

Market Drayton Neighbourhood Development Plan policies (MDNDP)

Initial screening of policies and site allocations for potential effect pathways.

MDNDP Draft policy	Description of policy	Does the policy allocate sites?	Screening category		Can the option or policy be changed at the screening stage to avoid likely significant effect?	Is an appropriate assessment required?	Is the HRA decision passed down to another document?	Links to Core Strategy and SAMDev Policies	Potential effect pathways					Beneficial
									AIR	WATER	RECREATION	BIOSECURITY	LIGHT	
Policy S.M1	S.M1 Proposed Marina and Associated Tourism, Leisure and Related Development - Includes canal-side retail units, potential hotel/ holiday lodges/caravan site, and a limited amount of market housing close to marina. Housing and tourist accommodation not quantified.	YES - Map 3 in MDNDP, 36.5ha	C2, C6		Yes	No	Yes Master Plan and Project level	CS16, MD 11, particularly paragraphs 3,4 and 5, MD10,b, S.M4	Other than vehicle movements, no sources of air pollution.	Capacity for drinking water and sewage disposal?	Increased visits to Fenns & Whixall, Aqualate Mere, Wybunbury Moss, Cole Mere and Brown Moss	Possibility of speeding up the spread of demon shrimps	No international sites close enough	
Policy S.M2	Constraints, production of a Master Plan for sites under S.M1	NO - defines the constraints on policy S.M1 and requires a Master Plan at project stage.	A1		Yes	No	Yes Master Plan and Project level, governed by MD12	CS15, CS17, CS19, CS20, SAMDev MD2, MD10a, MD10b, MD12						
Policy S.M3	Alternative Use of Land at Longford Turning for Formal and Informal Recreation	YES - Map 4 in MDNDP, c.16ha	A3		NA	No	NA	MD2, MD12, CS17						Potential benefits to offset recreational impacts of other policies
Policy S.M4	Land off Maer Lane - Housing linked to S.M1. Proposed residential development.	YES - Map 3 in MDNDP, c. 8.7ha	C6		yes	No	Yes Master Plan and Project level, governed by MD12	MD2,	Other than vehicle movements, no sources of air pollution.	Capacity for drinking water and sewage disposal?	Increased visits to Fenns & Whixall, Aqualate Mere, Wybunbury Moss, Cole Mere and Brown Moss		No international sites close enough	
Policy S.M5	Land at Greenfields - proposed residential development. Linked to S.M3	YES - Map 5 in MDNDP, c. 8ha	C6		Yes	No	No	S.M3, CS11, MD2, S11.1 sub paragraph 3, S11.1a, CS7, CS17 and MD12,	Other than vehicle movements, no sources of air pollution.	Capacity for drinking water and sewage disposal?	Increased visits to Fenns & Whixall, Aqualate Mere, Wybunbury Moss and Brown Moss		No international sites close enough	
Policy S.M6	Housing Land off Longford Road - linked to S.M3	YES - Map 4 in MDNDP, c. 6.2ha	C6		Yes	No		S.M3, CS11, MD2, S11.1 sub paragraph 3, S11.1a, CS7, CS17 and MD12,	Other than vehicle movements, no sources of air pollution.	Capacity for drinking water and sewage disposal?	Increased visits to Fenns & Whixall, Aqualate Mere, Wybunbury Moss, Cole Mere and Brown Moss		No international sites close enough	
Policy S.M7	Green Infrastructure Network - protection for existing open space and delivery of new green infrastructure.	NO	A2		NA	No	No	CS17, MD12						Potential benefits to offset recreational impacts of other policies
Policy S.M8	Regeneration of land to the rear of the Red Lion Public House and adjacent to Stafford Street - business and residential development. Division between two uses not specified.	YES - Map 7 in MDNDP, c. 5.6ha	C6		Yes	No	No	MD2	Other than vehicle movements, or pollution emitting business uses, no sources of air pollution.	Capacity for drinking water and sewage disposal?	Increased visits to Fenns & Whixall, Aqualate Mere, Wybunbury Moss, Cole Mere and Brown Moss		No international sites close enough	Business use classes B1 (Business) and B8 (Storage and distribution)
Policy S.M9	Enhancement of the Wildlife along the Former Railway Cutting South of Greenfields.	YES - Map 8 in MDNDP, wildlife corridor enhancement	A2		NA	No	No	CS17, MD12						Potential benefits to offset recreational impacts of other policies
Policy S.M10	Land Adjacent to Market Drayton Swimming Pool - multi-functional area for recreation, sports and cultural uses.	YES - Map 9 in MDNDP, 2.3ha.	B		NA	No	No	S.M7	Other than vehicle movements, or pollution emitting business uses, no sources of air pollution.	Capacity for drinking water and sewage disposal?			No international sites close enough	