

Strategic Environmental Assessment,
Sustainability Appraisal and Habitats
Regulations Assessment Screening
Determination for Neston Neighbourhood Plan

Prepared on behalf of Neston Neighbourhood Plan Steering Group by

Cheshire West and Chester Council

October 2015

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1.0 Introduction

In accordance with European Directive 2001/42/EC and the requirements of the Environmental Assessment of Plans and Programmes Regulations 2004 (as amended), this document is the screening determination of the need for Strategic Environmental Assessment (SEA) for the Neston Neighbourhood Plan. This document also sets out the decision on whether separate screening and a Habitats Regulations Assessment is required under European Directive 92/43/EEC and the Conservation of Habitats and Species Regulations 2010 (as amended).

Under the Environmental Assessment of Plans and Programmes Regulations 2004, the responsible authority (i.e. the Local Planning Authority) must carry out an environmental assessment for any plan or programme that is prepared for agriculture, forestry, fisheries, energy, industry, transport, waste management, water management, telecommunications, tourism, town and country planning or land use, which sets the framework for future development consents of projects listed in Annex I or II of Council Directive 83/337/EEC. It is likely that Development Plan Documents (DPDs), such as the Local Plan (Part Two) Land Allocations and Detailed Policies and Neighbourhood Plans will require SEA as they will contain planning policies that influence the above list of topics, and which will be used to determine planning applications.

However, the regulations state that an environmental assessment need not be carried out for a plan or programme which determines the use of a small area at a local level unless it has been determined that the plan is likely to have significant environmental effects.

The regulations advise that a screening process is used to determine whether or not a plan is likely to have a significant effect on the environment. This process should use a specified set of criteria (set out in Schedule 1 of the regulations). The results of this process must be summarised in a SEA screening opinion, which is then sent to the statutory consultation bodies for comment. Once comments have been taken into account a screening determination is prepared setting out whether SEA is required and reasons for the decision and this must be made publicly available.

This screening opinion has been based upon the policies set out in the draft Neston Neighbourhood Plan (December 2014).

A draft screening opinion was produced in October 2014. The Council has a duty to consult four specified environmental organisations – Countryside Agency, English Nature, English Heritage (now known as Historic England) and the Environment Agency. The Countryside Agency and English Nature have now merged to form Natural England. Due to the proximity to the Welsh border Natural Resources Wales, and CADW were also consulted. The statutory environmental bodies were consulted on 29th October 2014. Details of the bodies consulted and the responses received are provided in Appendix 3, which includes Table 5. Responses were

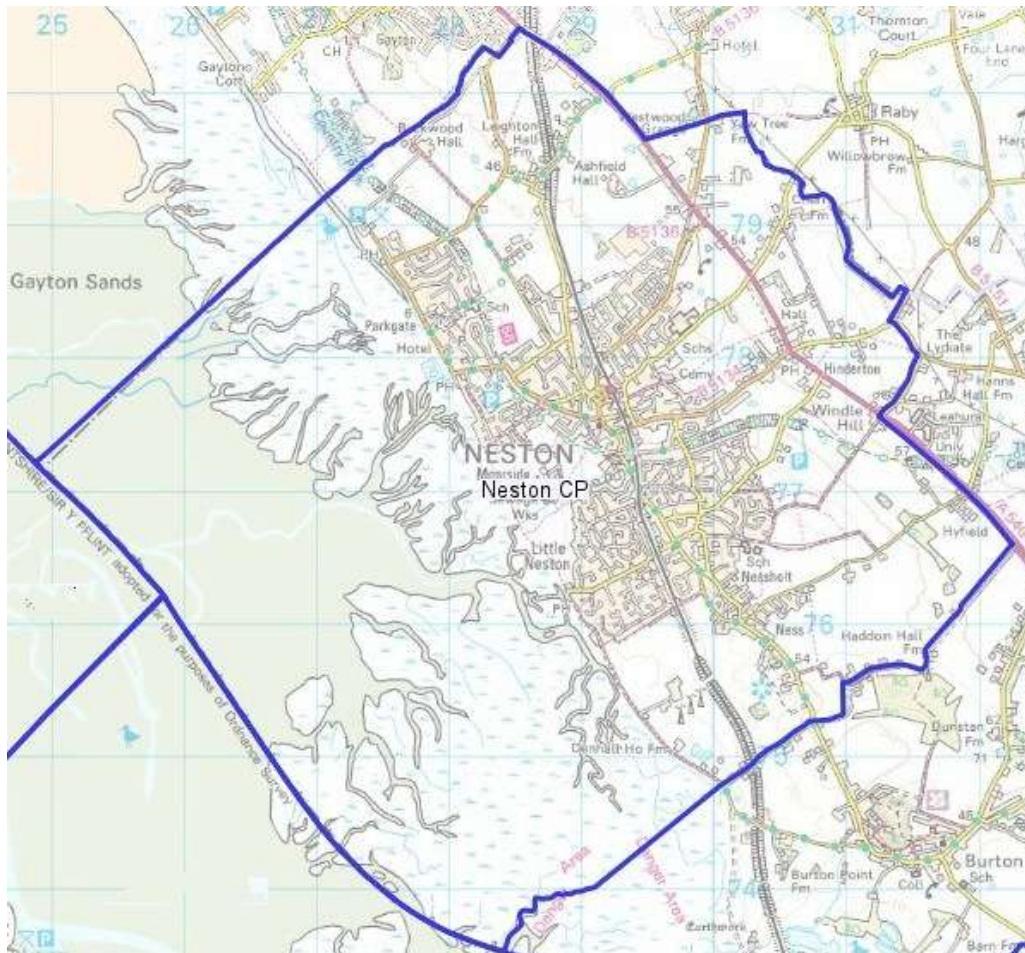
received from the Environment Agency, Natural England, English Heritage and Natural Resources Wales who agreed with the outcome of the initial screening exercise, that SEA is not required. This final screening statement addresses comments made during the consultation.

Location and geographical scope of the Neston Neighbourhood Plan

The Neston Neighbourhood Area follows the boundary of the area covered by Neston Town Council (see Map 1). It covers the areas of Neston, Parkgate, Ness, Riverside, Little Neston, and the surrounding rural hinterland. Whilst many of these areas retain some individual characters, they form a single town environment with shared resources, facilities, and town centre. The area represents a coherent community contained within the boundaries of the Town Council.

The Neston Neighbourhood Area has a population of approximately 15,200 residents, and a predominantly ageing demographic profile. There are a number of services and businesses within the area, including four Primary Schools and a Secondary School, employment units, retail/restaurant units, and a number of venues for community uses.

Map 1 – Neston Neighbourhood Plan Area



Relationship to other plans and programmes

Once made the Neighbourhood Plan will form part of development plan for Cheshire West and Chester. The policy framework once made will not work in isolation. The Neighbourhood Plan will work alongside the adopted Local Plan policies in place at the time it is made.

The Neighbourhood Plan must have regard to national policy; be in general conformity with the strategic policies in the adopted Local Plan; must contribute to the achievement of sustainable development and meet EU obligations and human rights requirements.

The current adopted Local Plan for the area is Cheshire West and Chester Local Plan Part One – Strategic Policies (adopted January 2015). This plan sets out the overall vision, strategic objectives, spatial strategy and strategic planning policies for the borough to 2030. Some of the policies in the Ellesmere Port & Neston Local Plan (GEN7, H5, H6, GB5, ENV4, ENV5, ENV6, ENV7, ENV8, ENV9, ENV12, ENV13, ENV14, ENV15, ENV16, ENV17, REC2, REC7, SHOP1, SHOP3, SHOP6, TRANS5 and TRANS6) and the Cheshire Replacement Minerals and Waste Local Plans are to be retained alongside the Local Plan (Part One) until such time that they are to be replaced by the Local Plan (Part Two). Preparation of the Local Plan (Part Two) Land Allocations and Detailed Policies began in Autumn 2014.

The existing and emerging Local Plan policy framework has been taken into account when carrying out the screening exercise. This forms the baseline for the SEA and HRA screening assessment. It has considered the potential effects of the Neighbourhood Plan over and above the current adopted Local Plan (Part One) and the remaining policies in the Ellesmere Port & Neston Local Plan.

Scope of Neighbourhood Plan

The vision set out in the Neston Neighbourhood Plan is: ‘ a diverse and thriving settlement with the historic market town at its centre around which other key economic, historic and environmental assets will evolve and expand whilst retaining and reflecting the Area’s unique and distinctive character to provide an outstanding quality of life for current and future residents.

This has led to the following underpinning principles:

- The close inter-relationships and inter-dependencies the various settlements have with one another
- Neston’s traditional role as a historic market town providing a centre for the local community as well as the wider area
- The importance of the visitor economy to the area’s prosperity

- The importance of the quality of the area's historic and natural environment
- The close relationship the settlements have with the countryside and the estuary.

The draft plan includes a suite of policies covering the following topics:

- Housing
- Employment
- Retail
- Tourism
- Movement and Travel
- Design
- Landscape and Environment
- Community

These policies sit within the strategic framework set by the Local Plan Part One Strategic Policies. No development is proposed outside levels proposed in the Local Plan, or altering the planning policy position for the area. It provides local level guidance on how the community wishes future development, as set by the Local Plan, should come forward.

2.0 Strategic Environmental Assessment Screening

Legislative background and methodology

European Directive 2001/42/EC (the SEA Directive) requires a Strategic Environmental Assessment to be carried out for certain plans and programmes to assess their effects on the environment. This Directive was transposed in law by the Environmental Assessment of Plans and Programmes Regulations 2004.

The Neston Neighbourhood Plans fall within the scope of this legislation as it is a plan prepared for town and country planning or land use and will set the framework for future development consent of projects, in accordance with Part 2(2) of the regulations. However, Neighbourhood Plans are land use planning documents prepared at the local level to determine land use in a small area.

Under Article 3(3) of the SEA Directive and Part 2(6) of the Environmental Assessment of Plans and Programmes Regulations 2004, SEA is only required for

documents that determine land use of a small area at local level and minor modifications to plans and programmes where it is considered that it is likely to have significant environmental effects. Assessment of whether the plan is likely to have significant environmental effects is carried out through the screening process.

If SEA is required, the assessment is usually incorporated into a Sustainability Appraisal, which includes environmental factors as required under the SEA Directive, along with social and economic factors.

Screening methodology

The role of the screening exercise is to determine whether the implementation of a plan or programme is likely to have a significant effect on the environment.

The criteria for assessing whether a plan or programme is likely to have a significant environmental effect are set out in Annex II of the SEA Directive and Schedule 1 of the Environmental Assessment of Plans and Programmes Regulations 2004.

The assessment criteria used to determine whether a plan or programme will have significant environmental effects are separated into two categories:

- those relating to the characteristics of the plan; and
- those relating to the characteristics of the plan's effects and of the area likely to be affected.

The assessment of the draft Neighbourhood Plan against the criteria relating to the characteristics of the plan is set out in Table 1 and the assessment against the criteria relating to the characteristics of the plans effects and the area likely to be affected is set out in Table 2.

In order to assist with completion of Table 1, Table 2 and identification of the likely significance of effects, an assessment has been undertaken of each policy in the Neighbourhood Plan, its potential effects and its relationship to Local Plan Part One strategic policies and retained policies in the Ellesmere Port & Neston Local Plan. This helps to assess the impact that the Neighbourhood Plan will have above and beyond the impact of existing Local Plan policies. This assessment is set out in the table at Appendix 1.

The results of the Regulation 14 consultation done by the Neston Neighbourhood Plan Steering Group led to a major redraft of the Neighbourhood Plan. Appendix 2 compares the content of these amended policies with the initially screened policies. It is considered that there are no major differences in content that would require rescreening.

Table 1: Assessment of the significant environmental effects of the Neston Neighbourhood Plan		
1. Characteristics of the plan		Significant environmental effect?
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	<p>The Neighbourhood Plan is a local level land use planning document to determine land use in a small area. Once made, it will work within the planning policy framework of the Local Plan for the borough.</p> <p>The Neighbourhood Plan will provide a local planning policy framework for Neston that will become part of the development plan for Cheshire West and Chester. It is required to be in general conformity with the strategic policies of the adopted Local Plan. The Neston Neighbourhood Plan will not impact on the strategic location, nature, size and operating conditions of new development over and above that set by current adopted Local Plan or the emerging Local Plan for the borough. It will provide local level guidance within the strategic framework on the nature of development in the Neston Neighbourhood Area. The Neighbourhood Plan policies will work alongside the strategic policies in the development plan; other development management measures and environmental protection legislation.</p>	No
The degree to which the plan or programme influences other plans and programmes including those in a hierarchy	The Neighbourhood Plan will be the lowest level of planning policy for the area. It has to be in general conformity with the strategic policies of the adopted Local Plan and must contribute to the achievement of sustainable development. It will therefore have limited influence over changing the policies in plans at the higher strategic level or lead to the development of further plans below it.	No
The relevance of the plan or programme for the integration of environmental considerations in	The Neighbourhood Plan is required, as one of the basic condition tests, to contribute to the achievement of sustainable development. This is one of the basic condition tests. Whether this basic condition is met will be tested during the examination of the Neighbourhood Plan. However,	No

particular with a view to promoting sustainable development	the framework for the promotion of sustainable development is set by the Government's Strategy for Sustainable Development, the National Planning Policy Framework and the policies in the adopted Local Plan for the borough. The Neighbourhood Plan will have limited influence over changing the sustainable development policies in plans and policies at the higher strategic level.	
Environmental problems relevant to the plan or programme	<p>The Sustainability Appraisal Scoping Report for the Local Plan Part One is a comprehensive overview of the issues in Cheshire West and Chester. There are no specific additional environmental problems identified for the Neston area.</p> <p>Some of the environmental issues and problems for Neston include:</p> <ul style="list-style-type: none"> • Pressure on existing natural and historic assets • Conservation value of the Dee Estuary <p>The Neighbourhood Plan will seek to address these issues.</p>	No
The relevance of the plan or programme for the implementation of Community legislation on the environment (e.g. plans and programmes linked to waste-management or water protection)	The Neighbourhood Development Plan will have no direct role in the delivery of community legislation on the environment. It does include policies on these matters. The Neighbourhood Plan has been subject to Habitats Regulation Assessment screening as set out in part 2 of this document.	No

