

Strategic Environmental  
Assessment Screening  
and Habitats Regulation  
Assessment Screening  
Report

Maltby Neighbourhood Plan  
2017 - 2028

October 2021

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## 1.0 Introduction

### 1.1 This report

1.1.1 A neighbourhood plan must meet a set of basic conditions. This includes demonstrating that the plan does not breach and is compatible with EU obligations.

1.1.2 The screening report seeks to determine whether the Maltby Neighbourhood Plan ('the Plan') is likely to have significant environmental effects and will require a formal strategic environmental assessment (SEA). Secondly, it assesses the likelihood of the proposals within the Plan having an adverse impact upon a European site through a Habitats Regulations Assessment (HRA).

1.1.3 This SEA and HRA screening document is being undertaken on the pre-submission draft of the Plan (November 2021).

1.1.4 The screening report is structured as follows:

- Section 1.0 outlines the legislative background to SEA and HRA and an overview of the Plan
- Section 2.0 provides screening assessments of the likely significant environmental effects of the Plan for SEA and likely significant effects of the Plan on a European Site.
- Section 3.0 provides a conclusion as to whether a formal SEA and/or Appropriate Assessment (HRA) is required.

1.1.5 In forming its determinations, consultation will be undertaken with the three statutory consultation bodies designated in the regulations (Historic England, Natural England and Environment Agency) as well as Rotherham Metropolitan Borough Council ('Rotherham MBC') on whether a SEA and HRA is required.

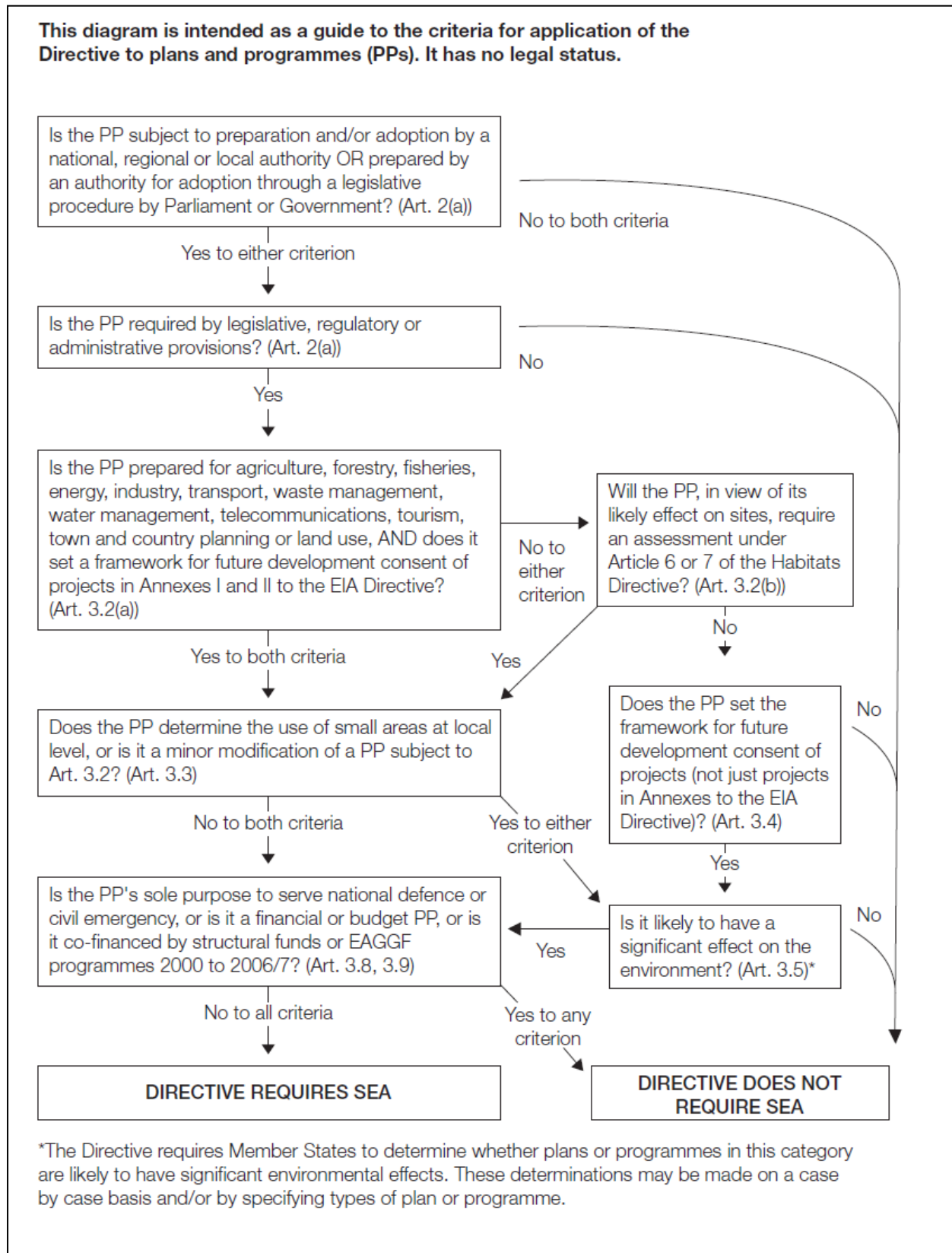
## 1.2 Legislative Background

### **Strategic Environmental Assessment (SEA)**

1.2.1 The need for environmental assessment of Neighbourhood Plans stems from the European Directive 2001/42/EC and was transposed into English law by the Environmental Assessment of Plans and Programmes Regulations (EAPP) 2004, or SEA Regulations.

1.2.2 The SEA Directive aims to ensure a high level of protection for the environment and to integrate environmental considerations into the preparation of plans. The screening procedure is based on criteria set out in Schedule 1 of the EAPP Regulations 2004. The report assesses the Plan against the criteria, and on that basis, sets out whether an SEA is required. Figure 1 sets out the basic framework for establishing whether an SEA will be required.

