strategic policies stipulated in the Council's Local Development Plan The Modified Plan, if made, will form part of the Development Plan for the Council and will be used to determine planning applications within the ward.
c) The relevance of the Neighbourhood Plan for the integration of environmental considerations in particular with a view to promoting sustainable development.	Yes	The Modified Plan continues to support the policies contained in the Made plan over the plan period. It is considered the Modified Plan will have a positive effect on the environment as it seeks to enhance the current Parks and Green Spaces policy (MW1) by designating a Local Green Space, which will support open space and green infrastructure for the benefit of the local community
d) Environmental problems relevant to the Neighbourhood Plan.	No	The Modified Plan area is not located within a sensitive natural landscape of international or national designations. There are no Air Quality Management Areas in Middlesbrough Council, which includes Marton West. (Source Middlesbrough Council 2019 Air Quality Annual Status Report, June 2019)
e) The relevance of the Plan for the implementation of Community legislation on the environment (for example, plans and programmes linked to waste management or water protection).	No	The Modified Plan is not proposing development specifically related to waste management or water management.

Characteristics of the effects and of the area likely to be affected, having regard in particular to:

	Likely significant environmental effect?	Marton West Neighbourhood Forum view
a) The probability, duration, frequency and reversibility of the effects.	No	There will be changes to land use within Marton West. This will largely be concentrated on two major housing developments. Proposals for development will be subject to meeting the requirements of relevant policies set out in the Modified Plan, i.e. MW2, MW3, MW4. It is considered unlikely that any detrimental environmental impacts will occur from the proposals and the policies contained in the Modified Plan
b) The cumulative nature of the effects of the Plan.	No	It is not expected any accumulative effects of the Modified Plan proposals and policies will lead to negative impacts, but result in positive environmental impacts that will benefit the ward.
c) The trans-boundary nature of the effects of the Plan.	No	There are not expected to be any significant trans-boundary effects as new development is designated within the ward of the Neighbourhood Plan Area.
d) The risks to human health or the environment (e.g. due to accidents).	No	There are no significant risks to human health. The Modified Plan seeks to increase accessibility to the natural environment through designation of the Local Green Space. The Parks and Green Spaces Policy is likely to benefit the local community through positive mental health and well being and healthy lifestyles.
e) The magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected) by the Plan.	No	New housing provision, through the adopted Local Housing Plan for the Council, will be developed within the ward boundary and adjacent to existing residential areas and highway networks. Therefore the impacts from proposed developments are not considered to be detrimental.
f) The value and vulnerability of the area likely to be affected by the Plan due to: (i) Special natural characteristics or cultural heritage; (ii) Exceeded environmental quality standards or limit values; or (iii) Intensive land use	No	The Modified Plan includes a number of Listed Buildings which fall within the neighbourhood area. Policy MW1 seeks to support the landscape character and historic setting of locally important open space to the local community

	Likely significant environmental effect?	Marton West Neighbourhood Forum view
g) The effects of the Plan on areas or landscapes, which have recognised national, community or international protection status.	No	Policy MW1 supports a number of sites of natural environment and green infrastructure. It is not expected that the Modified Plan policies and proposals will have an adverse effect on these areas.

SEA Screening Outcome

As a result of the assessment above, it is considered unlikely that any significant environmental effects will occur from the implementation of the Modified Plan that were not considered and dealt with by the Sustainability Appraisal of the Plan for the Council. As such the Modified Plan does not require a full SEA to be undertaken.