

Madeley Neighbourhood Development Plan 2018 - 2037

Initial Comments of the Independent Examiner

Prepared by

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17th November 2021

Introductory Remarks

1. As you will be aware, I have been appointed to carry out the examination of the Madeley Neighbourhood Plan. I have carried out my initial review of the Plan and the accompanying documents which I have been sent. I visited the plan area on Tuesday 16th November 2021. I spent nearly two and a half hours within the plan area, walking and driving throughout the parish .
2. I have concluded that I should be able to deal with the examination solely based on the written material and it will not be necessary for me to call for a public hearing. However, there are a number of matters where I need to ask further questions or which seek clarification based on what I have read in the plan or saw on my site visit. This is quite common in the examination process.

Regulation 16 Comments

3. I would firstly like to offer the Parish Council an opportunity to comment on the representations that were submitted to the plan as part of the Regulation 16 consultation.
4. I am not expecting a response in respect of every point raised at Regulation 16, just those comments that the Parish Council feels it wishes to respond to.

Strategic Policies

5. Can Newcastle-Under- Lyne Borough Council confirm which of the Local Plan policies, are for the purpose of the basic condition, the strategic policies that the neighbourhood plan has to be in general conformity with?

Healthcheck Report

6. Would the Parish Council be prepared to share the Nigel McGurk health check report and are there any objections to its publication?

Policy LGS: Local Green Space Designation

7. I note that the site LGS 4 The Springs is proposed for designation in part for its richness in wildlife. Can the Parish Council expand on why in particular this area of land is demonstrably special for its variety of wildlife? What species are especially associated with this area of land which warrants its designation?
8. Can the Parish Council clarify whether, to its knowledge, the College Field is used as sports facilities for the local secondary school and is the football pitch used as a home pitch for any community teams and who controls the bookings or it just available for informal community use.
9. Can the Borough Council seek clarification from Staffordshire County Council (Lynsey Palmer) on the following matters which arise from its Regulation 16 objection –

“There appears no signage that restricts access to this area of what looked to me as an area of public space rather than a school playing field. From my site visit I saw a few short lengths of fencing but the area it did not appear to be enclosed in such a way that a member of the public would know they are accessing the site as “trespassers”. Does the school use it for any of its curriculum or extracurricular activities, and does it control the booking of the football pitch or the playing field? Has the County Council ever taken action to restrict public access to this land?”

Policy HOU1: Housing Development

10. Can the Parish Council explain its methodology for drawing the two settlement boundaries and what criteria was used to establish the boundaries, as I saw a number of sites immediately adjacent to the settlement boundary, which included residential properties but which were excluded eg north of Heighley Castle Way? I also note that some of the residential curtilages are excluded from being within the settlement boundary.

Policy HOU2: Housing Mix

11. Is the intention that reference to a mix of units, refer to a mix across the plan area or a mix within the individual sites eg would you expect a scheme of small units to also include larger family housing?

Policy DES 1: Design

12. Can the Parish Council offer a view on when faced with a planning application a decision maker would assess that the development is “sustainable”?

Policy DES2: Development in the Madeley Conservation Area

13. In terms of View A, I note the views are to be to and from All Saints Church but I am less clear what are the viewpoints which will be used to assess View B, as it appears to be in one case from points within a farmer’s field. It would help me if fixed viewpoints can be identified which will allow an impact of a planning applications on the view to be assessed.

Policy TRA 1: Critical Road junctions

14. Is the reference to “storage facilities for... scooters” referring to mobility scooters or other types of electric scooters? Is the expectation, that all new dwellings should include both cycle storage and scooter storage or is the expectation say for a garden shed where either could be stored?

Policy CMV 1: Centre of Madeley Village Special Policy Area

15. Does the Parish Council wish to update the policy following the introduction of Use Class E, under the Town and Country Planning (Use Classes) (Amendment) (England) Order 2020?

Concluding Remarks

16. I am sending this note direct to both Madeley Parish Council, and Newcastle-under Lyme Borough Council. I would also ask the Borough Council to forward the note to Lynsey Palmer at Staffordshire County Council to deal with the College Field questions. I would request that all parties' response to my questions should be sent to me by 12 pm on **8th December 2021** and also be copied to the other parties.
17. I would also request that copies of this note and the respective responses are placed on the Neighbourhood Plan's and also the Borough Council's website.

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Independent Examiner to the Madeley Neighbourhood Development Plan

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