**Figure 1: Application of criteria of the SEA Directive to Plans**



## **Habitats Regulations Assessment**

- 1.2.3 Schedule 2 of the Neighbourhood Planning (General) Regulations 2012 makes provision in relation to the Habitats Directive. Article 6 (3) of the EU Habitats Directive (Council Directive 92/43/EEC) and regulation 61 of the Conservation of Habitats and Species Regulations 2010 (as amended) requires that an appropriate assessment of plans and programs is carried out with regard to the conservation objectives of European Sites (Natura 2000 sites) and that other plans and projects identify any significant effect that is likely for any European Site.
- 1.2.4 The HRA will consider relevant European Sites which consist of:
- Special Areas of Conservation (SAC) – sites designated to provide increased protection to habitats and species considered to be most in need of conservation at a European level (excluding birds).
- Special Protection Area (SPA) - sites designated for the breeding, feeding, wintering or the migration of rare and vulnerable species of birds found within EU countries.
- 1.2.5 It is also government policy for sites designated under the Convention of Wetlands of International Importance (Ramsar sites) to be treated as having equivalent status to European Sites.
- 1.2.6 The legislation requires that, where there is a risk of a significant effect on a European Site, either individually or in combination with other plans or projects then the plan should progress from HRA screening to an Appropriate Assessment.
- 1.2.7 On 13th April the Court of Justice of the European Union published its ruling regarding the ‘People Over Wind’ legal judgement on Habitats Regulations Assessment & the Habitats Directive. The Court of Justice clarified that it is not appropriate to take account of mitigation measures when screening plans and projects for their effects on European protected habitats under the Habitats Directive. Therefore, if a likely significant effect is identified at the screening stage of a habitats assessment, an ‘Appropriate Assessment’ must be undertaken.

## **1.3 Planning Context**

- 1.3.1 The Plan, once adopted, will form part of the planning policy framework for the Maltby Neighbourhood Plan Area. In accordance with the Neighbourhood Planning Regulations (2012), the Plan will need to be in general conformity with the strategic policies which are adopted by the relevant local authority (Rotherham MBC).
- 1.3.2 The adopted local plan for the local authority area is the Rotherham Local Plan 2011-2028. This along with the Rotherham Sites and Policies Development Plan

and Barnsley, Doncaster and Rotherham Joint Waste Development Plan constitutes Rotherham's Development Plan.

## **1.4 The Maltby Neighbourhood Plan**

- 1.4.1 The Maltby Neighbourhood Plan Area was designated in 10 April 2017. It covers the area of Maltby Parish as identified in figure 2.
- 1.4.2 The Parish is located towards the eastern edge of the administrative area of Rotherham MBC and is in the county of South Yorkshire. Maltby is, by a wide margin, the principal and most populous settlement of the Parish, which includes a small number of satellite hamlets such as Wood Lea.
- 1.4.3 The landscape of the Parish is largely rural and typified by gently rolling countryside that surrounds and provide an important context and setting for the settlement of Maltby. Much of the countryside surrounding Maltby is designated as Green Belt and incorporates land of a high agricultural value classified as Grade 2 (very good).
- 1.4.4 The Parish encompasses a diversity of habitat and wildlife including 3 Sites of Special Scientific Interest, Local Nature Reserve and 5 Local Wildlife Sites. There are several priority habitats, notably deciduous woodland, ancient and semi-natural woodland and good quality semi-improved grassland.
- 1.4.5 Maltby has retained many of its old buildings and structures including stately homes and terraced housing built to house those working at Maltby Colliery at the turn of the century. There are 41 heritage assets listed in 2019 on the South Yorkshire's Historic Environment Record<sup>1</sup>, reflecting its rich industrial and social past.
- 1.4.6 There are 38 Listed Buildings (in 2019) within the Parish that have been identified as being of national significance and importance in view of their special architectural and historic interest. Notable examples include, the parish church of St Bartholomew, which retains its 11<sup>th</sup> Century Saxon Norman Overlap tower and late medieval tower top and spire and Sandbeck Park a major country house dating from the 17<sup>th</sup> Century. In addition, there are two registered Park and Gardens (Sandbeck Park and Roche Abbey). The historic ruins of Roche Abbey, founded in 1147 by Cistercian monks, is a Scheduled Monument.
- 1.4.7 The purpose of the Neighbourhood Plan is to provide a set of statutory planning policies to guide development within the Plan area over the period to 2028 and has been prepared by a steering group on behalf of the qualifying body, Maltby Town Council.
- 1.4.8 The vision of the Plan is:

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<sup>1</sup> <http://www.heritagegateway.org.uk/gateway/chr/herdetail.aspx?crit=&ctid=92&id=4734>

*‘That Maltby is a proud, distinct, self-contained and friendly community in which people enjoy living, visiting and working, with a vibrant Town Centre and good-quality local facilities and housing that meets and responds to existing and future needs and challenges’*

1.4.9 In order to work towards achieving this vision, the Plan sets out a number of planning policies. These indicate how new development proposals will be assessed in order to ensure that any future housing is sustainable, meets local need and does not have an adverse impact upon the Parish. Policies also seek to ensure development proposals recognise the historic character of the area and provide protection for important environments and natural assets, including local green spaces.

**Figure 2: Maltby Parish the Neighbourhood Plan Area**

**Map to be added.**

## 2.0 The Screening Process

### 2.1 SEA Screening

2.1.1 The process for determining whether or not an SEA is required is called screening. The SEA screening is a two stage process:

Stage 1 considers the Plan generically against the SEA Assessment criteria specified in the national guidance (A Practical Guide to the Strategic Environmental Assessment; Fig 1). Where it is determined that there is a potential for a Neighbourhood Plan to have a significant effect on the environment, it will be necessary to progress to Stage 2.

Stage 2 involves testing the Plan against the criteria set out in the SEA Directive Article 3 (5) Annex II, to determine the likely significance of environmental effects.