Table 2 - Characteristics of the plans effects

Identified effects	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),	Effect on special natural characteristics or cultural heritage,	Effect on environmental quality standards or limit values,	Effect on intensity of land-use.	the effects on areas or landscapes which have a recognised national, Community or international protection status.	Significance of the effects?
Greenfield loss, particularly amenity space	Low probability as limited number of unprotected greenspaces within the settlement area. Low frequency as little need for additional housing (as at 1 April 2014 there was a requirement for 14 additional dwellings to meet the Local Plan Part One target of 200 by 2030). Impacts would be permanent.	Each new development has the potential to add to Greenfield loss. There is a potential small cumulative effect with other development in borough and neighbouring Wirral.	None	None	Local, small scale impact, at neighbourhood level.	None	None	None	None identified – see HRA screening and no impact on Conservation Area.	No
Greenfield gain	Low probability and frequency as limited number of	Each new development has the potential to	None	None	Local, small scale impact, at neighbourhood	None	None	None	None identified – see HRA screening and no impact on	No

Identified effects	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),	Effect on special natural characteristics or cultural heritage,	Effect on environmental quality standards or limit values,	Effect on intensity of land-use.	the effects on areas or landscapes which have a recognised national, Community or international protection status.	Significance of the effects?
	undeveloped areas within the settlement. Some scope for improvements and enhancements. Effects would be permanent.	add to Greenfield provision. There is a potential small cumulative effect with other development in borough and neighbouring Wirral.			level.				Conservation Area.	
Benefits to population and human health	Low probability and frequency as limited number of undeveloped areas within the settlement. However, any development has the scope to improve and enhance this. Effects would be permanent.	Each new development has the potential to contribute benefits to population and human health. There is a potential small cumulative effect with other development	None	None	Local, small scale impact, at neighbourhood level.	None	None	None	None identified – see HRA screening and no impact on Conservation Area.	No

Identified effects	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),	Effect on special natural characteristics or cultural heritage,	Effect on environmental quality standards or limit values,	Effect on intensity of land-use.	the effects on areas or landscapes which have a recognised national, Community or international protection status.	Significance of the effects?
		in borough and neighbouring Wirral.								
Negative impacts on cultural heritage or landscape	Low probability and frequency as limited amount of development likely within the settlement. However, any development has the scope to affect this. Effects would be permanent.	Each new development has the potential to have a detrimental impact on cultural heritage and landscape. There is a potential small cumulative effect with other development in borough and neighbouring Wirral.	None	None	Local, small scale impact, at neighbourhood level.	None	None	None	None identified – see HRA screening and no likely significant impact on Conservation Area.	No
Positive impacts on cultural	Low probability and frequency as limited	Each new development has the	None	None	Local, small scale impact, at neighbourhood	None	None	None	None identified – see HRA screening and no	No

Identified effects	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),	Effect on special natural characteristics or cultural heritage,	Effect on environmental quality standards or limit values,	Effect on intensity of land-use.	the effects on areas or landscapes which have a recognised national, Community or international protection status.	Significance of the effects?
heritage or landscape	number of undeveloped areas within the settlement. However, any development has the scope to improve and enhance this. Effects would be permanent.	potential to positively affect cultural heritage and landscape. There is a potential small cumulative effect with other development in borough and neighbouring Wirral.			level.				likely significant impact on Conservation Area.	
Biodiversity loss	Low probability and frequency as limited amount of development likely within the settlement. However, any development has the scope to affect this. Effects would	Each new development has the potential to negatively impact on biodiversity. There is a potential small cumulative effect with other	None	None	Local, small scale impact, at neighbourhood level.	None	None	None	None identified – see HRA screening and no impact on Conservation Area.	No

Identified effects	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),	Effect on special natural characteristics or cultural heritage,	Effect on environmental quality standards or limit values,	Effect on intensity of land-use.	the effects on areas or landscapes which have a recognised national, Community or international protection status.	Significance of the effects?
	be permanent.	development in borough and neighbouring Wirral.								
Biodiversity gain	Low probability and frequency as limited amount of development likely within the settlement. However, any development has the scope to improve and enhance this. Effects would be permanent.	Each new development has the potential to positively affect biodiversity. There is a potential small cumulative effect with other development in borough and neighbouring Wirral.	None	None	Local, small scale impact, at neighbourhood level.	None	None	None	None identified – see HRA screening and no impact on Conservation Area.	No
Green Infrastructure gain	Low probability and frequency as limited amount of development	Each new development has the potential to provide	None	None	Local, small scale impact, at neighbourhood level.	None	None	None	None identified – see HRA screening and no impact on Conservation	No

Identified effects	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),	Effect on special natural characteristics or cultural heritage,	Effect on environmental quality standards or limit values,	Effect on intensity of land-use.	the effects on areas or landscapes which have a recognised national, Community or international protection status.	Significance of the effects?
	likely within the settlement. However, any development has the scope to improve and enhance this. Effects would be permanent.	additional GI. There is a potential small cumulative effect with other development in borough and neighbouring Wirral.							Area.	
Potential loss of soils	Low probability and frequency as limited amount of development likely within or on the edge of the settlement. Effects would be permanent.	Each new development has the potential to negatively impact upon soils and soil quality. There is a potential small cumulative effect with other development in borough and neighbouring	None	None	Local, small scale impact, at neighbourhood level.	None	None	None	None identified – see HRA screening and no impact on Conservation Area.	No

Identified effects	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),	Effect on special natural characteristics or cultural heritage,	Effect on environmental quality standards or limit values,	Effect on intensity of land-use.	the effects on areas or landscapes which have a recognised national, Community or international protection status.	Significance of the effects?
		Wirral.								
Benefits to climatic factors	Low probability and frequency as limited amount of development likely within the settlement. However, any development has the scope to improve and enhance this. Effects would be permanent.	There are likely to be only a small number of additional developments within the plan period. As such there is likely to be only a small cumulative effect with other development in borough and neighbouring Wirral.	None	None	Local, small scale impact, at neighbourhood level.	None	None	None	None identified – see HRA screening and no impact on Conservation Area.	No
Negative impacts on air quality	Low probability and frequency as limited amount of development likely within the settlement. However, any	Each new development has the potential to have negative impacts on air quality. There is a	None	None	Local, small scale impact, at neighbourhood level.	None	None	None	None identified – see HRA screening and no impact on Conservation Area.	No

Identified effects	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),	Effect on special natural characteristics or cultural heritage,	Effect on environmental quality standards or limit values,	Effect on intensity of land-use.	the effects on areas or landscapes which have a recognised national, Community or international protection status.	Significance of the effects?
	development has the scope to affect this. Effects would be permanent.	potential small cumulative effect with other development in borough and neighbouring Wirral.								
Positive impacts on air quality	Low probability and frequency as limited amount of development likely within the settlement. However, any development has the scope to improve and enhance this. Effects would be permanent.	Each new development has the potential to have a positive impact on air quality. There is a potential small cumulative effect with other development in borough and neighbouring Wirral.	None	None	Local, small scale impact, at neighbourhood level.	None	None	None	None identified – see HRA screening and no impact on Conservation Area.	No

Conclusion

As a result of the screening assessment, Cheshire West and Chester Council consider that it is unlikely there will be any significant environmental effects arising from the Neston Neighbourhood Plan. As such, a Strategic Environmental Assessment of the Neston Neighbourhood Plan is not required.

3.0 Habitats Regulations Assessment Screening

Legislative background

The Conservation of Habitats and Species Regulations 2010 (as amended) transposed the requirements of the European Habitats Directive 92/43/EEC into UK law. The Habitats Directive and Regulations afford protection to plants, animals and habitats that are rare and vulnerable in a European context.

Habitats Regulations Assessment (HRA) is a systematic process through which the performance of a plan or project can be assessed for its likely impact on the integrity of a European Site. European Sites, also referred to as Natura 2000 sites, consist of Special Protection Areas (SPA), Special Areas of Conservation (SAC); Potential Special Protection Areas and candidate Special Areas of Conservation (pSPA and cSAC); and listed or proposed Ramsar sites.

Article 6(3) of the Habitats Directive states that any plan or project not directly connected with or necessary to the management of the site but likely to have a significant effect thereon, either individually or in combination with other plans and projects, shall be subject to appropriate assessment of its implications for the site in view of the site's conservation objectives.

The first stage of HRA is to screen a plan or programme to identify if there are likely to be any significant effects on Natura 2000 sites. This will indicate whether a full Appropriate Assessment is required. The regulations require that the impacts and effects of any land use plan being assessed, are considered in combination with other plans and projects that may also be affecting the relevant European site(s).

Inter-relationship with the Local Plan HRA

The Cheshire West and Chester Local Plan (Part One) Strategic Policies has already been through the HRA process, and the results detailed in the Cheshire West and Chester Local Plan Publication Draft (Part 1) Strategic Policies Habitat Regulations Assessment Screening Report.

The HRA for the Local Plan (Part One) identified 12 sites to include within the HRA as set out in table 3 below.

Table 3 – Natura 2000 sites relevant to the Local Plan (Part One)

European site	Reason for inclusion
Oak Mere SAC	Located within Cheshire West and Chester
Midlands Meres and Mosses Ramsar site	Located within Cheshire West and Chester
West Midlands Mosses SAC	Located partly within Cheshire West and Chester

River Dee and Bala Lake SAC	Identified as a source of potable water for Cheshire West and Chester and also the receiving watercourse for waste water treatment works discharge
Mersey Estuary SPA and Ramsar	Located partially within Cheshire West and Chester
Dee Estuary SAC SPA and Ramsar site	Downstream of the River Dee which is identified as a source of potable water for Cheshire West and Chester. Development in the Borough also creates potential water quality pathways.
Liverpool Bay SPA	Located immediately downstream of the Mersey Estuary. There is therefore a potential water quality pathway through sewage effluent discharges, air quality from transport plans, disturbance of birds and recreational pressure
Berwyn and South Clwyd Mountains SAC	Included at the request of Natural Resources Wales
Mersey Narrows and North Wirral Foreshore pRamsar and pSPA	Located within Merseyside downstream of the Mersey Estuary SPA/Ramsar site. There is a direct link to development in through water quality
Sefton Coast SAC	Located within Merseyside and linked to development in Cheshire West and Chester through recreational pressure and water quality
Ribble and Alt Estuaries SPA and Ramsar site	Located within Merseyside and is an indirect link to development in Cheshire West and Chester through water quality and recreational pressure
River Eden SAC	Haweswater Lake (to which the River is hydrologically connected) is likely to form part of the future water supply for Cheshire West and Chester.

The HRA undertaken for the Local Plan (Part One) forms the baseline for the HRA screening assessment of the Neston Neighbourhood Plan. The main consideration is the potential effects of the Neighbourhood Plan over and above those already assessed for the Local Plan. The Local Plan was screened out through this process, as not leading to a likely significant effect on European Sites.

It is considered that as long as the proposed policies of a Neighbourhood Plan do not alter the strategic policy framework assessed in the Local Plan Part One Habitats Regulation Assessment Screening Report then an additional separate full screening exercise on the Neighbourhood Plan will not be required. However, if the Neighbourhood Plan does change the strategic policy framework then a separate Habitats Regulation Assessment Screening Report to assess the effect on European Sites would be required.

Whether the Neighbourhood Plan alters the policy position for the area is set out in Table 4 below.

Table 4: Screening of policies for altering Local Plan Policy

Policy	Change in policy position in emerging Local Plan and policies to be retained? Y/N
NNDS1: Neston Development Strategy	N
NNH1: New Residential Development	N
NNH2: Affordable Social Housing	N
NNH3: Rural Exception Sites	N
NNE1: Employment	N
NNE2: Small Scale Employment in the Town Centre	N
NNE3: Promoting Local Employment Growth	N
NNE4: High Quality Communications Infrastructure	N
NNR1: Neston Town Centre	N
NNR2: Neston Town Centre development Opportunity	N
NNR3: Town Lane and West Vale Local Retail Areas	N
NNT1: Parkgate Seafront	N
NNT2: Visitor Economy	N
NNT3: Station Car Park	N
NNM1: Transport and Development	N
NNM2: Enhancing Pedestrian and Cycling Routes	N
NNM3: Public Transport Improvements	N
NNM4: Car Parking	N
NND1: New Development	N
NND2: Design in the Town Centre and Seafront	N
NND3: Environmental Improvement Corridors	N
NND4: Sustainable Design	N
NNLE1: Special Landscape Areas	N
NNLE2: Local Green Space	N
NNLE3: Trees and Woodland and Development	N
NNLE4: Dee Coastal Zone	N

NNLE5: Heritage Assets	N
NNLE6: Nature Conservation Assets	N
NNC1: Community Infrastructure	N
NNC2: Neston High School	N
NNC3: Neston Recreation Centre	N
NNC4: Healthy Communities	N

Context

There are 6 European designated sites identified within a 15km buffer from the boundaries of the Neston Neighbourhood Plan. There are 2 Ramsar sites, 2 SAC's, and 2 SPA's. This is slightly complicated by the Dee Estuary being a SPA, SAC and Ramsar, and the Mersey Estuary being both a Ramsar and a SPA. These have been counted as separate designated sites for the purposes of this appraisal. The remaining site is the River Dee and Bala Lake SAC.

These are shown in Map 2.

Outcome of high level screening

1. Is the Neighbourhood Plan directly connected with, or necessary to the management of a European site for nature conservation?