2.1.2 Figure 3 provides a generic assessment of the Plan against the SEA Assessment criteria.

**Figure 3: Establishing whether there is a need for an SEA**

Stage	Y/N	Reason
1. Is the plan or programme subject to preparation and/or adoption by a national, regional or local authority OR prepared by an authority for adoption through a legislative	Y	Neighbourhood plans may be prepared under the provisions of the Town and Country Planning Act 1990, as amended by the Localism Act 2011. They are drawn up by a qualifying body, which, in the case Maltby, is the Town Council. It is subject to

procedure by Parliament or Government? (Art. 2(a))		examination and referendum. If the Plan receives 50% or more affirmative votes at referendum, it will be 'made' by the local planning authority (Rotherham MBC).
2. Is the PP required by legislative, regulatory or administrative provisions? (Art. 2(a))	N	The preparation of a neighbourhood plan is optional. Once 'made', it will form part of the statutory Local Plan for the area and should continue to be screened under the SEA Directive.
3. Is the Plan prepared for agriculture, forestry, fisheries, energy, industry, transport, waste	Y	The Plan has been prepared for town and country planning and land use and sets out a framework for

Stage	Y/N	Reason
management, water management, telecommunications, tourism, town and country planning or land use, AND does it set a framework for future development consent of projects in Annex I and II to the EIA Directive? (Article 3.2 (a))		future development in Maltby. Once 'made', it would form part of the statutory development plan and will be used when making decisions on planning applications that could include development that may fall under Annex I and II of the EIA directive.
4. Will the Plan, in view of its likely effects on sites, require an assessment for future development under Article 6 or 7 of the Habitats Directive? (Article 3.2(b))	N	The Plan does not allocate sites for housing or other forms of development, but instead provides further local criteria for proposals to meet in support of existing and local planning policies. It is unlikely therefore that the Plan will have a significant adverse effect upon any European (Natura 2000) Site.  There is no European Site within the Parish, the nearest site being approximately 18km to the south east. There are no obvious impact pathways that would bring this or other sites beyond this into consideration.
5. Does the Plan determine the use of small areas at local level OR is it a minor modification of a PP subject to Article 3.2? (Article 3.3)	Y	The draft Plan policies are set out in Appendix 1; they seek the protection of; heritage assets and the historic character more broadly, the natural environment and community facilities and support a mix of



		<p>good quality housing that meets the needs of the local community.</p> <p>Once 'made' the Plan would form part of the statutory development plan and be used when determining planning applications at the local level. However, the Neighbourhood Plan reflects the broader spatial framework laid out policies in the Local Plan in terms of the level and location of new development.</p>
6. Does the Plan set the framework for future development consent of projects (not just projects in	Y	A neighbourhood plan once 'made' forms part of the statutory development plan and will be used to assess planning applications and other planning decisions
annexes to the EIA Directive)? Article 3.4)		within the Plan Area. Therefore, in conjunction with the Rotherham Development Plan, the policies, set the framework for future developments at a local level.
7. Is the Plan's sole purpose to serve the national defence or civil emergency, OR is it a financial or budget PP, OR is it co-financed by structural funds or EAGGF programmes 2000 to 2006/7 ? (Article 3.8, 3.9)	N	The Plan does not have a sole purpose that falls within any of these categories.
8. Is it likely to have a significant effect on the environment? (Article 3.5)	N	<p>A neighbourhood plan could potentially have an effect on the environment. However, whether this is significant depends on the proposals in the Plan.</p> <p>The focus of the Plan is to shape development to meet local needs and support sustainable development, so that any adverse impacts on the local environment are minimised.</p> <p>The Plan policies seek to conserve and enhance the natural and historic environment. It seeks, for example, to protect green infrastructure through support of the continued designation of the</p>

		<p>Green Belt and protection of Local Green Spaces and the Green Infrastructure Network.</p> <p>As the Plan, does not allocate sites for housing or other forms of development; does not amend or introduce Limits to Development and has proposed a suite of policies to protect and where possible enhance the built and natural environment, it is considered that it is likely to have a positive impact on the environment.</p> <p>Any potential environmental effects of the Neighbourhood Plan will be determined through stage 2 of this screening assessment. (see figure 4).</p>
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2.1.3 The results of the preceding assessment indicate that, depending upon the content of the Neighbourhood Plan, a Strategic Environmental Assessment may be required.

2.1.4 Question 8 in figure 2 refers to whether the Neighbourhood Plan would have a significant effect on the environment. The proposals within the Plan will thus be assessed against the criteria from Annex II of the SEA Directive and Schedule 1 of the Environmental Assessment of Plans and Programmes Regulations (2004)

**Figure 4: Maltby Neighbourhood Plan and the SEA Directive**

Criteria	Assessment
<b>(1) The characteristics of the plans, having regard to:</b>	
<p>(a) the degree to which the plan sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources;</p>	<p>The Plan, if made, would form part of the statutory development plan. It would set a local policy framework for development proposals that are local in nature and which the community and stakeholders consider are important to the sustainable development of the Parish and on which the Plan can have the greatest impact.</p> <p>The Plan sets local criteria by which development proposals which may come forward, should be assessed. It will have a positive influence on the natural and historic environment of the Parish by highlighting those assets that should be protected from any future development and the quality of development expected.</p> <p>The Plan sits within a wider strategic framework set by the National Planning Policy Framework (NPPF) 2019</p>

Criteria	Assessment
	and adopted Borough-wide development plan. It supports, and is in general conformity with, the strategic policies in the Rotherham Local Plan 2013-2028 and associated Rotherham Sites and Policies document (2018).
(b) the degree to which the plan influences other plans and programmes including those in a hierarchy;	The Plan sits in the lower tier of the planning policy hierarchy and must be in conformity with the approved Rotherham Borough local planning policies and have regard to the NPPF. It, therefore, supports the implementation of higher tier policies at the neighbourhood level and, as such, is not considered likely to have a significant influence on other plans and programmes.
(c) the relevance of the plan for the integration of environmental considerations, in particular with a view to promoting sustainable development;	<p>The Plan, as advocated by the NPPF, is underpinned by the principles of sustainable development.</p> <p>The Plan's Vision is to improve the well-being of residents of the Parish through sustainable growth and development that prioritises local community need for housing, education and health. The Plan recognises the important link between healthy communities and the environment including access to open space, active travel and improved access to healthy food.</p> <p>The Plan is regarded as an opportunity to integrate health and environmental considerations into future planning and development decisions in the Parish.</p>
(d) environmental problems relevant to the plan; and	<p>The Plan will not introduce any environmental problems; rather it will seek to address and not further exacerbate environmental issues in the Parish. Potential environmental issues identified during the Neighbourhood Planning process include:</p> <ul style="list-style-type: none"> <li>• increasing pressure nationally for the release of Green Belt sites for development;</li> <li>• identification of Maltby in the Local Plan as a Principal Settlement for Growth;</li> <li>• land of high agricultural value classified as Grade 2 (very good) within the Green Belt;</li> <li>• fragmented habitats (including Priority habitats and Sites of Special Scientific Interest);</li> <li>• impact of new development on character;</li> </ul>

Criteria	Assessment
	<ul style="list-style-type: none"> <li>a historic environment, with 41 heritage assets listed on the South Yorkshire Historic Environment Record, including Listed Buildings, 2 Registered Parks and Garden and a Scheduled Monument.</li> </ul> <p>The Plan contains measures to address current and potential environmental problems. These are notably in relation to supporting the continued designation of the Green Belt, protection of Local Green Spaces and Green Infrastructure and protecting local heritage assets and character.</p>
(e) the relevance of the plan for the implementation of Community legislation on the environment (e.g. plans linked to waste-management or water protection).	<p>It must be in general conformity with higher-level plans that comprise the Rotherham Local Plan 2013-2028 and The Rotherham Sites and Policies document (June 2018). These plans have been developed with regard to European Community legislation on the environment. Consequently, the policies of the Plan are not considered to be relevant to the implementation of EC legislation.</p>

<b>(2) Characteristics of the effects and of the area likely to be affected, having regard, in particular, to:</b>	
Criteria	Assessment
(a) the probability, duration, frequency and reversibility of the effects;	<p>The Plan relates to specific, small scale issues ensuring that any future windfall development will deliver the maximum local benefits. It addresses specific local development management issues, complementing the higher level strategic policy framework already established through the adopted Local Plan and national policies (NPPF).</p> <p>The Plan policies are generally designed to minimise the environmental effects of any new development and to promote sustainable development.</p> <p>Given that the Plan; does not allocate sites for housing or other development and has proposed a suite of policies to protect and where possible enhance the built and natural environment, the probability of adverse environmental effects is highly unlikely. Overall, it is considered through the application of its policies, the</p>

	<p>Plan is likely to have neutral and in many cases, positive environmental effects.</p> <p>In particular:</p> <ul style="list-style-type: none"> <li>• the Plan promotes the protection of the local natural environment through the protection of Green Infrastructure</li> <li>• the Plan seeks to protect the local historic environment through the support of development that; demonstrates good quality design that responds to local character and identification of local heritage assets.</li> </ul> <p>There are 3 statutorily designated environmental sites (Maltby Low Common SSSI, Roche Abbey Woodlands SSSI and Wood Lea Common ('Maltby Crags') SSSI) and Maltby Commons Local Nature Reserve the nearest European site (Birklands and Bilaugh SAC) lies almost 20kms from the boundary. Given the distance from the boundary, the nature of designation and the contents of the Plan there are no likely significant effects.</p> <p>The duration of the positive effects outlined above are likely to be long term. However, due to the small scale and nature of the issues considered in the Plan, it is considered any effects will be low in frequency and reversible.</p>
(b) the cumulative nature of the effects;	<p>The effect of the Plan needs to be considered alongside the adopted Local Plan (including Rotherham Sites and Policies document). The Plan does not propose any development beyond that outlined in the aforementioned Rotherham Borough plans.</p> <p>The cumulative effects of proposals within the Parish are unlikely to be significant on the local environment.</p> <p>Any cumulative impacts are likely to be beneficial.</p>
(c) the transboundary nature of the effects;	<p>The Plan establishes locally distinct development management policies for Maltby and thus the majority of effects will be localised to the Plan area.</p> <p>The exception to this is the policy supporting the ongoing designation of the Green Belt which has the potential for positive impacts beyond the Parish.</p>

<p>(d) the risks to human health or the environment (e.g. due to accidents);</p>	<p>No significant risks to human health or the environment have been identified. The Plan seeks to create the conditions to improve human health by providing opportunities for recreation, socialising, active transport and access to healthy food.</p>
<p>(e) the magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected);</p>	<p>The Neighbourhood Plan is concerned with development within Maltby, which has a population of 16,856 (2011 Census) and covers an area of 2,027 hectares.</p> <p>The potential for environmental impacts is likely to be minimal and limited to the Plan area.</p>
<p>(f) the value and vulnerability of the area likely to be affected due to:</p> <p>(i) special natural characteristics or cultural heritage;</p> <p>(ii) exceeded environmental quality standards or limit values;</p> <p>(iii) intensive land-use; and</p>	<p>Maltby has important natural characteristics and cultural heritage. The Parish incorporates ancient and semi-natural woodlands and has a rich cultural heritage linked more latterly to mining in the area. There are 41 entries in 2019 on the National Heritage List for England, including about 40 Listed Buildings, a Scheduled Monument (Roche Abbey) and 2 Registered Historic Parks and Gardens of Special Historic Interest<sup>2</sup> (Sandbeck Park and Roche Abbey).</p> <p>Development presents the potential for effects upon heritage assets and their settings in the Plan area. However, no development is proposed, and the approach to managing effects on heritage is positive.</p> <p>The Plan recognises the value and vulnerability of the local historical character through the application of policies M1, M2 and M3 which require proposals to protect buildings and structures of local heritage interest and respond to local character through design.</p> <p>There are 3 statutorily designated environmental sites (Maltby Low Common SSSI, Roche Abbey Woodlands SSSI and Wood Lea Common ('Maltby Crags') SSSI) and Maltby Commons Local Nature Reserve. In addition, there are 7 other areas identified as Local Wildlife Site by Rotherham MBC because they contain important habitats or support priority species or locally uncommon or rare species.</p>

<sup>2</sup> This provides a listing and classification system for historic parks and gardens similar to that used for listed buildings.