No

2. Does the Neighbourhood Plan propose new development or allocate sites for development?

No

3. Are there any other projects or plans that together with the Neighbourhood Plan that could impact on the integrity of a European Site?

No, the Cheshire West and Chester Local Plan (Part One) Strategic Policies and the retained policies in the Ellesmere Port & Neston Local Plan are relevant plans, but the HRA of the Cheshire West and Chester Local Plan (Part One) identified that it could be screened out as not leading to a likely significant effect on European sites.

4. Are there any potential impacts on the integrity of a European Site?

The Neighbourhood Plan will not work in isolation and will be used alongside other development plan policies including the Local Plan Part One and retained policies in the existing Ellesmere Port & Neston Local Plan for determining planning applications for new development. The quantum of development to come forward in Neston in the future will be set by Local Plan policy. The Neighbourhood Plan will guide how this should come forward locally.

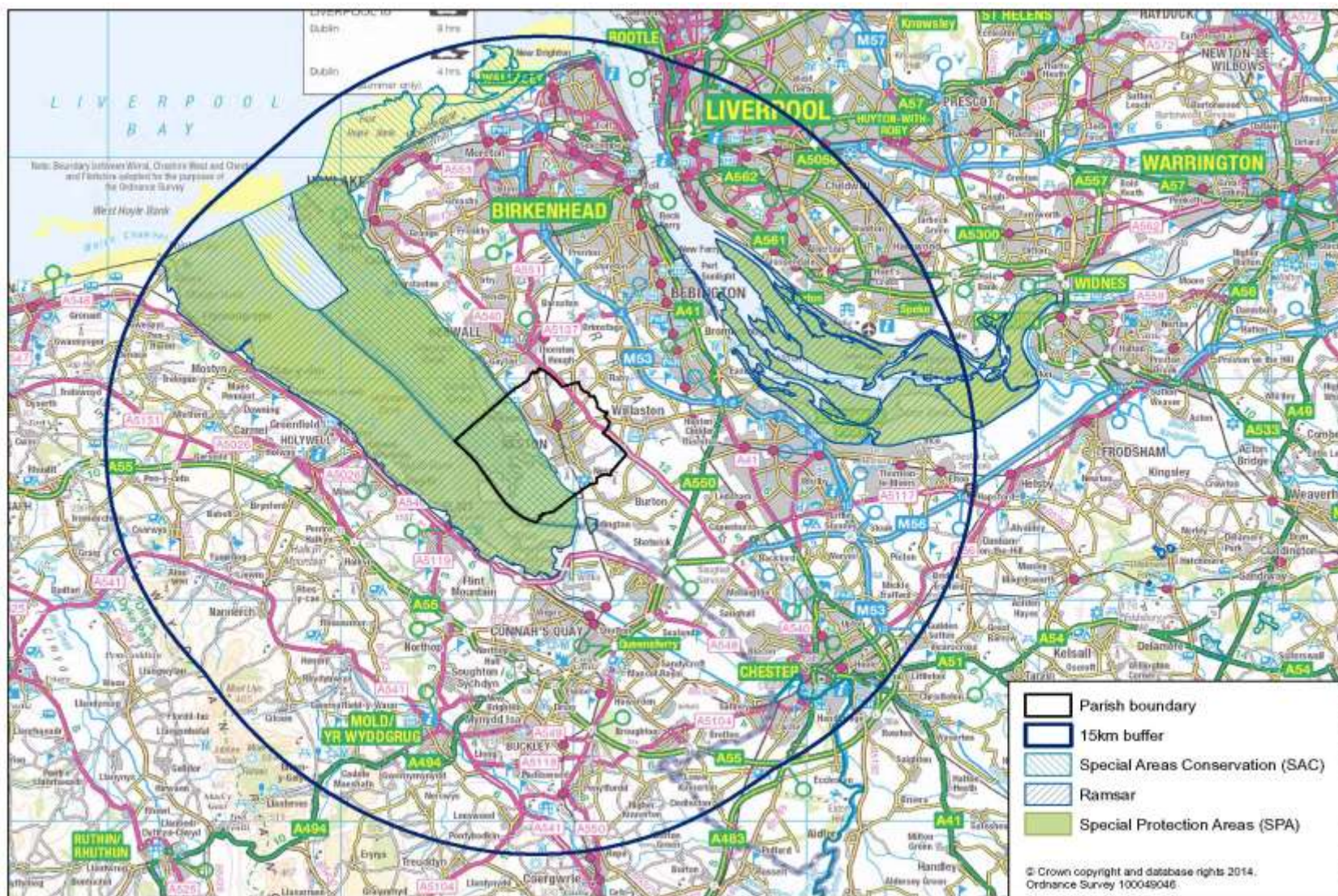
There are no specific issues highlighted in the HRA of the emerging Local Plan in relation to Neston, although there are other more general potential impacts highlighted as a result of the quantum and location of development proposed for the borough as a whole in the Local Plan Part One. However, it is considered there are sufficient mitigation and control measures in the policy framework of the Local Plan Part One to avoid and mitigate any of these adverse effects on the integrity of European in the emerging Local Plan.

Therefore, it is considered that any proposals coming forward for Neston in accordance with the Neighbourhood Plan would not result in a likely significant effect on a European site than already identified and assessed through the Local Plan Part One Habitats Regulation Assessment Report.

Conclusion

The Screening determination made by Cheshire West and Chester Council is that the Neston Neighbourhood Plan is unlikely to have an adverse effect on a European site (as defined in the Conservation of Habitats and Species Regulations 2010 (d), alone or in combination with other plans and projects. As such, a separate full screening exercise and Habitats Regulations Assessment are not considered to be required.

Map 2- European Designations within a 15km distance of the Neston Neighbourhood Plan



Appendix 1: Overview of policies and identified effects of the Neston Neighbourhood Plan.

Plan elements	Policy Content	Identified potential effects of policy (taking into account SEA topics of Biodiversity, Flora and Fauna; Population; Human Health; Soil; Water; Air; Climatic Factors; Material Assets; Cultural Heritage; Landscape)	Relationship to emerging Local Plan (Part One); Strategic Policies and policies to be retained in the Ellesmere Port & Neston Local Plan.
NNDS1: Neston Development Strategy	Development to meet local housing, employment, retail, tourism and community needs will be restricted to locations within the existing settlements limits of the Neighbourhood Plan Area. The extents of the Green Belt around the existing settlement limits will be retained and protected from inappropriate development.	<ul style="list-style-type: none"> • Greenfield loss, particularly amenity space, • Benefits to population and human health; • Negative or positive impacts on cultural heritage or landscape; 	This policy reiterates the policy in STRAT 9 in the Local Plan (Part One) and the NPPF in regards to the protection of the Green Belt.
NNH1: New Residential Development	<p>Provision for new residential development of at least 200 dwellings will be allowed within the existing settlement limits of the Neighbourhood Plan Area provided that it accords with other relevant policies of the Neighbourhood Plan and the Cheshire West and Chester Local Plan.</p> <p>In order to provide a more balanced and sustainable community, proposals for new residential development must take account of local need and specifically provide for small family homes to assist households into home ownership and for older people who may wish to downsize.</p>	<ul style="list-style-type: none"> • Greenfield loss, particularly amenity space, • Benefits to population and human health; • Negative or positive impacts on cultural heritage or landscape; 	<p>This policy reiterates the housing numbers and the requirement to meet local needs identified in STRAT 8 of the Local Plan (Part One).</p> <p>The identification of new buyers and older people is set out in SOC3 of the Local Plan (Part One).</p>

	An assessment of how proposals meet local need will be provided as part of application submissions. This should be in the form of a Local Housing Provision Statement.		
NNH2: Affordable Social Housing	All new residential development of three or more dwellings or on a site with an area of 0.1 hectares or more will provide up to a target of 30% affordable houses as required by 'Delivering Affordable Housing' policy within the Cheshire West and Chester Local Plan (Policy SOC1). The type, tenure and size of affordable housing will be based on the most up-to-date assessment of local affordable housing needs. The proportion of affordable housing will take account of viability and deliverability issues. If less than 30% affordable housing is to be provided a viability appraisal will need to demonstrate the impact this has on deliverability and viability of the proposed development.	<ul style="list-style-type: none"> • Benefits to population and human health; • Negative or positive impacts on cultural heritage or landscape; 	This policy reiterates the policy in SOC 1 of the Local Plan (Part One).
NNH3: Rural Exception Sites	<p>Where necessary to meet local affordable housing needs, schemes for 100% affordable housing may be permitted on small sites which would otherwise not be appropriate for housing adjacent to the NPA within the Green Belt.</p> <p>Rural Exception Sites will only be allowed following a thorough assessment of</p>	<ul style="list-style-type: none"> • Biodiversity loss • Greenfield loss, • Potential loss of soils • Benefits to population and human health; • Negative or positive impacts on 	<p>This policy reiterates the policy in SOC 2 of the Local Plan (Part One).</p> <p>This policy does introduce 10 criteria to the assessment of a Rural Exception Site. All these criteria, with the exception of criteria 5, are reiterations of NPPF and Local Plan (Part One) policies STRAT 1, STRAT 8, STRAT 9, STRAT 10, SOC2,</p>

	<p>potential sites within the settlement limits and once appropriate sites in the Green Belt have been identified through a Borough-wide assessment. These may be allocated within the Cheshire West and Chester Local Plan Part Two: Land Allocations and Detailed Policies Document.</p> <p>If Rural Exception Sites are to be brought forward all of the following criteria relating to the Green Belt will apply:</p> <ol style="list-style-type: none"> 1 The site will be well-contained in relation to the existing settlement area 2 The development should preserve the integrity of the essential gap provided by the Green Belt between neighbouring settlements 3 The development should not detract from the site's contribution to the setting and special character of the settlement 4 There should be no suitable developable sites within the urban area to meet the affordable housing needs. <p>In addition all of the following spatial considerations will apply:</p> <ol style="list-style-type: none"> 5 The development will be limited to 20 dwellings on up to 0.6ha of land 6 The site will be located on the 	<p>cultural heritage or landscape;</p>	<p>ENV 2, ENV 3 and ENV6.</p>
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	<p>immediate edge of the settlement boundary</p> <p>7 The site will have good access to public transport and other local amenities</p> <p>8 The design of the development will reinforce the character of the area and connect with the adjacent settlement and countryside</p> <p>9 The development will be appropriate in terms of impact on the landscape and visual amenity of the area</p> <p>10 The development will include structural landscaping along any boundary to open countryside or greenspace.</p> <p>Where it is necessary to enable the delivery of affordable housing a subsidiary element of no more than 30% of the units may be market housing.</p>		
NNE1: Employment	<p>Clayhill Business Park will be the key employment area for new employment development consisting of light and general industrial and storage and distribution uses (Use Classes B1(c), B2 and B8). Uses outside of these Use Classes will only be allowed in exceptional circumstances where it can be demonstrated that the proposed use:</p> <ul style="list-style-type: none"> • Would be compatible with existing 	<ul style="list-style-type: none"> • Benefits to population and human health; • Negative or positive impacts on cultural heritage or landscape; 	<p>This policy provides local level detail to support Local Plan (Part One) policies STRAT 8, ECON 1, ECON 2, as well as retained policy EMP1 of the Ellesmere Port & Neston Local Plan, and NPPF.</p>

	<p>retained employment uses.</p> <ul style="list-style-type: none"> • Would not limit the range, choice and quality of employment land available to meet future employment needs. • Does not impact on the vitality and viability of Neston Town Centre. <p>Additionally, proposals must demonstrate that the continued use of the premises or site for employment use is no longer commercially viable and that the site or premises has been marketed for at least 12 months for that or any other suitable employment use.</p> <p>The Town Council will support proposals to upgrade or redevelop parts of the Clayhill Business Park provided that:</p> <ul style="list-style-type: none"> • There is no net loss to employment provision. • It provides landscape and environmental improvements • It enhances pedestrian and cycle access. • It enhances access to bus stops. • It enhances the safety and security of users. • It does not have an adverse impact on 		
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	the amenities of surrounding uses.		
NNE2: Small Scale Employment in the Town Centre	Proposals for the redevelopment or change of use of redundant buildings or sites in employment use (Use Class B1) or Financial and Professional Services (A2 Use Class) to non-employment use, with the exception of Use Class A1, A3 – A5 (Shops, Restaurants and Cafes, Drinking Establishments and Hot Food Takeaways) will only be permitted if the existing use is no longer economically viable and the property or site has been marketed for at least 12 months without restriction.	<ul style="list-style-type: none"> • Benefits to population and human health; • Negative or positive impacts on cultural heritage or landscape; 	This policy is in line with ECON 2 of the Local Plan (Part One).
NNE3: Promoting Local Employment Growth	Proposals for small scale new build development and the conversion of existing buildings for small scale businesses will be supported. All such development should respect the character of its surroundings and not harm residential amenity and highway safety.	<ul style="list-style-type: none"> • Benefits to population and human health; • Negative or positive impacts on cultural heritage or landscape; 	This policy is in line with ECON 1 of the Local Plan (Part One).
NNE4: High Quality Communications Infrastructure	Development of new, high speed broadband infrastructure to serve the Parish will be supported. Infrastructure to support telecommunications installations will be supported provided that the need is justified and that the equipment is sympathetically designed and does not detract from the character of the local area or harm the amenity of local	<ul style="list-style-type: none"> • Benefits to population and human health; 	This policy is in line with STRAT 11 of the Local Plan (Part One), and retained policies GEN 7 and GEN 8 of the Ellesmere Port & Neston Local Plan.