	<p>The Plan highlights these environmental assets and their contribution to the broader ecological network and supports their protection</p> <p>The Plan will not create conditions for intensive land-use. Development likely to have a detrimental effect on natural and heritage assets will not be supported.</p>
<p>(g) the effects on areas or landscapes which have a recognised national, Community or international protection status.</p>	<p>The Plan contains policies which seek to preserve and enhance the distinct character of the Parish.</p> <p>There are no areas or landscapes within the Parish with national or international protection status.</p> <p>The Plan does not allocate development, but instead seeks to protect and where applicable, enhance the environmental and historic character of the area.</p>

## 2.2 SEA Screening Conclusion

- 2.2.1 This screening report has explored the potential effects of the Maltby Neighbourhood Plan with a view to determining the likely requirement for an environmental assessment under the SEA Directive. Based on the SEA Screening Assessment set out in figure 3 above, it is concluded that there are unlikely to be significant environmental effects.
- 2.2.2 The Plan is a lower tier plan in the hierarchy of planning documents for the area and therefore has limited influence on other plans or programmes.
- 2.2.3 The Plan does not allocate any development sites; but instead provides criteria based policies to help guide development that may come forward under the policies set out in the Borough Local Plan. The criteria set out for development in the Plan is likely to prove beneficial in terms of mitigating against possible adverse impacts of future development.
- 2.2.4** The Parish does contain potentially sensitive areas and assets including 38 Listed Buildings, a Scheduled Monument, two Registered Parks and Gardens and 3 Sites of Special Scientific Interest and Local Nature Reserve. However, no development is proposed that is likely to have any significant effect on any special areas. The Plan is likely to guard against any possible significant adverse impacts on the built environment arising from future development that might come forward.
- 2.2.5 Having taken all the policies in the Plan into account, in accordance with the topics cited in Annex 1(f) of the SEA directive, this screening opinion has concluded that a full SEA is not required.

## 2.3 HRA Screening

- 2.3.1 Alongside the SEA screening process there is a need to assess whether the Neighbourhood Plan would have an adverse impact upon internationally designated wildlife sites, as required by the European Habitats Directive.
- 2.3.2 The Habitats Regulations Assessment (HRA) refers to the assessment required for any plan or project to assess the potential impacts against the conservation objectives of Natura 2000 wildlife sites. The assessment must determine whether the plans would adversely affect, or are likely to affect, the integrity of a site(s) in terms of its nature conservation objectives. Where negative effects are identified other options should be examined to avoid any potentially damaging effects.
- 2.3.3 The HRA process is generally divided into three stages. The initial stage of the HRA process is called the screening stage and determines if there are any likely significant effects or risk of significant effects possible as a result of the implementation of the plan. If there are significant effects the Plan will need to undertake an Appropriate Assessment. The screening process should provide a description of the plan and an identification of the Natura 2000 sites which may be affected by the plan and assess the significance of any possible effects on the identified sites.
- 2.3.4 There is no pre-defined guidance that dictates the physical scope of a HRA of a Neighbourhood Plan. Therefore, in considering the physical scope of the assessment, we were guided primarily by the identified impact pathways rather than by arbitrary 'zones'. This study, therefore, considers potential effects on all European sites within 15km of the Maltby parish boundary plus any sites linked to the area through a known 'pathway.'
- 2.3.5 There are no European sites within Maltby. The nearest European site, Birklands and Bilaugh SAC, is located some 19kms to the south-east of the Parish.
- 2.3.6 A Habitats Regulations Screening was undertaken as part of the Rotherham Local Plan Sites and Policies (2018). The outcome of this work was that there were no likely effects on European sites and therefore an Appropriate Assessment was not required.
- 2.3.7 The Plan does not identify development beyond that outlined in the Rotherham Local Plan Sites and Policies document. The Plan provides criteria based policies to help guide development that might come forward in accordance with the borough plans.
- 2.5.8 It is not considered that the implementation of the Plan, by virtue of its scope, the nature of its policies and proximity will result in any likely significant effects upon qualifying features of a European site.



## **3.0 Conclusion**

- 3.1 The SEA screening finds that no significant effects are likely as a result of the implementation of the Plan. On this basis, a full SEA will not be required to be undertaken.
  
- 3.2 The HRA screening finds that no significant adverse effects are likely as the result of the implementation of the Plan. It is not necessary to prepare an Appropriate Assessment, as part of the Maltby Neighbourhood Plan preparation.

## **Appendix A: Maltby Neighbourhood Plan Policies**

**POLICY M1: PROMOTING GOOD QUALITY AND DISTINCTIVE DESIGN –** Development should enhance and conserve local distinctiveness by demonstrating high quality design which both respects the existing character and responds to the distinctive character of Maltby. It should have regard to and respond positively to the design principles and conceptual masterplan of the Maltby Masterplan and Maltby Design Code and as summarised above.

**POLICY M2: MALTBY CHARACTER BUILDINGS AND STRUCTURES OF LOCAL HERITAGE INTEREST –** The Plan identifies the buildings and structures listed below as Maltby Character Buildings of Local Heritage Interest (attached as Appendix 1).

1. The former White Swan, Blyth Road.
2. The Queen's Hotel, Junction of Tickhill Road and Muglet Lane.
3. Former Miners' Welfare Institute, Muglet Lane.
4. Abbeyfield House, Blyth Road.
5. Former Anglican Vicarage, south side of Blyth Road.
6. Property at junction of Blyth Road and Morrell Street (former Doctor's house, now care home).
7. Former Stationmaster's House and site of Station, Tickhill Road (including surviving station platform).
8. Former Maltby Colliery Under-Managers Houses, north side of Tickhill Road.
9. The Wesley Centre, Blyth Road (formerly Maltby Wesleyan Methodist Church).
10. Former Anglican Church of the Ascension, Firth Crescent.
11. St Mary Magdalene Roman Catholic Church and Presbytery, Morrell Street.
12. Former Anglican Church of The Venerable Bede, Salisbury Road.
13. Former Maltby Grammar School (including Rotherham Road Frontage), Rotherham Road.
14. Former Maltby Hall Secondary School.
15. Maltby St Mary Magdalene Roman Catholic School, Muglet Lane.
16. Former Maltby Church of England School, Church Lane.
17. Site of Former Maltby Colliery.
18. Maltby Manor Junior School, Davy Drive.

Development proposals will be supported which conserve or enhance the heritage significance and setting of a Character Building and Structure.

Development proposals will be required to take into account the character, context and setting of these locally important assets, including important views towards and from them.

They must be designed appropriately, taking account of local styles, materials, detail and heritage value.

Development proposals that may impact upon any Maltby Character Building and Structure shall be accompanied by a heritage statement which considers the impact of the specific development proposed with regard to the character, context and setting of the assets on or in the vicinity of the site.

**POLICY M3: MALTBY HISTORIC CORE AND MALTBY MODEL VILLAGE LOCAL AREAS OF SPECIAL CHARACTER** - Within the Maltby Historic Core and Maltby Model Village Local Areas of Special Character, as proposed and shown on the Proposals Map, development proposals should be of good quality and designed so as to respect and enhance their distinctive characteristics.

**POLICY M4: HOUSING MIX** – In order to help meet the present and future housing needs, including the needs of local residents, new housing development proposals should provide a mix of housing sizes, type and tenure based on the most up to date SHMA available, supplemented by a more up to date assessment of housing need, including local housing need, if appropriate.

Housing for those with a disability and smaller homes (3 bedrooms or less) for young people, young families and older people will be supported.

**POLICY M5: AFFORDABLE HOUSING** - Housing development proposals should comply with and, wherever possible exceed, Rotherham MBC requirements with regard to the provision of affordable housing. The focus for the delivery of affordable housing should be on the provision of affordable homes for rent and social housing<sup>3</sup>.

The provision of smaller homes (3 bedrooms or less) and types that are suited to the needs of young people, young families, older people or those with a disability will be supported across all affordable housing tenures and types. The needs of local people should be prioritised.

**POLICY M6: HOUSES IN MULTIPLE OCCUPATION** - Development proposals for the extension and change of use to a House in Multiple Occupation use (Sui Generis in the Use Class Order), will only be supported where:

- a) it does not harm the visual character and appearance of the building, neighbourhood and street scene;
- b) the scale and intensity of the use proposed would not have an unacceptable impact on amenity for its occupiers and neighbouring residential amenities especially in terms of noise, outlook, light, privacy, parking, vehicular and pedestrian access, disturbance;
- c) any associated extensions or external alterations required would not have an unacceptable impact on neighbouring residential amenities through reduced levels of daylight, sunlight, outlook or privacy; and

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<sup>3</sup> Social homes are provided by housing associations (not-for-profit organisations that own, let, and manage rented housing) or a local council ('council housing')

- d) adequate refuse storage facilities are provided in accordance with standards in the adopted South Yorkshire Residential Design Guide SPD, or subsequent replacement document and management arrangements for them are put into place.

**POLICY M7: SHOPS OUTSIDE OF MALTBY TOWN CENTRE -** Development proposals that would result in the loss of, or have a significant adverse effect on, neighbourhood shops outside of the defined Maltby Town Centre will not be supported unless it can be demonstrated to Rotherham MBC in consultation with the Town Council that:

- a) in the case of a significant adverse impact, the benefits of the development outweigh the impact and that opportunities to mitigate the impact have been considered; or
- b) in the case of a loss of use, it can be demonstrated that the use is no longer viable, and the site has been actively and appropriately marketed in accordance with the requirements set out in Policy SP62 (Safeguarding Community Facilities) in the adopted Rotherham Sites and Policies Document, or any subsequent replacement policy.

The development of local shopping facilities to serve the day-to-day needs of their immediate community will be supported subject to satisfying the sequential and, where appropriate, the impact test requirements set out in NPPF and Policy CS12, and satisfying other planning policy requirements including transport, environmental and amenity considerations.

**POLICY M8: HOT FOOD TAKEAWAYS –** Hot food takeaways<sup>4</sup> (including A3 restaurants with takeaway facilities) will not be permitted where they are within 800 metres walking distance of a primary school, secondary school or college (measured from any pedestrian access to the school or college), except where they are within Maltby Town Centre and Muglet Lane, Local Centre as defined in the Rotherham Local Plan and satisfy the provisions of Policy SP22 (Hot Food Takeaways) in the Rotherham Sites and Policies Document or any subsequent replacement policy.

**POLICY M9: SUPPORTING NEW AND ENHANCED COMMUNITY FACILITIES –** Development proposals involving the provision of a new or enhanced community facility will be supported where it can be demonstrated to Rotherham MBC in consultation with the Town Council that it contributes to the health and wellbeing of local communities. Where possible facilities should:

- a) be co-located and seek, where applicable, to integrate services including health, education, social services, arts and leisure;

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<sup>4</sup> Sui Generis in the 2020 Use Class Order

- b) support public transport use or opportunities for pedestrian/cyclist movement; enabling convenient, safe and attractive access;
- c) be of a siting, scale and design which respects the character of the surrounding area, including any historic and natural assets; and
- d) demonstrate that the local road network is capable of accommodating the additional movements.

Development proposals involving the provision of new or enhanced Town Council offices, cemetery provision or medical related facilities to the serve the Parish will be especially supported and encouraged.

**POLICY M10: ASSETS OF COMMUNITY VALUE** - Development proposals that support the longevity, appreciation and community value of an Asset of Community Value (in the Register of Assets of Community Value held by Rotherham MBC) will be supported. Development proposals for a change of use that would result in the loss of an Asset of Community Value will only be supported where it is demonstrated the asset is no longer viable or no longer required by the community, or the asset is replaced by an equivalent or better facility in terms of quantity and quality in an equally suitable location.

**POLICY M11: IMPORTANT VIEWS** - Development proposals should respect and, wherever possible, enhance distinctive views by ensuring any negative visual impacts of development on these views is carefully and sympathetically managed. The following views (accessible to the public) have been identified as especially important:

1. Junction of Rotherham Road and Braithwell Road, facing west.
2. Junction of Dale Hill Road and Upperfield Road, facing north-west
3. Tickhill Road, near Lumley Arms Public House, facing east.
4. Stainton Lane near junction with Grange Lane, facing south.
5. Near junction of Addison Road, Dale Hill Road and Lilly Hall Road, facing north.
6. Stainton Lane at junction with Grange Lane, facing east.
7. Rotherham Road, opposite old Grammar School clock tower, facing east.
8. Rotherham Road, High Street and Braithwell Road junction top of Don John Steps, facing south.