	residents.		
NNR1: Neston Town Centre	<p>Permission will be granted for new Town Centre uses (Use Classes A1 – A5) and appropriately sized social and cultural and services uses (Use Classes D1 and D2) within Neston Town Centre (as defined in Figure ____) provided that they accord with other relevant policies of the Neighbourhood Plan and the Cheshire West and Chester Local Plan and do not have a detrimental impact on the amenities of residents living within or adjacent to the area.</p> <p>Neston Town Council will seek to work with key stakeholders on a number of initiatives to improve the environment within the Town Centre:</p> <ul style="list-style-type: none"> • Improvements to the market square to enable enhancements to and the possible extension of the retail market. • Continued programme of public realm improvements. • Improved signage and interpretation. • Retention and enhancement of car parking. • Improved transport facilities including cycle provision and a public transport hub. 	<ul style="list-style-type: none"> • Benefits to population and human health; • Negative or positive impacts on cultural heritage or landscape; • Negative or positive impacts on air quality 	<p>This policy reiterates the policy in ECON 2 of the Local Plan (Part One), and adds further local detail and aspirations.</p>

NNR2: Neston Town Centre development Opportunity	<p>Proposals for uses including retail, leisure, residential and commercial development at the Development Opportunity Site identified in Plan ____ will be supported in principle. Proposals will need to ensure the retention and enhancement of the existing Town Centre car park and provide improvements to the public realm and townscape within this part of the Town Centre. Proposals must provide links to existing pedestrian and cycle routes.</p>	<ul style="list-style-type: none"> • Benefits to population and human health; • Negative or positive impacts on cultural heritage or landscape; • Negative or positive impacts on air quality 	<p>This policy reiterates the policy in ECON 2 of the Local Plan (Part One), and adds further local detail to bring a vacant and derelict building back into use.</p>
NNR3: Town Lane and West Vale Local Retail Areas	<p>Proposals for the change of use of units in A1 Use Class (shops) within these local retail areas (LRA) to non-A1 uses will only be permitted if it can be demonstrated that it is no longer commercially viable, that the premises have been marketed for that or any other suitable retail use for at least 12 months and that it will not have a detrimental impact on the vitality and viability of the parade and on the amenities of residents living within or adjacent to the LRAs.</p>	<ul style="list-style-type: none"> • Benefits to population and human health; • Negative or positive impacts on cultural heritage or landscape; 	<p>This policy is in line with the policy in ECON 2 of the Local Plan (Part One), and adds further local detail.</p>
NNT1: Parkgate Seafront	<p>Permission will be granted for development that maintains and enhances Parkgate Seafront's visitor function as designated on Plan ____ provided that it accords with other relevant policies of the Neighbourhood Plan and the Cheshire West and Chester Local Plan and does not have a</p>	<ul style="list-style-type: none"> • Benefits to population and human health; • Negative or positive impacts on cultural heritage or landscape; 	<p>This policy supports policy SOC 3 of the Local Plan (Part One), and adds further local detail.</p>

	detrimental impact on the amenities of residents living within or adjacent to the area.		
NNT2: Visitor Economy	<p>Proposals to enhance the existing tourism assets and the creation of new tourism opportunities within the Neighbourhood Plan Area will be supported in principle provided that it accords with other relevant policies of the Neighbourhood Plan and the Cheshire West and Chester Local Plan.</p> <ul style="list-style-type: none"> • Proposals for improvements to Ness Botanic Gardens including improved transport and access arrangements to the facility. • A proposal for a visitor centre at the site of the 'old' Parkgate rail station or at another appropriate site within Neston and Parkgate with direct links to the Wirral Way, Neston Town Centre and Parkgate Seafront. • Proposals for improvements to the visitor experience at Parkgate Seafront including: <ul style="list-style-type: none"> - Enhancements to The Parade to improve pedestrian and cycle access and reduce vehicle and parking congestion. - Enhancements to the existing car parks and opportunities for additional car 	<ul style="list-style-type: none"> • Benefits to population and human health; • Negative or positive impacts on cultural heritage or landscape; • Negative or positive impacts on air quality 	<p>This policy supports policy SOC 3 of the Local Plan (Part One), and adds further local detail and aspirations.</p>

	<p>parking.</p> <ul style="list-style-type: none"> - The provision of dedicated cycle routes from the Wirral Way. - The provision of information boards and interpretation signage. • The provision of visitor information kiosks and/or interpretative panels and maps within Neston Town Centre, Parkgate Seafront, Ness Gardens and the Wirral Way. 		
NNT3: Station Car Park	The Town Council will work with stakeholders to create a small scale visitor cycle hub at the Station Road car park. This facility could provide a useful stopping point for visitors to visit the Town Centre and other assets within the Town.	<ul style="list-style-type: none"> • Benefits to population and human health; • Positive impacts on air quality 	This policy supports policy SOC 3 of the Local Plan (Part One), and adds further local detail to provide an existing site with relevant facilities.
NNM1: Transport and Development	For all new development, including change of use, it will be necessary to assess the impact of generated traffic on the local highway network in terms of capacity, road safety, parking, pedestrian and cyclist movement and on residential amenity. Where appropriate, measures will be included to mitigate any identified adverse impacts. Every opportunity must be taken to integrate new development within the existing network of cycle and pedestrian routes. Within the development provision will be made for the safe movement of the mobility	<ul style="list-style-type: none"> • Negative or positive impacts on air quality 	This policy supports policy STRAT 10 of the Local Plan (Part One), and adds further local detail.

	impaired, pedestrians and cyclists. Cycle parking will be provided alongside meeting the parking needs of vehicles in accordance with adopted standards.		
NNM2: Enhancing Pedestrian and Cycling Routes	<p>Proposals to provide an off-road link between the Wirral Way across Station Road in Parkgate will be supported.</p> <p>Proposals to improve and extend pedestrian and cycle routes across the Neighbourhood Plan Area will be supported. Routes identified include between:</p> <ul style="list-style-type: none"> • The Wirral Way and the Burton Marsh Greenway • Neston Town Centre and Parkgate Seafront • The Wirral Way and Neston Town Centre • The Wirral Way and Ness Gardens • Ness Gardens and the Burton Marsh Greenway • Neston High School and the Neston Town Centre, Parkgate Seafront, Little Neston and Ness. <p>The Town Council will support proposals to reduce speed limits along the above on-road routes to 20 mph and create</p>	<ul style="list-style-type: none"> • Benefits to population and human health; • Green Infrastructure gain • Negative or positive impacts on air quality 	This policy supports policy STRAT 10 and SOC 5 of the Local Plan (Part One), and adds further local detail and aspirations.

	Home Zones to provide a safer environment for cyclists and pedestrians.		
NNM3: Public Transport Improvements	<p>The Town Council will support proposals to enhance bus and rail services and associated infrastructure within the Neighbourhood Plan Area. The Town Council will seek to work with the relevant public transport infrastructure and operating companies to improve public transport provision in the area including:</p> <ul style="list-style-type: none"> • The electrification of the Borderlands railway line between Bidston and Wrexham. • The provision of a public transport hub, located around the rail station within Neston Town Centre for rail, bus and cycle provision. • The provision of a rail halt in South Neston providing improved access to little Neston, Ness and Ness Gardens. • Improving and enhancing bus services through provision of bus shelters, real time information, increased routes and more frequent services. 	<ul style="list-style-type: none"> • Benefits to population and human health; • Negative or positive impacts on air quality 	This policy supports policy STRAT 10 of the Local Plan (Part One), and adds further local detail and aspirations.
NNM4: Car Parking	The Town Council will work with its stakeholders to maintain and improve car parking provision in Neston Town Centre and Parkgate Seafront in order to support the vitality and viability of the Town	<ul style="list-style-type: none"> • Negative or positive impacts on air quality 	This policy supports policy STRAT 10 of the Local Plan (Part One), and adds further local detail and aspirations.

	Centre and the Area's tourism function.		
NND1: New Development	Proposals that are of sustainable high quality design and construction will be supported and encouraged. There is an overriding objective to secure new forms of development that are both innovative in design and respond to and reflect local character. Proposals will need to demonstrate within a Design and Access Statement how the surrounding context has informed the scale, density, massing, height, landscape, layout, materials and access of the proposed development. Positive attributes identified within the area must be integrated into the design for new developments.	<ul style="list-style-type: none"> • Positive impacts on cultural heritage or landscape; 	This policy supports policy ENV 6 of the Local Plan (Part One), and adds further local detail.
NND2: Design in the Town Centre and Seafront	In Neston Town Centre and Parkgate Seafront alterations to buildings, including shopfronts, will be assessed against the overarching need to make a positive contribution to local character and distinctiveness. Advertisement displays in these locations will be carefully controlled in order to ensure that they are of a sympathetic design and are made of appropriate materials.	<ul style="list-style-type: none"> • Negative or positive impacts on cultural heritage or landscape; 	This policy supports policy ENV 6 of the Local Plan (Part One), and is in line with retained policy SHOP 6 of the Ellesmere Port & Neston Local Plan.
NND3: Environmental Improvement Corridors	Along identified routes and gateways proposals for innovative landscape and public realm improvements to help reinforce or create local character and identity within the Neighbourhood Plan	<ul style="list-style-type: none"> • Green Infrastructure gain. • Benefits to population and human health; • Negative or positive impacts on 	This policy supports policy ENV 3 of the Local Plan (Part One), and adds further local detail and aspirations.

	<p>Area will be supported. The following Environment Improvement Corridors are identified in the Neighbourhood Plan:</p> <ul style="list-style-type: none"> • The Borderlands railway line • Liverpool Road • Burton Road • Boathouse Lane • Raby Park Road • The Wirral Way and the Burton Marsh Greenway. 	cultural heritage or landscape;	
NND4: Sustainable Design	<p>All new developments, including change of use, will contribute towards achieving national renewable energy targets through incorporating measures that improve energy efficiency and provide for renewable energy generation.</p>	<ul style="list-style-type: none"> • Benefits to climatic factors; • Positive impacts on air quality 	<p>This policy supports policy STRAT 1, ENV 6 and ENV 7 of the Local Plan (Part One), and adds further local aspirations.</p>
NNLE1: Special Landscape Areas	<p>The distinct landscape character in the Area of Special County Value for Landscape (ASCV) will be conserved. Any development that will adversely affect this character will not be permitted. Any new development will make strong reference to the traditional buildings and landscape character of the ASCV. Within the ASCV every opportunity will be taken to preserve and enhance those features which give it a special landscape</p>	<ul style="list-style-type: none"> • Positive impacts on landscape; • Green Infrastructure gain 	<p>This policy supports policy ENV 2 of the Local Plan (Part One) and policy ENV 6 of the Ellesmere Port & Neston Local Plan.</p>

	character including sandstone walls, areas of woodland, individual trees, hedges, field patterns and field ponds.		
NNLE2: Local Green Space	Local Green Spaces within the built up area will be safeguarded from any development that would harm its landscape, environmental, recreational or conservation value. Opportunities will be taken to expand the network of Local Green Spaces with a particular emphasis on the provision of allotments and the creation of links between green spaces to provide a Local Green Infrastructure network.	<ul style="list-style-type: none"> • Greenfield benefits • Benefits to population and human health; • Green Infrastructure gain 	This policy supports policy ENV 2, ENV 3, SOC 5 and SOC 6 of the Local Plan (Part One), and policy ENV 8 and REC 2 of the Ellesmere Port & Neston Local Plan, adding further local detail.
NNLE3: Trees and Woodland and Development	<p>Developments which involve the loss of woodlands, individual trees or significant lengths of boundary hedges will not generally be allowed unless adequate compensatory measures are put in place which will result in a net gain to the overall quality of the environment.</p> <p>Adequate tree survey information should be provided to assess the value of the existing trees and the impact of the proposals on the trees.</p> <p>Trees not to be retained as a result of the development are to be replaced at a ratio of at least 2:1. Additional, new trees should be planted at a minimum of:</p> <ul style="list-style-type: none"> • 3 trees for each dwelling for residential 	<ul style="list-style-type: none"> • Biodiversity gain • Benefits to population and human health; • Negative or positive impacts on cultural heritage or landscape; • Green Infrastructure gain 	This policy supports policy ENV 2, ENV 3 and ENV 4 of the Local Plan (Part One), and policy ENV 8, and ENV 10 of the Ellesmere Port & Neston Local Plan, adding further local detail.