A location map and an indicative photo for each one can be found at pages 25 and 26 in the Maltby Masterplan.

**POLICY M12: TRAFFIC MANAGEMENT** – Development proposals that incorporate design features to improve localised issues of vehicular and pedestrian safety and movement will be supported where those design features do not harm local character or amenity. There should be a particular focus on where highway and movement issues have been identified locally as a priority,

especially along the A631 and the Town Centre and other identified 'traffic hot spots'.

**POLICY M13: DEVELOPER CONTRIBUTIONS** - Where appropriate, contributions from new development towards infrastructure projects will be sought through planning obligations, Community Infrastructure Levy receipts and similar sources, where it is in accordance with the tests as set out in relevant national and local planning policies.

The local community has identified several local priorities for spending its share of Community Infrastructure Levy receipts, which are identified above, and which will be kept under review.

Developers are encouraged to engage with the Town Council prior to the preparation of any planning application to confirm what these local priorities are, to ensure that where appropriate and viable, the facilities proposed to complement any development proposals reflect these aspirations.

## Appendix B:

### Annex I Projects

1. Crude-oil refineries (excluding undertakings manufacturing only lubricants from crude oil) and installations for the gasification and liquefaction of 500 tonnes or more of coal or bituminous shale per day.
2. Thermal power stations and other combustion installations with a heat output of 300 megawatts or more, and nuclear power stations and other nuclear reactors (except research installations for the production and conversion of fissionable and fertile materials, whose maximum power does not exceed 1 kilowatt continuous thermal load).
3. (a) Installations for the reprocessing of irradiated nuclear fuel  
(b) Installations designed:-
  - for the production or enrichment of nuclear fuel,
  - for the processing of irradiated nuclear fuel or high-level radioactive waste,
  - for the final disposal of irradiated nuclear fuel,
  - solely for the final disposal of radioactive waste,
  - solely for the storage (planned for more than 10 years) of irradiated nuclear fuels or
  - radioactive waste in a different site than the production site.
4. (a) Integrated works for the initial smelting of cast-iron and steel  
(b) Installations for the production of non-ferrous crude metals from ore, concentrates or secondary raw materials by metallurgical, chemical or electrolytic processes.
5. Installations for the extraction of asbestos and for the processing and transformation of asbestos and products containing asbestos: for asbestos-cement products, with an annual production of more than 20 000 tonnes of finished products, for friction material, with an annual production of more than 50 tonnes of finished products, and for other uses of asbestos, utilization of more than 200 tonnes per year.
6. Integrated chemical installations, i.e. those installations for the manufacture on an industrial scale of substances using chemical conversion processes, in which several units are juxtaposed and are functionally linked to one another and which are:
  - i) for the production of basic organic chemicals;
  - ii) for the production of basic inorganic chemicals;
  - iii) for the production of phosphorous-, nitrogen- or potassium-based fertilizers (simple or compound fertilizers);
  - iv) for the production of basic plant health products and of biocides;
  - v) for the production of basic pharmaceutical products using a chemical or biological process;
  - vi) for the production of explosives.
7. (a) Construction of lines for long-distance railway traffic and of airports with a basic runway length of 2,100 m or more;  
(b) Construction of motorways and express roads  
(c) Construction of a new road of four or more lanes, or realignment and/or widening of an existing road of two lanes or less so as to provide four or more lanes, where such new road, or realigned and/or widened section of road would be 10 km or more in a continuous length.

8. (a) Inland waterways and ports for inland-waterway traffic which permit the passage of vessels of over 1 350 tonnes;  
(b) Trading ports, piers for loading and unloading connected to land and outside ports (excluding ferry piers) which can take vessels of over 1 350 tonnes.
9. Waste disposal installations for the incineration, chemical treatment as defined in Annex IIA to Directive 75/442/EEC (3) under heading D9, or landfill of hazardous waste (i.e. waste to which Directive 91/689/EEC (4) applies).
10. Waste disposal installations for the incineration or chemical treatment as defined in Annex IIA to Directive 75/442/EEC under heading D9 of non-hazardous waste with a capacity exceeding 100 tonnes per day.
11. Groundwater abstraction or artificial groundwater recharge schemes where the annual volume of water abstracted or recharged is equivalent to or exceeds 10 million cubic metres.
12. (a) Works for the transfer of water resources between river basins where this transfer aims at preventing possible shortages of water and where the amount of water transferred exceeds 100 million cubic metres/year;  
(b) In all other cases, works for the transfer of water resources between river basins where the multi-annual average flow of the basin of abstraction exceeds 2 000 million cubic metres/year and where the amount of water transferred exceeds 5 % of this flow.  
In both cases transfers of piped drinking water are excluded.
13. Waste water treatment plants with a capacity exceeding 150 000 population equivalent as defined in Article 2 point (6) of Directive 91/271/EEC (5).
14. Extraction of petroleum and natural gas for commercial purposes where the amount extracted exceeds 500 tonnes/day in the case of petroleum and 500 000 m<sup>3</sup>/day in the case of gas.
15. Dams and other installations designed for the holding back or permanent storage of water, where a new or additional amount of water held back or stored exceeds 10 million cubic metres.
16. Pipelines for the transport of gas, oil or chemicals with a diameter of more than 800 mm and a length of more than 40 km.
17. Installations for the intensive rearing of poultry or pigs with more than:
  - (a) 85 000 places for broilers, 60 000 places for hens;
  - (b) 3 000 places for production pigs (over 30 kg); or
  - (c) 900 places for sows.
18. Industrial plants for the
  - (a) production of pulp from timber or similar fibrous materials;
  - (b) production of paper and board with a production capacity exceeding 200 tonnes per day.
19. Quarries and open-cast mining where the surface of the site exceeds 25 hectares, or peat extraction, where the surface of the site exceeds 150 hectares.
20. Construction of overhead electrical power lines with a voltage of 220 kV or more and a length of more than 15 km.
21. Installations for storage of petroleum, petrochemical, or chemical products with a capacity of 200,000 tonnes or more



## Annex II Projects

### 1. Agriculture, silviculture and aquaculture

- (a) Projects for the restructuring of rural land holdings;
- (b) Projects for the use of uncultivated land or semi-natural areas for intensive agricultural purposes;
- (c) Water management projects for agriculture, including irrigation and land drainage projects;
- (d) Initial afforestation and deforestation for the purposes of conversion to another type of land use;
- (e) Intensive livestock installations (projects not included in Annex I);
- (f) Intensive fish farming;
- (g) Reclamation of land from the sea.