	<p>development; or</p> <ul style="list-style-type: none"> • 1 tree per 50 sq m floorspace for non-residential development. <p>Where it is not possible to secure this new or replacement tree planting on site, trees should be planted at a suitable location outside the site.</p> <p>Planning conditions or legal agreements will be used to secure the above.</p>		
NNLE4: Dee Coastal Zone	<p>The Dee Coastal Zone consists of Green Belt and the existing built up area of Parkgate. Planning policies relating to the Green Belt are paramount but in addition appropriate development will only be permitted within the Coastal Zone where it can be demonstrated that:</p> <ul style="list-style-type: none"> • It will be safe over its planned lifetime and includes climate change adaptation measures where appropriate. • The character of the coast including its nature conservation designations is not compromised. • It provides wider sustainability benefits, and • It does not have a detrimental impact on the Burton Marsh Greenway and the Wirral Way 	<ul style="list-style-type: none"> • Benefits to population and human health; • Negative or positive impacts on cultural heritage or landscape; 	<p>This policy supports policy STRAT 9, ENV 2, and ENV 4 of the Local Plan (Part One), and policy ENV 12 of the Ellesmere Port & Neston Local Plan, adding further local detail.</p>

<p>NNLE5: Heritage Assets</p>	<p>The special historical or architectural character of listed buildings should be conserved. Demolition or partial demolition of listed buildings will not gain consent other than in exceptional circumstances. Every opportunity will be taken to ensure that listed buildings are protected from neglect or damage. The setting of a listed building is also of significant importance. Any development that harms the particular setting of a listed building will not be allowed.</p> <p>In the Neighbourhood Plan Area (NPA) there are individual or groups of non-listed buildings and structures (nondesignated heritage assets) which individually or collectively make a particular contribution to identity and character. These will be identified on a Local List. Changes to the identified buildings or structures will have regard to their architectural and historic character. Demolition or partial demolition of the identified buildings will not be allowed other than in exceptional circumstances where it is demonstrated that substantial public benefits achieved by the proposal outweigh the harm or loss to these heritage assets.</p>	<ul style="list-style-type: none"> • Benefits to population and human health; • Positive impacts on cultural heritage or landscape; 	<p>This policy supports policy ENV 5, of the Local Plan (Part One), and policy ENV 13, ENV 14, ENV 15, ENV 16, and ENV17 of the Ellesmere Port & Neston Local Plan, adding further local detail.</p>
<p>NNLE6: Nature Conservation Assets</p>	<p>There are a number of sites within the Neighbourhood Plan Area that have important nature conservation value and need to be afforded protection from</p>	<ul style="list-style-type: none"> • Biodiversity gain • Benefits to population and human 	<p>This policy supports policy ENV 3, and ENV 4 of the Local Plan (Part One), and policy ENV 5, and ENV 9 of the Ellesmere Port & Neston Local Plan, adding further</p>

	development and the impact of development. New development will protect and enhance wildlife value within the proposed site and also within the surrounding area.	<p>health;</p> <ul style="list-style-type: none"> Positive impacts on cultural heritage or landscape; 	local detail.
NNC1: Community Infrastructure	The loss of facilities and services for the local community will be resisted unless it can be demonstrated that all reasonable efforts have been made to secure their continued use for these purposes. The Town Council will seek to designate important community facilities as Assets of Community Value under the provisions of the Assets of Community Value (England) Regulations 2012.	<ul style="list-style-type: none"> Benefits to population and human health; 	This policy supports policy STRAT 8 of the Local Plan (Part One), and adds further local detail and aspirations.
NNC2: Neston High School	Proposals to redevelop Neston High School for continued and improved education, recreation and community use will be supported in principle providing it does not impact on existing residents and the local highway. The redeveloped school will be of high aesthetic value and visually attractive architecture that raises the standard of design in the area. The Town Council will work with the school and other stakeholders to maximise the opportunities for community benefits resulting from the redevelopment of the site such as the provision of affordable housing.	<ul style="list-style-type: none"> Benefits to population and human health; 	This policy supports policy STRAT 8 of the Local Plan (Part One), and adds further local detail and aspirations.
NNC3: Neston	The Town Council will work with relevant	<ul style="list-style-type: none"> Greenfield gain, particularly amenity 	This policy supports policy STRAT 8 and

Recreation Centre	stakeholders to seek opportunities to refurbish, extend and/or redevelop the Recreation Centre for continued recreation and leisure uses. The Town Council will also support improvements to the provision of the playing fields adjacent to the Recreation Centre.	space, <ul style="list-style-type: none"> • Benefits to population and human health; 	SOC 6 of the Local Plan (Part One), and adds further local detail and aspirations.
NNC4: Healthy Communities	Major developments, 10 dwellings or more or over 1,000 sqm floor area, within the Neighbourhood Plan Area will be accompanied by a Health Impact Assessment which provides an analysis of how the development may impact on the health of the population within the NPA. The HIA will also recommend possible mitigation measures to minimise any potential negative health impacts.	<ul style="list-style-type: none"> • Benefits to population and human health; 	This policy supports policy STRAT 8 and SOC 5 of the Local Plan (Part One), and adds further local detail and aspirations.

Appendix 2: Comparison of Screened Policies and Policies Amended after Regulation 14 Consultation.

SEA Screened	SEA Policy Red text = missing from amended	Amended	Amended Policy Yellow highlight = new	Identified potential effects of policy (taking into account SEA topics of Biodiversity, Flora and Fauna; Population; Human Health; Soil; Water; Air; Climatic Factors; Material Assets; Cultural Heritage; Landscape)	Relationship to emerging Local Plan (Part One); Strategic Policies and policies to be retained in the Ellesmere Port & Neston Local Plan.
NNDS1: Neston Development Strategy	Development to meet local housing, employment, retail, tourism and community needs will be restricted to locations within the existing settlements limits of the Neighbourhood Plan Area. The extents of the Green Belt around the existing settlement limits will be retained and protected from inappropriate development.	NNDS1: Neston Development Strategy	Proposals for new development, change of use and redevelopment must: (1) Meet local needs; (2) Be located within the existing settlement limits unless it can be justified that it is appropriate in the Green Belt; (3) Be appropriate in scale and design to its local context; (4) Be accessible by a variety of means of	<ul style="list-style-type: none"> • Greenfield loss, particularly amenity space, • Benefits to population and human health; • Negative or positive impacts on cultural heritage or landscape; 	<p>This policy reiterates the policy in STRAT 9 in the Local Plan (Part One) and the NPPF in regards to the protection of the Green Belt.</p> <p>Added reference to STRAT10 and ENV6</p>

			transport; and (5) Demonstrate that it contributes to the principles of sustainable development.		
NNH1: New Residential Development	<p>Provision for new residential development of at least 200 dwellings will be allowed within the existing settlement limits of the Neighbourhood Plan Area provided that it accords with other relevant policies of the Neighbourhood Plan and the Cheshire West and Chester Local Plan.</p> <p>In order to provide a more balanced and sustainable community, proposals for new residential development must take account of local need and specifically provide for small family homes to assist households into home ownership and for older people who may wish to downsize. An assessment of how proposals meet local need</p>	NNH1: New Residential Development	<p>The amount of new housing delivered within the NPA will be at least 200 dwellings to comply with the target set by CWaC Local Plan Policy STRAT8: 'Rural Area'. Additional housing beyond this figure will be permitted providing it meets all of the following criteria:</p> <p>1 Is in a sustainable location;</p> <p>2 Is appropriate in scale and design to its local context;</p> <p>3 Can be adequately serviced by the existing infrastructure network; and</p> <p>4 Provides housing to meet local need in line with Policy NNH2: 'Housing Mix'.</p>	<ul style="list-style-type: none"> • Greenfield loss, particularly amenity space, • Benefits to population and human health; • Negative or positive impacts on cultural heritage or landscape; 	<p>This policy reiterates the housing numbers and the requirement to meet local needs identified in STRAT 8 of the Local Plan (Part One).</p> <p>The identification of new buyers and older people is set out in SOC3 of the Local Plan (Part One).</p> <p>Added reference to STRAT11, ENV6.</p>

	will be provided as part of application submissions. This should be in the form of a Local Housing Provision Statement.				
NNH2: Affordable Social Housing	All new residential development of three or more dwellings or on a site with an area of 0.1 hectares or more will provide up to a target of 30% affordable houses as required by 'Delivering Affordable Housing' policy within the Cheshire West and Chester Local Plan (Policy SOC1). The type, tenure and size of affordable housing will be based on the most up-to-date assessment of local affordable housing needs. The proportion of affordable housing will take account of viability and deliverability issues. If less than 30% affordable housing is to be provided a viability appraisal will need to demonstrate the impact this has on deliverability and viability of the proposed	NNH2: Housing Mix	<p>In order to ensure a balanced and sustainable community within the NPA, proposals for new residential development of three or more dwellings (including conversions) or on a site with an area of 0.1 hectares or more, will:</p> <p>(1) Provide affordable housing in line with CWAC Local Plan Policy SOC1: 'Delivering Affordable Housing'; and</p> <p>(2) Provide housing type and size that meet local need in line with CWaC Local Plan Policy SOC3: 'Housing Mix and Type'.</p>	<ul style="list-style-type: none"> • Benefits to population and human health; • Negative or positive impacts on cultural heritage or landscape; 	This policy reiterates the policy in SOC 1 of the Local Plan (Part One).

	development.				
NNH3: Rural Exception Sites	<p>Where necessary to meet local affordable housing needs, schemes for 100% affordable housing may be permitted on small sites which would otherwise not be appropriate for housing adjacent to the NPA within the Green Belt.</p> <p>Rural Exception Sites will only be allowed following a thorough assessment of potential sites within the settlement limits and once appropriate sites in the Green Belt have been identified through a Borough-wide assessment. These may be allocated within the Cheshire West and Chester Local Plan Part Two: Land Allocations and Detailed Policies Document.</p> <p>If Rural Exception Sites are to be brought forward all of the following criteria relating to the Green Belt</p>	NNH3: Rural Exception Sites	<p>If a Rural Exception Site is brought forward within the NPA, proposals must meet all of the following criteria:</p> <p>(1) There should be no deliverable sites within the settlement boundary to meet the affordable housing needs;</p> <p>(2) The site will be located on the immediate edge of the settlement boundary and well-contained in relation to the existing settlement area;</p> <p>(3) The development should preserve the integrity of the essential gap provided by the Green Belt between neighbouring settlements;</p> <p>(4) The development should not detract from the site's contribution to the setting and special character of the settlement;</p> <p>(5) The development will</p>	<ul style="list-style-type: none"> • Biodiversity loss • Greenfield loss, • Potential loss of soils • Benefits to population and human health; • Negative or positive impacts on cultural heritage or landscape; 	<p>This policy reiterates the policy in SOC 2 of the Local Plan (Part One).</p> <p>This policy does introduce 10 criteria to the assessment of a Rural Exception Site. All these criteria, with the exception of criteria 5, are reiterations of NPPF and Local Plan (Part One) policies STRAT 1, STRAT 8, STRAT 9, STRAT 10, SOC2, ENV 2, ENV 3 and ENV6.</p>

	<p>will apply:</p> <p>1 The site will be well-contained in relation to the existing settlement area</p> <p>2 The development should preserve the integrity of the essential gap provided by the Green Belt between neighbouring settlements</p> <p>3 The development should not detract from the site's contribution to the setting and special character of the settlement</p> <p>4 There should be no suitable developable sites within the urban area to meet the affordable housing needs.</p> <p>In addition all of the following spatial considerations will apply:</p> <p>5 The development will be limited to 20 dwellings on up to 0.6ha of land</p>		<p>be appropriate in terms of landscape and visual amenity of the area and include structural landscaping to assist its integration with the adjacent countryside;</p> <p>(6) The site will have good access to public transport and other local amenities; and</p> <p>(7) The development will be limited to 30 dwellings in up to 1ha of land.</p>		
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	<p>6 The site will be located on the immediate edge of the settlement boundary</p> <p>7 The site will have good access to public transport and other local amenities</p> <p>8 The design of the development will reinforce the character of the area and connect with the adjacent settlement and countryside</p> <p>9 The development will be appropriate in terms of impact on the landscape and visual amenity of the area</p> <p>10 The development will include structural landscaping along any boundary to open countryside or greenspace.</p> <p>Where it is necessary to enable the delivery of affordable housing a subsidiary element of no more than 30% of the units may be market</p>				
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	housing.				
NNE1: Employment	<p>Clayhill Business Park will be the key employment area for new employment development consisting of light and general industrial and storage and distribution uses (Use Classes B1(c), B2 and B8). Uses outside of these Use Classes will only be allowed in exceptional circumstances where it can be demonstrated that the proposed use:</p> <ul style="list-style-type: none"> • Would be compatible with existing retained employment uses. • Would not limit the range, choice and quality of employment land available to meet future employment needs. • Does not impact on the vitality and viability of Neston Town Centre. <p>Additionally, proposals must demonstrate that the continued use of the</p>	NNE1: Clayhill Business Park	<p>A. Proposals for employment development and redevelopment within the Clayhill Business Park will be permitted providing that it meets all of the following criteria:</p> <p>1 Is for development within Use Classes B1, B2 and B8 unless the criteria for part B of this policy can be met;</p> <p>2 Is of a high quality sustainable design and of a scale compatible with the Business Park;</p> <p>3 Is appropriate in terms of its impact on the capacity and road safety of the local highway network;</p> <p>4 Promotes opportunities to travel by non-car modes for visitors and employees; and</p> <p>5 Does not adversely impact on the amenity of neighbouring residents</p>	<ul style="list-style-type: none"> • Benefits to population and human health; • Negative or positive impacts on cultural heritage or landscape; 	<p>This policy provides local level detail to support Local Plan (Part One) policies STRAT 8, ECON 1, ECON 2, as well as retained policy EMP1 of the Ellesmere Port & Neston Local Plan, and NPPF.</p>