### 2. Extractive industry

- (a) Quarries, open-cast mining and peat extraction (projects not included in Annex I);
- (b) Underground mining;
- (c) Extraction of minerals by marine or fluvial dredging;
- (d) Deep drillings, in particular:
  - geothermal drilling,
  - drilling for the storage of nuclear waste material,
  - drilling for water supplies;
- (e) Surface industrial installations for the extraction of coal, petroleum, natural gas and ores, as well as bituminous shale.

### 3. Energy industry

- (a) Industrial installations for the production of electricity, steam and hot water (projects not included in Annex I);
- (b) Industrial installations for carrying gas, steam and hot water; transmission of electrical energy by overhead cables (projects not included in Annex I);
- (c) Surface storage of natural gas;
- (d) Underground storage of combustible gases;
- (e) Surface storage of fossil fuels;
- (f) Industrial briquetting of coal and lignite;
- (g) Installations for the processing and storage of radioactive waste (unless included in Annex I);
- (h) Installations for hydroelectric energy production;
- (i) Installations for the harnessing of wind power for energy production (wind farms).

### 4. Production and processing of metals

- (a) Installations for the production of pig iron or steel (primary or secondary fusion) including continuous casting;
- (b) Installations for the processing of ferrous metals:
  - (i) hot-rolling mills;
  - (ii) smithies with hammers;
  - (iii) application of protective fused metal coats;

- (c) Ferrous metal foundries;
- (d) Installations for the smelting, including the alloyage, of non-ferrous metals, excluding precious metals, including recovered products (refining, foundry casting, etc.);
- (e) Installations for surface treatment of metals and plastic materials using an electrolytic or chemical process;
- (f) Manufacture and assembly of motor vehicles and manufacture of motor-vehicle engines;
- (g) Shipyards;
- (h) Installations for the construction and repair of aircraft;
- (i) Manufacture of railway equipment;
- (j) Swaging by explosives;
- (k) Installations for the roasting and sintering of metallic ores.

#### 5. Mineral industry

- (a) Coke ovens (dry coal distillation);
- (b) Installations for the manufacture of cement;
- (c) Installations for the production of asbestos and the manufacture of asbestos-products (projects not included in Annex I);
- (d) Installations for the manufacture of glass including glass fibre;
- (e) Installations for smelting mineral substances including the production of mineral fibres;
- (f) Manufacture of ceramic products by burning, in particular roofing tiles, bricks, refractory bricks, tiles, stoneware or porcelain.

#### 6. Chemical industry (Projects not included in Annex I)

- (a) Treatment of intermediate products and production of chemicals;
- (b) Production of pesticides and pharmaceutical products, paint and varnishes, elastomers and peroxides;
- (c) Storage facilities for petroleum, petrochemical and chemical products.

#### 7. Food industry

- (a) Manufacture of vegetable and animal oils and fats;
- (b) Packing and canning of animal and vegetable products;
- (c) Manufacture of dairy products;
- (d) Brewing and malting;
- (e) Confectionery and syrup manufacture;
- (f) Installations for the slaughter of animals;
- (g) Industrial starch manufacturing installations;
- (h) Fish-meal and fish-oil factories;
- (i) Sugar factories.

#### 8. Textile, leather, wood and paper industries

- (a) Industrial plants for the production of paper and board (projects not included in Annex I);
- (b) Plants for the pre-treatment (operations such as washing, bleaching, mercerization) or dyeing of fibres or textiles;
- (c) Plants for the tanning of hides and skins;

(d) Cellulose-processing and production installations.

9. Rubber industry - Manufacture and treatment of elastomer-based products.

10. Infrastructure projects

- (a) Industrial estate development projects;
- (b) Urban development projects, including the construction of shopping centres and car parks;
- (c) Construction of railways and intermodal trans-shipment facilities, and of intermodal terminals (projects not included in Annex I);
- (d) Construction of airfields (projects not included in Annex I);
- (e) Construction of roads, harbours and port installations, including fishing harbours (projects not included in Annex I);
- (f) Inland-waterway construction not included in Annex I, canalisation and flood-relief works;
- (g) Dams and other installations designed to hold water or store it on a long-term basis (projects not included in Annex I);
- (h) Tramways, elevated and underground railways, suspended lines or similar lines of a particular type, used exclusively or mainly for passenger transport;
- (i) Oil and gas pipeline installations (projects not included in Annex I);
- (j) Installations of long-distance aqueducts;
- (k) Coastal work to combat erosion and maritime works capable of altering the coast through the construction, for example, of dykes, moles, jetties and other sea defence works, excluding the maintenance and reconstruction of such works;
- (l) Groundwater abstraction and artificial groundwater recharge schemes not included in Annex I;
- (m) Works for the transfer of water resources between river basins not included in Annex I.

11. Other projects

- (a) Permanent racing and test tracks for motorised vehicles;
- (b) Installations for the disposal of waste (projects not included in Annex I);
- (c) Waste-water treatment plants (projects not included in Annex I);
- (d) Sludge-deposition sites;
- (e) Storage of scrap iron, including scrap vehicles;
- (f) Test benches for engines, turbines or reactors;
- (g) Installations for the manufacture of artificial mineral fibres;
- (h) Installations for the recovery or destruction of explosive substances;
- (i) Knackers' yards.

12. Tourism and leisure

- (a) Ski-runs, ski-lifts and cable-cars and associated developments;
- (b) Marinas;
- (c) Holiday villages and hotel complexes outside urban areas and associated developments;
- (d) Permanent camp sites and caravan sites;

(e) Theme parks.

13. Any change or extension of projects listed in Annex I or Annex II, already authorised, executed or in the process of being executed, which may have significant adverse effects on the environment; Projects in Annex I, undertaken exclusively or mainly for the development and testing of new methods or products and not used for more than two years.