	<p>premises or site for employment use is no longer commercially viable and that the site or premises has been marketed for at least 12 months for that or any other suitable employment use.</p> <p>The Town Council will support proposals to upgrade or redevelop parts of the Clayhill Business Park provided that:</p> <ul style="list-style-type: none"> • There is no net loss to employment provision. • It provides landscape and environmental improvements • It enhances pedestrian and cycle access. • It enhances access to bus stops. • It enhances the safety and security of users. • It does not have an adverse impact on the 		<p>and occupiers.</p> <p>B. Development for non-B1, B2 and B8 Use Classes at Clayhill Business Park will only be allowed in exceptional circumstances where it can be demonstrated that the proposal meets all of the following criteria:</p> <p>1 The continued use of the premises or site for employment use is no longer commercially viable and that the site or premises has been marketed for at least 12 months for that or any other suitable employment use;</p> <p>2 Would be compatible with existing retained employment uses;</p> <p>3 Would not limit the range, choice and quality of employment land available to meet future employment needs;</p> <p>4 If for A1 – A5 Use Classes the proposal will</p>		
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	amenities of surrounding uses.		<p>not impact on the vitality and viability of Neston town centre as defined on Figure 7.1.</p> <p>C. The Town Council will support proposals to upgrade or redevelop parts of the Clayhill Business Park to include:</p> <p>1 Provision of landscape and environmental improvements;</p> <p>2 Enhancement of access to and within the site by public transport, cycling and walking including the provision of bus shelters and real time information;</p> <p>3 Enhancement to safety and security for occupiers and users.</p> <p>There should be no net loss of employment provision as a result of the proposals. Additionally, any proposals must not have an adverse impact on the amenities of neighbouring properties.</p>		
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NNE2: Small Scale Employment in the Town Centre	<p>Proposals for the redevelopment or change of use of redundant buildings or sites in employment use (Use Class B1) or Financial and Professional Services (A2 Use Class) to non-employment use, with the exception of Use Class A1, A3 – A5 (Shops, Restaurants and Cafes, Drinking Establishments and Hot Food Takeaways) will only be permitted if the existing use is no longer economically viable and the property or site has been marketed for at least 12 months without restriction.</p>	<p>NNE2: Retaining Employment uses in Neston Town Centre</p>	<p>Within Neston town centre, as defined in Figure 7.1, proposals for the redevelopment or change of use of buildings or sites currently or previously in office or light industrial (Use Class B1) or Financial or Professional Services (Use Class A2) to other uses (with the exception of Use Classes A1, A3 – A5 (Shops, Restaurants and Cafes, Drinking Establishments and Hot Food Takeaways)) will only be permitted if the existing use is no longer economically viable and it can be demonstrated that the property or site has been marketed for at least 12 months for employment use.</p>	<ul style="list-style-type: none"> • Benefits to population and human health; • Negative or positive impacts on cultural heritage or landscape; 	<p>This policy is in line with ECON 2 of the Local Plan (Part One).</p>
NNE3: Promoting Local Employment Growth	<p>Proposals for small scale new build development and the conversion of existing buildings for small scale businesses will be supported. All such development should respect the character of</p>	<p>NNE3: Promoting Local Employment Growth</p>	<p>Proposals for new build development and the conversion and/or extension of existing buildings for employment uses will be supported provided it meets all of the</p>	<ul style="list-style-type: none"> • Benefits to population and human health; • Negative or positive impacts on cultural heritage or 	<p>This policy is in line with ECON 1 of the Local Plan (Part One).</p> <p>Added reference to STRAT9</p>

	its surroundings and not harm residential amenity and highway safety.		<p>following criteria:</p> <p>1 It is appropriate in scale and design to its surroundings and context;</p> <p>2 It is acceptable in terms of highway safety and capacity; and</p> <p>3 It does not harm the amenity of neighbouring residents or occupiers.</p> <p>In addition proposals for conversions and extensions of existing buildings in rural areas will need to meet the requirements of Green Belt policy within the NPPF and the CWaC Local Plan (Part One) Strategic Policies.</p>	landscape;	
NNE4: High Quality Communications Infrastructure	Development of new, high speed broadband infrastructure to serve the Parish will be supported. Infrastructure to support telecommunications installations will be supported provided that the need is justified and that the equipment is	NNE4: High Quality Communications Infrastructure	<p>Development of high speed broadband infrastructure to serve the Parish will be supported by the Town Council.</p> <p>New infrastructure to support telecommunications installations will be</p>	<ul style="list-style-type: none"> Benefits to population and human health; 	This policy is in line with STRAT 11 of the Local Plan (Part One), and retained policies GEN 7 and GEN 8 of the Ellesmere Port & Neston Local Plan.

	sympathetically designed and does not detract from the character of the local area or harm the amenity of local residents.		<p>permitted provided that the proposal meets all of the following criteria:</p> <p>1 The need for the new site and/or facility is justified;</p> <p>2 The equipment is sympathetically designed and does not detract from the character of its surroundings and context; and</p> <p>3 The equipment does not cause harm to the health, wellbeing and amenity of local residents.</p>		
NNR1: Neston Town Centre	Permission will be granted for new Town Centre uses (Use Classes A1 – A5) and appropriately sized social and cultural and services uses (Use Classes D1 and D2) within Neston Town Centre (as defined in Figure ____) provided that they accord with other relevant policies of the Neighbourhood Plan and the Cheshire West and	NNR1: Neston Town Centre	A. Permission will be granted for new town centre uses (Use Classes A1 – A5) and social, cultural and service uses (Use Classes D1 and D2 Non-Residential Institutions and Assembly and Leisure Uses) of an appropriate scale within the Neston Town Centre boundary as shown in Figure 7.1 provided that they do not have a	<ul style="list-style-type: none"> • Benefits to population and human health; • Negative or positive impacts on cultural heritage or landscape; • Negative or positive impacts on air quality 	This policy reiterates the policy in ECON 2 of the Local Plan (Part One), and adds further local detail and aspirations.

	<p>Chester Local Plan and do not have a detrimental impact on the amenities of residents living within or adjacent to the area.</p> <p>Neston Town Council will seek to work with key stakeholders on a number of initiatives to improve the environment within the Town Centre:</p> <ul style="list-style-type: none"> • Improvements to the market square to enable enhancements to and the possible extension of the retail market. • Continued programme of public realm improvements. • Improved signage and interpretation. • Retention and enhancement of car parking. • Improved transport facilities including cycle provision and a public transport hub. 		<p>detrimental impact on the amenities of residents living within or adjacent to the town centre.</p> <p>Development, including change of use, should assist where possible in achieving the objectives for improvements for the town centre as identified in Part B of this policy.</p> <p>B. The Town Council will support initiatives to improve the environment within the town centre including:</p> <ol style="list-style-type: none"> 1 Improvements to the market square to enable enhancements to and the possible extension of the retail market; 2 Continued programme of public realm improvements; 3 Improved signage and interpretation; 4 Retention and enhancement of car 		
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			<p>parking;</p> <p>5 Improved transport facilities including cycle provision and a public transport hub.</p>		
<p>NNR2: Neston Town Centre development Opportunity</p>	<p>Proposals for uses including retail, leisure, residential and commercial development at the Development Opportunity Site identified in Plan ____ will be supported in principle. Proposals will need to ensure the retention and enhancement of the existing Town Centre car park and provide improvements to the public realm and townscape within this part of the Town Centre. Proposals must provide links to existing pedestrian and cycle routes.</p>	<p>NNR2: Neston Town Centre development Opportunity</p>	<p>Proposals for single or mixed use development including retail, leisure, commercial and residential uses at the Development Opportunity Site identified on Figure 7.1 will be supported provided it meets all of the following criteria:</p> <p>1 It is of an appropriate scale to the town centre;</p> <p>2 It is of a high quality and sustainable design providing improvements to the public realm and townscape within this part of the town centre;</p> <p>3 Retains, and where possible provides enhancements to the existing Chester Road car park;</p> <p>4 Provides access for non-</p>	<ul style="list-style-type: none"> • Benefits to population and human health; • Negative or positive impacts on cultural heritage or landscape; • Negative or positive impacts on air quality 	<p>This policy reiterates the policy in ECON 2 of the Local Plan (Part One), and adds further local detail to bring a vacant and derelict building back into use.</p> <p>Added reference to ENV6, SOC5, waste policies</p>

			<p>car modes of travel and links with existing pedestrian and cycle routes;</p> <p>5 Provides adequate and appropriate servicing and refuse zones; and</p> <p>6 Does not detrimentally impact the amenity of nearby residents.</p>		
<p>NNR3: Town Lane and West Vale Local Retail Areas</p>	<p>Proposals for the change of use of units in A1 Use Class (shops) within these local retail areas (LRA) to non-A1 uses will only be permitted if it can be demonstrated that it is no longer commercially viable, that the premises have been marketed for that or any other suitable retail use for at least 12 months and that it will not have a detrimental impact on the vitality and viability of the parade and on the amenities of residents living within or adjacent to the LRAs.</p>	<p>NNR3: Town Lane and West Vale Local Retail Areas</p>	<p>Proposals for the change of use of units in Use Class A1 (shops) within the Local Retail Areas (LRA) as identified on the Key Diagram to non-A1 uses will be permitted provided it meets all of the following criteria:</p> <p>1 The shop use is no longer commercially viable and that it has been demonstrated that the premises have been marketed for that or any other suitable retail use for at least 12 months;</p> <p>2 It will not have a detrimental impact on the vitality and viability of the</p>	<ul style="list-style-type: none"> • Benefits to population and human health; • Negative or positive impacts on cultural heritage or landscape; 	<p>This policy is in line with the policy in ECON 2 of the Local Plan (Part One), and adds further local detail.</p>

			<p>LRA; and</p> <p>3 It will not have a detrimental impact on the amenities of residents living within or adjacent to the LRA.</p>		
<p>NNT1: Parkgate Seafront</p>	<p>Permission will be granted for development that maintains and enhances Parkgate Seafront's visitor function as designated on Plan ____ provided that it accords with other relevant policies of the Neighbourhood Plan and the Cheshire West and Chester Local Plan and does not have a detrimental impact on the amenities of residents living within or adjacent to the area.</p>	<p>NNT1: Parkgate Parade</p>	<p>Permission will be granted for development and change of use that maintains and enhances the visitor function of the Parkgate Parade area, as shown on Figure 7.2, provided that it meets all of the following criteria:</p> <p>1 It preserves and enhances the character and appearance of the Parkgate Conservation Area;</p> <p>2 It does not have a detrimental impact on the nature conservation interests of the Dee Estuary Special Area for Conservation and Special Protection Area;</p> <p>3 It makes appropriate provision for parking and travel to and from the site</p>	<ul style="list-style-type: none"> • Benefits to population and human health; • Negative or positive impacts on cultural heritage or landscape; 	<p>This policy supports policy SOC 3 of the Local Plan (Part One), and adds further local detail.</p> <p>Added reference to ENV5, ENV3, STRAT10</p>

			<p>or premises; and</p> <p>4 It does not have a detrimental impact on the amenities of residents living within or adjacent to the area.</p>		
NNT2: Visitor Economy	<p>Proposals to enhance the existing tourism assets and the creation of new tourism opportunities within the Neighbourhood Plan Area will be supported in principle provided that it accords with other relevant policies of the Neighbourhood Plan and the Cheshire West and Chester Local Plan.</p> <ul style="list-style-type: none"> Proposals for improvements to Ness Botanic Gardens including improved transport and access arrangements to the facility. A proposal for a visitor centre at the site of the 'old' Parkgate rail station or at another appropriate site within Neston and 	NNT2: Visitor Economy	<p>A. Proposals to enhance the existing tourism assets and the creation of new tourism opportunities within the NPA will be supported where it meets all of the following criteria:</p> <p>1 The proposal will enhance the role of the NPA as a tourist and visitor destination;</p> <p>2 It is of a suitable scale and design to its surroundings and context;</p> <p>3 It is in a sustainable location and accessible by a variety of modes of travel;</p> <p>4 It does not have a detrimental impact on nature conservation interests on the site or</p>	<ul style="list-style-type: none"> Benefits to population and human health; Negative or positive impacts on cultural heritage or landscape; Negative or positive impacts on air quality 	<p>This policy supports policy SOC 3 of the Local Plan (Part One), and adds further local detail and aspirations.</p> <p>Added reference to ECON2 (?), ENV6, STRAT10, ENV4, SOC5</p>

	<p>Parkgate with direct links to the Wirral Way, Neston Town Centre and Parkgate Seafront.</p> <ul style="list-style-type: none"> • Proposals for improvements to the visitor experience at Parkgate Seafront including: <ul style="list-style-type: none"> - Enhancements to The Parade to improve pedestrian and cycle access and reduce vehicle and parking congestion. - Enhancements to the existing car parks and opportunities for additional car parking. - The provision of dedicated cycle routes from the Wirral Way. - The provision of information boards and interpretation signage. • The provision of visitor information kiosks and/or interpretative panels and maps within Neston Town 		<p>adjacent sites; and</p> <p>5 It does not have a detrimental impact on the amenities of residents living within or adjacent to the proposal.</p> <p>Development, including change of use, should assist where possible in achieving the objectives for enhancing the Visitor Economy as identified in Part B of this policy.</p> <p>B. The Town Council will support the following initiatives to enhance and develop tourism assets within the NPA including:</p> <p>1 Proposals for improvements to Ness Botanic Gardens including improved transport and access arrangements to the facility;</p> <p>2 Proposals for a Visitor Centre on an appropriate site within the NPA that would have potential links with the Wirral Way, Neston town centre and</p>		
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	Centre, Parkgate Seafront, Ness Gardens and the Wirral Way.		<p>Parkgate Parade;</p> <p>3 Proposals for improvements to the visitor experience at Parkgate Parade including:</p> <p>i) Enhancements to The Parade to improve pedestrian and cycle access and reduce vehicle and parking congestion;</p> <p>ii) Enhancements to the existing car parks and opportunities for additional car parking;</p> <p>iii) The provision of dedicated cycle routes from the Wirral Way.</p> <p>4 Proposals for a small scale visitor cycle hub adjacent to the Wirral Way and in close proximity to Neston town centre;</p> <p>5 The provision of visitor information kiosks and/or interpretative panels and maps within Neston town centre, Parkgate Parade, Ness Botanic Gardens, and along the Wirral Way</p>		
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			and Burton Marsh Greenway.		
NNT3: Station Car Park	The Town Council will work with stakeholders to create a small scale visitor cycle hub at the Station Road car park. This facility could provide a useful stopping point for visitors to visit the Town Centre and other assets within the Town.	n/a	Covered in above policy	<ul style="list-style-type: none"> • Benefits to population and human health; • Positive impacts on air quality 	This policy supports policy SOC 3 of the Local Plan (Part One), and adds further local detail to provide an existing site with relevant facilities.
NNM1: Transport and Development	For all new development, including change of use, it will be necessary to assess the impact of generated traffic on the local highway network in terms of capacity, road safety, parking, pedestrian and cyclist movement and on residential amenity. Where appropriate, measures will be included to mitigate any identified adverse impacts. Every opportunity must be taken to integrate new development within the existing network of cycle and pedestrian routes.	NNM1: Transport and Development	<p>Proposals for all new development, including change of use, that create 10 or more dwellings, are over 1,000 sq m of floorspace or are on sites over 0.3ha in area will be permitted provided that it meets all the following criteria:</p> <p>1 It has adequate vehicular access arrangements onto the highway;</p> <p>2 It is appropriate in terms of its impact on the local highway network in terms of capacity and road</p>	<ul style="list-style-type: none"> • Negative or positive impacts on air quality 	This policy supports policy STRAT 10 of the Local Plan (Part One), and adds further local detail.

	<p>Within the development provision will be made for the safe movement of the mobility impaired, pedestrians and cyclists. Cycle parking will be provided alongside meeting the parking needs of vehicles in accordance with adopted standards.</p>		<p>safety;</p> <p>3 It provides adequate vehicular and cycle parking in accordance with standards adopted by Cheshire West and Chester;</p> <p>4 It is, or can be, appropriately accessed by public transport; and</p> <p>5 It makes provision for the safe and efficient movement of the mobility impaired, pedestrians and cyclists.</p> <p>Relevant planning applications will be supported by a Statement, either within the Design and Access Statement or a Transport Statement depending on the scale of development, that sets out how the proposal meets the above requirements.</p>		
NNM2: Enhancing Pedestrian and Cycling Routes	<p>Proposals to provide an off-road link between the Wirral Way across Station Road in Parkgate will be</p>	<p>NNM2: Enhancing Pedestrian and Cycling Routes</p>	<p>A. Proposals to provide a dedicated pedestrian and cycle route to link the existing Wirral Way at Station Road and</p>	<ul style="list-style-type: none"> • Benefits to population and human health; • Green 	<p>This policy supports policy STRAT 10 and SOC 5 of the Local Plan (Part One), and adds further local detail and</p>

	<p>supported.</p> <p>Proposals to improve and extend pedestrian and cycle routes across the Neighbourhood Plan Area will be supported. Routes identified include between:</p> <ul style="list-style-type: none"> • The Wirral Way and the Burton Marsh Greenway • Neston Town Centre and Parkgate Seafront • The Wirral Way and Neston Town Centre • The Wirral Way and Ness Gardens • Ness Gardens and the Burton Marsh Greenway • Neston High School and the Neston Town Centre, Parkgate Seafront, Little Neston and Ness. <p>The Town Council will support proposals to reduce speed limits along the above on-road routes to 20 mph and create Home Zones to provide a</p>		<p>proposals to provide, improve and extend cycle routes across the NPA will be supported provided that it meets all of the following criteria:</p> <p>1 It provides a safe and efficient route for all highway users;</p> <p>2 It is appropriate in terms of the existing landscape and provides adequate mitigation for the loss of any existing planting as part of the works; and</p> <p>3 It does not have a detrimental impact on the amenity of adjacent residents.</p> <p>B. The Town Council will support proposals to provide, improve and extend pedestrian and cycle routes across the NPA including:</p> <p>1 An off-road connection between the Burton Marsh Greenway and the Wirral Way;</p>	<p>Infrastructure gain</p> <ul style="list-style-type: none"> • Negative or positive impacts on air quality 	<p>aspirations.</p>
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	safer environment for cyclists and pedestrians.		<p>2 Dedicated on-road cycle route between Neston town centre and Parkgate Parade;</p> <p>3 Dedicated on and off-road cycle route between the Wirral Way and Neston town centre;</p> <p>4 An off-road connection between the Wirral Way and Ness Botanic Gardens;</p> <p>5 An off-road connection between the Burton Marsh Greenway and Ness Botanic Gardens;</p> <p>6 Dedicated on-road connections between Neston High School and Neston Recreation Centre to Neston town centre, Parkgate Parade, Little Neston and Ness.</p> <p>The Town Council will support proposals to create Home Zone environments to provide a safer environment for local residents, cyclists and pedestrians on the above</p>		
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			on-road routes.		
NNM3: Public Transport Improvements	<p>The Town Council will support proposals to enhance bus and rail services and associated infrastructure within the Neighbourhood Plan Area. The Town Council will seek to work with the relevant public transport infrastructure and operating companies to improve public transport provision in the area including:</p> <ul style="list-style-type: none"> • The electrification of the Borderlands railway line between Bidston and Wrexham. • The provision of a public transport hub, located around the rail station within Neston Town Centre for rail, bus and cycle provision. • The provision of a rail halt in South Neston providing improved access to little Neston, Ness and Ness Gardens. 	NNM3: Public Transport Improvements	<p>A. Proposals to enhance bus and rail services and associated infrastructure will be supported provided that it meets all of the following criteria:</p> <p>1 It would bring travel benefits to the NPA and encourage greater public transport passenger numbers;</p> <p>2 It would provide safe and efficient travel for all transport users;</p> <p>3 It is appropriate in terms of its scale and design to its surroundings;</p> <p>4 It provides improvements to the landscape and public realm; and</p> <p>5 It does not have a detrimental impact on the amenity of neighbouring properties.</p> <p>B. The Town Council will support proposals to</p>	<ul style="list-style-type: none"> • Benefits to population and human health; • Negative or positive impacts on air quality • Positive impacts on cultural heritage or landscape; 	<p>This policy supports policy STRAT 10 of the Local Plan (Part One), and adds further local detail and aspirations.</p> <p>Added reference to SOC5, ENV3, ENV6</p>

	<ul style="list-style-type: none"> • Improving and enhancing bus services through provision of bus shelters, real time information, increased routes and more frequent services. 		<p>improve public transport provision within the NPA including:</p> <p>1 The electrification of the Borderlands railway line which passes through the NPA route between Bidston and Wrexham;</p> <p>2 The provision of a public transport hub located around the rail station within Neston town centre for rail, bus and cycle provision;</p> <p>3 Improving and enhancing bus services through the provision of bus shelters, real time information, increased routes and more frequent services.</p>		
NNM4: Car Parking	The Town Council will work with its stakeholders to maintain and improve car parking provision in Neston Town Centre and Parkgate Seafront in order to support the vitality and viability of the Town Centre and the	NNM4: Car Parking	Land used for car parking within Neston town centre and within and adjacent to Parkgate Parade will be retained for car parking in order to support the vitality and viability of the town centre and the Area's tourism function.	<ul style="list-style-type: none"> • Negative or positive impacts on air quality 	This policy supports policy STRAT 10 of the Local Plan (Part One), and adds further local detail and aspirations.

	Area's tourism function.		Applications for development on land used for car parking will not be permitted unless proposals include provision for replacement parking on an equivalent basis in terms of quantity, quality and accessibility. Proposals to increase the amount of car parking within Parkgate will be supported provided they do not have a detrimental impact on highway safety and residential amenity.		
NND1: New Development	Proposals that are of sustainable high quality design and construction will be supported and encouraged. There is an overriding objective to secure new forms of development that are both innovative in design and respond to and reflect local character. Proposals will need to demonstrate within a Design and Access Statement how the surrounding context has informed the scale, density, massing, height,	NND1:Development and design principles	<p>Proposals must demonstrate that they achieve high quality and inclusive design by meeting all of the following criteria:</p> <p>1 The development responds to and reflects the local character;</p> <p>2 It integrates positive attributes within the area into their design;</p> <p>3 Is of an appropriate scale and mass to its</p>	<ul style="list-style-type: none"> Positive impacts on cultural heritage or landscape; 	<p>This policy supports policy ENV 6 of the Local Plan (Part One), and adds further local detail.</p> <p>Added reference to SOC5,</p>

	landscape, layout, materials and access of the proposed development. Positive attributes identified within the area must be integrated into the design for new developments.		<p>surroundings;</p> <p>4 Makes efficient use of land whilst ensuring that the amenity of the area and neighbouring residents is not detrimentally impacted;</p> <p>5 Creates a safe and accessible environment that integrates into the existing environment; and</p> <p>6 Provides a visually attractive architecture, landscaping and public realm that reinforces and promotes the NPA's aesthetic.</p>		
NND2: Design in the Town Centre and Seafront	<p>In Neston Town Centre and Parkgate Seafront alterations to buildings, including shopfronts, will be assessed against the overarching need to make a positive contribution to local character and distinctiveness.</p> <p>Advertisement displays in these locations will be carefully controlled in order to ensure that they</p>	n/a	n/a	<ul style="list-style-type: none"> Negative or positive impacts on cultural heritage or landscape; 	This policy supports policy ENV 6 of the Local Plan (Part One), and is in line with retained policy SHOP 6 of the Ellesmere Port & Neston Local Plan.

	are of a sympathetic design and are made of appropriate materials.				
NND3: Environmental Improvement Corridors	<p>Along identified routes and gateways proposals for innovative landscape and public realm improvements to help reinforce or create local character and identity within the Neighbourhood Plan Area will be supported. The following Environment Improvement Corridors are identified in the Neighbourhood Plan:</p> <ul style="list-style-type: none"> • The Borderlands railway line • Liverpool Road • Burton Road • Boathouse Lane • Raby Park Road • The Wirral Way and the Burton Marsh Greenway. 	NND2: Environmental Improvement Corridors	<p>A. Proposals for landscape and public realm improvements along identified transport corridors will be permitted providing that all the following criteria are met:</p> <p>1 It does not have a detrimental impact on traffic capacity and highway safety along the route;</p> <p>2 It makes provision to ensure the safe and efficient movement of all highway users including motorists, cyclists and pedestrians;</p> <p>3 The works respond to and reinforce the character and landscape of the local area; and</p> <p>4 It does not have a detrimental impact on the amenity of neighbouring residents.</p>	<ul style="list-style-type: none"> • Green Infrastructure gain. • Benefits to population and human health; • Negative or positive impacts on cultural heritage or landscape; 	<p>This policy supports policy ENV 3 of the Local Plan (Part One), and adds further local detail and aspirations.</p> <p>Added reference to STRAT10, ENV2, ENV6</p>

			<p>B. The Town Council will support proposals for innovative landscape and public realm improvements along the following corridors within the NPA:</p> <p>1 The Borderlands railway line</p> <p>2 Liverpool Road</p> <p>3 Burton Road</p> <p>4 Boathouse Lane</p> <p>5 Raby Park Road</p> <p>6 The Wirral Way</p> <p>7 Burton Marsh Greenway</p>		
NND4: Sustainable Design	<p>All new developments, including change of use, will contribute towards achieving national renewable energy targets through incorporating measures that improve energy efficiency and provide for renewable energy generation.</p>	NND3: Sustainable Design	<p>All new developments, including change of use, will incorporate measures that improve energy efficiency of existing and proposed buildings consistent with the Government's zero carbon buildings policy.</p> <p>Proposals for renewable energy generation, including micro-generation on dwellings and other</p>	<ul style="list-style-type: none"> • Benefits to climatic factors; • Positive impacts on air quality 	<p>This policy supports policy STRAT 1, ENV 6 and ENV 7 of the Local Plan (Part One), and adds further local aspirations.</p>

			<p>smaller scale buildings will be permitted providing it meets the following criteria:</p> <p>1 It does not in itself or cumulatively have an adverse visual impact on the character of the local area;</p> <p>2 It does not in itself or cumulatively have an adverse impact on the amenity of neighbouring residents and occupiers.</p>		
NNLE1: Special Landscape Areas	<p>The distinct landscape character in the Area of Special County Value for Landscape (ASCV) will be conserved. Any development that will adversely affect this character will not be permitted. Any new development will make strong reference to the traditional buildings and landscape character of the ASCV. Within the ASCV every opportunity will be taken to preserve and enhance those</p>	n/a	n/a	<ul style="list-style-type: none"> • Positive impacts on landscape; • Green Infrastructure gain 	<p>This policy supports policy ENV 2 of the Local Plan (Part One) and policy ENV 6 of the Ellesmere Port & Neston Local Plan.</p>

	features which give it a special landscape character including sandstone walls, areas of woodland, individual trees, hedges, field patterns and field ponds.				
NNLE2: Local Green Space	Local Green Spaces within the built up area will be safeguarded from any development that would harm its landscape, environmental, recreational or conservation value. Opportunities will be taken to expand the network of Local Green Spaces with a particular emphasis on the provision of allotments and the creation of links between green spaces to provide a Local Green Infrastructure network.	NNLE1: Local Green Space	<p>Development on sites designated as Local Green Spaces on the Key Diagram will not be permitted unless it is considered appropriate to its function as a special area of greenspace within the NPA or there are very special circumstances that demonstrate that the harm to the Local Green Space is clearly outweighed by other considerations.</p> <p>Development considered appropriate on a Local Green Space would be:</p> <p>1 Provision of appropriate facilities for outdoor sport, outdoor recreation and for cemeteries providing it preserves the function and value of the Local Green</p>	<ul style="list-style-type: none"> • Greenfield benefits • Benefits to population and human health; • Green Infrastructure gain 	This policy supports policy ENV 2, ENV 3, SOC 5 and SOC 6 of the Local Plan (Part One), and policy ENV 8 and REC 2 of the Ellesmere Port & Neston Local Plan, adding further local detail.

			<p>Space;</p> <p>2 The extension or alteration of an existing building providing it does not result in disproportionate additions over and above the size of the original building and does not have an adverse impact on the function and value of the Local Green Space;</p> <p>3 The replacement of a building, provided the new building is in the same use, not materially larger than the one it replaces and does not have an adverse impact on the function and value of the Local Green Space.</p>		
n/a	n/a	NNLE2: Amenity Green Space	<p>Proposals for development on Amenity Green Space sites as identified on the Key Diagram will only be permitted providing the following criteria, where relevant, are met:</p> <p>1 It can be demonstrated by the applicant there is a</p>	<ul style="list-style-type: none"> • Greenfield benefits • Benefits to population and human health; • Green Infrastructure gain 	This policy supports policy ENV 2, ENV 3, SOC 5 and SOC 6 of the Local Plan (Part One), and policy ENV 8 and REC 2 of the Ellesmere Port & Neston Local Plan, adding further local detail.

			<p>surplus of green space provision in the area;</p> <p>2 The recreational function of the site is retained on site or provided off-site and is of an equivalent quantity, quality and accessibility to the existing recreation function;</p> <p>3 The visual, landscape and nature conservation value of the site is retained or improvements are made through the development either on any retained Amenity Green Space or at a nearby Amenity Green Space site; and</p> <p>4 It does not have an adverse impact on a physical link with another Amenity Green Space, Local Green Space or the wider countryside.</p>		
NNLE3: Trees and Woodland and Development	Developments which involve the loss of woodlands, individual trees or significant lengths of boundary hedges will not generally be allowed	NNLE3: Trees and Woodland and Development	Developments which involve the loss of woodlands, individual trees or significant lengths of boundary hedges will not be allowed unless	<ul style="list-style-type: none"> • Biodiversity gain • Benefits to population and human health; • Negative or 	This policy supports policy ENV 2, ENV 3 and ENV 4 of the Local Plan (Part One), and policy ENV 8, and ENV 10 of the Ellesmere Port &

	<p>unless adequate compensatory measures are put in place which will result in a net gain to the overall quality of the environment.</p> <p>Adequate tree survey information should be provided to assess the value of the existing trees and the impact of the proposals on the trees.</p> <p>Trees not to be retained as a result of the development are to be replaced at a ratio of at least 2:1. Additional, new trees should be planted at a minimum of:</p> <ul style="list-style-type: none"> • 3 trees for each dwelling for residential development; or • 1 tree per 50 sq m floorspace for non-residential development. <p>Where it is not possible to secure this new or replacement tree planting on site, trees should be planted at a suitable</p>		<p>adequate compensatory measures are put in place which results in a net gain to the overall quality of the environment.</p> <p>Adequate tree survey information should be provided to assess the value of the existing trees and the impact of the proposals on the trees.</p> <p>Trees not to be retained as a result of the development are to be replaced on a two-for-one basis. Additionally, new trees should be planted at a minimum of: 3 trees for each dwelling for residential development; 1 tree per 50 sq m floorspace for non-residential development; 1 tree per 5 car parking spaces for all developments.</p> <p>Where it is not possible to secure this new or replacement tree planting on site, trees should be planted at a suitable</p>	<p>positive impacts on cultural heritage or landscape;</p> <ul style="list-style-type: none"> • Green Infrastructure gain 	<p>Neston Local Plan, adding further local detail.</p>
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	location outside the site. Planning conditions or legal agreements will be used to secure the above.		location outside the site. Planning conditions or legal agreements will be used to secure the above requirements.		
NNLE4: Dee Coastal Zone	<p>The Dee Coastal Zone consists of Green Belt and the existing built up area of Parkgate. Planning policies relating to the Green Belt are paramount but in addition appropriate development will only be permitted within the Coastal Zone where it can be demonstrated that:</p> <ul style="list-style-type: none"> • It will be safe over its planned lifetime and includes climate change adaptation measures where appropriate. • The character of the coast including its nature conservation designations is not compromised. • It provides wider sustainability benefits, and • It does not have a 	n/a	n/a	<ul style="list-style-type: none"> • Benefits to population and human health; • Negative or positive impacts on cultural heritage or landscape; 	This policy supports policy STRAT 9, ENV 2, and ENV 4 of the Local Plan (Part One), and policy ENV 12 of the Ellesmere Port & Neston Local Plan, adding further local detail.

	detrimental impact on the Burton Marsh Greenway and the Wirral Way				
NNLE5: Heritage Assets	<p>The special historical or architectural character of listed buildings should be conserved. Demolition or partial demolition of listed buildings will not gain consent other than in exceptional circumstances. Every opportunity will be taken to ensure that listed buildings are protected from neglect or damage. The setting of a listed building is also of significant importance. Any development that harms the particular setting of a listed building will not be allowed.</p> <p>In the Neighbourhood Plan Area (NPA) there are individual or groups of non-listed buildings and structures (nondesignated heritage assets) which individually or collectively make a particular contribution to identity and</p>	NNLE5: Heritage Assets	Designated and non-designated heritage assets enhance local distinctiveness and should be preserved in a manner appropriate to their significance. All development should seek to protect and, where possible enhance, both designated and non-designated heritage assets (above and below ground) and historic landscape character, and put in place measure to avoid, minimise or mitigate any impact that may be caused.	<ul style="list-style-type: none"> • Benefits to population and human health; • Positive impacts on cultural heritage or landscape; 	This policy supports policy ENV 5, of the Local Plan (Part One), and policy ENV 13, ENV 14, ENV 15, ENV 16, and ENV17 of the Ellesmere Port & Neston Local Plan, adding further local detail.

	<p>character. These will be identified on a Local List. Changes to the identified buildings or structures will have regard to their architectural and historic character. Demolition or partial demolition of the identified buildings will not be allowed other than in exceptional circumstances where it is demonstrated that substantial public benefits achieved by the proposal outweigh the harm or loss to these heritage assets.</p>				
NNLE6: Nature Conservation Assets	<p>There are a number of sites within the Neighbourhood Plan Area that have important nature conservation value and need to be afforded protection from development and the impact of development. New development will protect and enhance wildlife value within the proposed site and also within the surrounding area.</p>	n/a	n/a	<ul style="list-style-type: none"> • Biodiversity gain • Benefits to population and human health; • Positive impacts on cultural heritage or landscape; 	<p>This policy supports policy ENV 3, and ENV 4 of the Local Plan (Part One), and policy ENV 5, and ENV 9 of the Ellesmere Port & Neston Local Plan, adding further local detail.</p>

NNC1: Community Infrastructure	The loss of facilities and services for the local community will be resisted unless it can be demonstrated that all reasonable efforts have been made to secure their continued use for these purposes. The Town Council will seek to designate important community facilities as Assets of Community Value under the provisions of the Assets of Community Value (England) Regulations 2012.	NNC1: Community Infrastructure	The loss of important and valued facilities for the local community, such as those registered (but not exclusively) as an Asset of Community Value, will be resisted unless it can be demonstrated that the continued use of the premises or site for community use is no longer commercially viable and that the site or premises has been marketed for at least 12 months for that or any other suitable community use.	<ul style="list-style-type: none"> • Benefits to population and human health; 	This policy supports policy STRAT 8 of the Local Plan (Part One), and adds further local detail and aspirations.
NNC2: Neston High School	Proposals to redevelop Neston High School for continued and improved education, recreation and community use will be supported in principle providing it does not impact on existing residents and the local highway. The redeveloped school will be of high aesthetic value and visually attractive architecture that raises the standard of design in	NNC2: Neston High School	<p>A. Proposals for the redevelopment of Neston High School for continued education use will be permitted provided that all the following criteria are met:</p> <p>1 The new development is visually attractive with good architectural, landscape and public realm design;</p> <p>2 Provides adequate</p>	<ul style="list-style-type: none"> • Benefits to population and human health; 	<p>This policy supports policy STRAT 8 of the Local Plan (Part One), and adds further local detail and aspirations.</p> <p>Added reference to STRAT 10, SOC 6, SOC2?</p>

	<p>the area. The Town Council will work with the school and other stakeholders to maximise the opportunities for community benefits resulting from the redevelopment of the site such as the provision of affordable housing.</p>		<p>access arrangements for all modes of transport (vehicle, cycle and foot) and sufficient car parking and servicing areas;</p> <p>3 Promotes public transport, walking and cycling for all users of the school;</p> <p>4 Provides replacement playing field and recreational open space of at least the equivalent of the existing facility; and</p> <p>5 Does not adversely impact on the amenity of neighbouring residents and occupiers.</p> <p>B. Where there is surplus land resulting from the redevelopment, proposals for affordable housing on such land will be supported provided that it does not adversely impact on:</p> <p>1 Land and premises needed for education and recreation provision;</p>		
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			<p>2 The local highway and traffic safety; and</p> <p>3 The amenity of neighbouring residents.</p>		
NNC3: Neston Recreation Centre	<p>The Town Council will work with relevant stakeholders to seek opportunities to refurbish, extend and/or redevelop the Recreation Centre for continued recreation and leisure uses. The Town Council will also support improvements to the provision of the playing fields adjacent to the Recreation Centre.</p>	NNC3: Neston Recreation Centre	<p>Proposals to refurbish, extend and/or redevelop the Recreation Centre for continued recreation and leisure use will be permitted provided all the following criteria are met:</p> <p>1 It improves and enhances recreation provision within the NPA;</p> <p>2 It does not adversely impact on the adjacent High School and land required for education provision;</p> <p>3 It provides adequate access arrangements for all modes of transport (vehicles, cycles and foot) and has sufficient car parking and servicing areas;</p> <p>4 Promotes public transport, walking and cycling for all users of the</p>	<ul style="list-style-type: none"> • Greenfield gain, particularly amenity space, • Benefits to population and human health; 	<p>This policy supports policy STRAT 8 and SOC 6 of the Local Plan (Part One), and adds further local detail and aspirations.</p> <p>Added reference to STRAT10, SOC5</p>

			Recreation Centre; and 5 Does not adversely impact on the amenity of neighbouring residents and occupiers.		
NNC4: Healthy Communities	Major developments, 10 dwellings or more or over 1,000 sqm floor area, within the Neighbourhood Plan Area will be accompanied by a Health Impact Assessment which provides an analysis of how the development may impact on the health of the population within the NPA. The HIA will also recommend possible mitigation measures to minimise any potential negative health impacts.	NNC4: Healthy Communities	Proposals for new residential development will be permitted provided that it can be demonstrated that there is sufficient capacity within local community health care provision and that it provides opportunities to improve health and wellbeing in the NPA.	<ul style="list-style-type: none"> • Benefits to population and human health; 	This policy supports policy STRAT 8 and SOC 5 of the Local Plan (Part One), and adds further local detail and aspirations.
n/a	n/a	NNC5: Infrastructure Provision	The local community have identified a series of projects and initiatives that will assist in the NPA becoming a more sustainable and viable place to live, work and visit. These are identified in Appendix M.	<ul style="list-style-type: none"> • Benefits to population and human health; 	Not sure where COL dealt with in part 1

			<p>New development, where appropriate will be required subject to the requirements of the relevant Regulations, to contribute towards the CWaC Community Infrastructure Levy and/or S106 Agreements. A proportion of this funding will go towards the delivery of some of these projects and initiatives.</p>		
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Appendix 3: Comments received during consultation on initial screening opinion 29th October 2014

Agency	Date Consulted	Response
Environment Agency	29th October 2014	<p>Flood Risk</p> <p>The town of Neston is adjacent to the River Dee Estuary, which is tidally affected. Our Flood Maps show that there are areas of Flood Zones 2 and 3 (medium and high probability respectively of tidal flooding), affecting parts of the town adjacent to the Estuary.</p> <p>For any proposed development in these Flood Zone areas, the risk of tidal flooding will need to be fully considered and appropriate mitigation provided.</p> <p>Biodiversity</p> <p>We would seek the protection and enhancement of watercourses, such as Shotwick Brook East, and ponds within the neighbourhood plan area. Proposed built development should include an adequate, undeveloped buffer zone between the development and all watercourses, ditches and ponds. We would be happy to provide advice regarding the enhancement of watercourses in the Neston area.</p> <p>Appropriate ecological surveys of a potential development site in the neighbourhood plan should also be carried out at the appropriate time of year with recognised techniques. We are aware of legally-protected species records in and around Neston, such as water vole (<i>Arvicola amphibius</i>) and great crested newt (<i>Triturus cristatus</i>).</p>

		<p>The area is in close proximity to the Dee Estuary Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest and Ramsar. The estuary is an internationally important habitat for migrating waders and wildfowl. All designated sites must be protected from deterioration and damage. The potential impacts of any development proposal in the neighbourhood plan must be assessed by the competent authority, in this case Cheshire West & Chester Council, to determine whether it is likely to have a significant effect on the Dee Estuary SPA, SAC, SSSI and Ramsar. Consultation with Natural England is essential.</p> <p>Contaminated Land</p> <p>The development of sites where contamination is known or suspected will need to be supported by contaminated land investigations demonstrating that any risks to controlled waters can be resolved.</p> <p>Water Framework Directive (WFD)</p> <p>Any development allocation or proposal will need to consider the requirements of the WFD as set out in the North West River Basin Management Plan.</p>
English Heritage	29th October 2014	<p>Thank you for consulting English Heritage, on this occasion we have no comment to make on the Draft SA scoping/screening reports, we do not need to be consulted at future stages unless the developing plan proposes significant impacts or changes in relation to designated heritage assets or their setting that would require statutory notification to English Heritage by virtue of government</p>

		notification procedures
Natural England	29th October 2014	<p>Natural England agrees with the conclusions reached are that the Neston Neighbourhood Plan does not require a Strategic Environmental Assessment.</p> <p>Natural England Natural England agrees with the conclusions reached are that the Neston Neighbourhood Plan does not require a Habitats Regulations Assessment.</p>
Natural Resources Wales	29th October 2014	<p>Strategic Environmental Assessment Screening</p> <p>We note and in principle agree that the Neston Neighbourhood Plan constitutes a ‘small area at the local level’ under Article 3(2) of the SEA Directive. However, additional reference should also be made to Article 3, 2b of the SEA Directive in that plans and programmes requiring assessment under Article 6 or 7 of the Habitats Directive require strategic environmental assessment.</p> <p>We agree that the Neston Neighbourhood Plan should not, in itself, have significant adverse effects on the environment and that the SEA process is not required in this instance. We suggest, however, that the avoidance of significant effects on the environment is dependent on the rigorous application of all relevant policies contained within higher tier plans and policies, and that this should be made more explicit in this SEA screening document.</p> <p>Habitats Regulations Assessment</p> <p>We agree, in principle, that the Neston Neighbourhood Plan should not, in itself, have significant adverse effects on European Sites of nature conservation importance, either</p>

		<p>alone or in combination with other plans and programmes, and that HRA is not required in this instance. We suggest, however, that the avoidance of significant effects on European Sites is dependent on the rigorous application of all relevant policies contained within higher tier plans, including the Local Plan (Part 1) and policies, and that this should be made explicit in this HRA screening document.</p>
CADW	29th October 2014	No response received