



Neston Neighbourhood Plan 2010 - 2030 Sustainability Appraisal July 2015



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1 Introduction

- 1.1 Planning Policy Guidance advises that there is no legal requirement for a neighbourhood plan to have a sustainability appraisal as set out in Section 19 of the Planning and Compulsory Purchase Act 2004. However, a qualifying body must demonstrate how its plan will contribute to achieving sustainable development. As such a Sustainability Appraisal (SA) is a useful approach.
- 1.2 This is the SA for the Neston Neighbourhood Plan (NNP). It follows on from a Sustainability Appraisal Scoping Report (Appendix 1).
- 1.3 The SA provides support to the plan-making process and helps to ensure that the principles of sustainable development are considered throughout.
- 1.4 The Sustainability Appraisal Scoping Report has:
 - Identified other relevant policies, plans and programmes
 - Provided an account of the existing environmental, economic and social baseline for the NNP area
 - Identified sustainability issues for Neston
 - Developed a SA framework
 - Been subject to consultation.
- 1.5 The SA has been undertaken by the project team charged with producing the NNP. This has ensured that there has been an interactive relationship between plan-making and issues that have arisen as a result of the SA process.

2 Consultation

(1) Scoping Report

- 2.1 The NNP Sustainability Appraisal Scoping Report was available for consultation in the six week period from 29 October 2014 to 10 December 2014. The consultation was managed by Cheshire West and Chester Council. The following organisations were consulted:
- Environment Agency
 - English Heritage
 - Natural England
 - Natural Resources Wales
 - CADW.
- 2.2 In parallel with the consultation on the NNP Sustainability Appraisal Scoping Report the same organisations were asked to comment on the Draft Strategic Environmental Assessment (SEA) and Habitats Regulation Assessment (ARA) for the NNP. This was drafted by Cheshire West and Chester Council. Appendix 2 is a copy of the screening assessment.
- 2.3 In relation to the SEA the screening concludes that it will be unlikely that there will be any significant environmental effects arising from the NNP. A Strategic Environmental Assessment of the NNP is not required.
- 2.4 It also concludes that the NNP 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.
- 2.5 English Heritage, Natural England and Natural Resources Wales responded to the consultation. They all agree with the conclusion that the NNP should not have significant adverse effects on the environment and that the SEA process is not required. There is also agreement with the conclusion that the NNP should not have significant adverse effects on European Sites of nature conservation importance and that HRA is not needed.
- 2.6 In addition, Natural England welcomes the detail provided in the Scoping Report. It feels that the matrix highlights uncertain and negative impacts 'which is usual at this stage and can be used as the plan progresses to ensure that there are no outstanding uncertain or negative impacts'.

(2) Draft Sustainability Appraisal Report

- 2.7 In early 2015 the Neston Town Council consulted on both the Draft NNP and the Draft Sustainability Appraisal Report. A total of 183 representations were received from statutory consultees, non-statutory consultees and local residents but they all relate to the Draft NNP. There were no comments that are pertinent to the SA Report.

3 Sustainability Appraisal Framework and the Neston Neighbourhood Plan Objectives

- 3.1 The SA framework was developed in the Scoping Report. It is the principal way of appraising the NNP. The SA framework is shown below.
- 3.2 It is based on the Chester West and Chester (CWaC) Sustainability Appraisal Scoping Reports for the Core Strategy and the emerging Local Plan Part 2 as these are relevant to Neston. Where it is possible to make the sustainability objectives more specific and relevant to Neston this has been done.

The SA Framework

Borough-Wide Sustainability Objective	Sustainability Appraisal for Neston
1 Address the need to mitigate and adapt to climate change	<p>To help to minimise and reduce the emission of greenhouse gases, in particular CO₂.</p> <p>Focus new development on accessible locations in order to reduce car borne travel and/or encourage sustainable forms of travel</p> <p>The enhancement and promotion of green infrastructure</p> <p>Adapt to climate change through the provision of high quality and diverse natural habitats</p>
2 To reduce energy consumption and promote energy efficiency and increase the use of energy from renewable resources	<p>Reduce energy consumption and promote energy efficiency</p> <p>Increase energy use from renewable sources</p>
3 To protect and enhance the borough's biodiversity and wildlife habitats	<p>The protection given in the NNP to nature conservation sites and promotion of management of these sites.</p> <p>Opportunities for the enhancement of habitats and the creation of new habitats for conservation, diversity and resilience to climate change.</p> <p>The opportunity to maintain, enhance and increase tree cover and woodland.</p>
4 To minimise the risk of flooding	Minimise the risk of flooding by ensuring that design measures such as SUDS are incorporated.
5 To protect, maintain and improve the quality of water resources, minimise the risk of pollution and improve water efficiency.	<p>Protect, maintain and improve the quality of water resources and minimise the risk of pollution.</p> <p>Encourage measures in new development that will improve the efficient use of water.</p>
6 To protect air quality where it is of a high standard and to improve it elsewhere.	<p>Insignificant effects or an improvement in local air quality ensuring a minimum impact on health.</p> <p>Encourage a move towards more sustainable modes of travel.</p>

7	To reduce the consumption of natural resources.	The prudent use of natural resources. Promotion of the use of secondary/recycled aggregates.
8	To protect and enhance land and soil quality	The degree of impact on the extent and quality of soils.
9	To optimise the re-use of previously developed land and buildings	The degree to which development will be promoted on previously developed land and through the re-use of buildings.
10	Achieve sustainable waste management by reducing the production of waste, increasing the opportunities for recycling and reducing the amount of waste being sent for final disposal to landfill	The encouragement of new facilities for the management and recycling of waste
11	To preserve and enhance sites, features, areas and setting of archaeological, historical and cultural heritage importance	Ensure the continued protection and enhancement of heritage assets and their particular settings.
12	To protect, enhance and manage the character and appearance of the townscape and landscape, maintaining distinctive qualities and the sense of place	Protect and enhance the particular landscape character and setting of the NNP area. Opportunities to protect and enhance the particular qualities of the townscape which give it a distinctive character. Take the chance to address deficiencies in open space provision.
13	Improve health and social inclusion whilst reducing inequality and valuing diversity and equality	Improvements in access to health facilities and other services. Improvements to social inclusion.
14	Provide sufficient housing to meet identified needs	Housing to meet identified needs.
15	To create a safe environment to live in and reduce the fear of crime	Reduction in opportunities for crime and in the fear of crime. Extent to which road safety is improved.
16	To support sustainable economic growth and competitiveness and to provide opportunities for ongoing private sector investment	Need to ensure a balanced portfolio of employment land. Ensure that employment land is in a sustainable location. Create opportunities for new businesses and minimise disruption to existing businesses. Meet employment needs in the rural and urban areas. Support for sustainable growth in the economy.
17	To develop and enhance the visitor economy/tourism	Promotion of tourism and the visitor economy.

18	To promote regeneration particularly of deprived areas	<p>Delivery of urban/rural regeneration.</p> <p>Improve economic conditions, particularly in deprived areas.</p> <p>Support rural diversification.</p>
19	To maintain and improve the vitality and viability of centres	<p>Safeguarding of shops and services in the existing centres.</p> <p>Safeguard and improve the retail, leisure and service provision.</p> <p>Provide improved physical, social and environmental infrastructure in centres.</p>

Testing the NNP Objectives

3.3 There are a number of key attributes and strengths across the NNP area that have been identified by the community. These provide the basis for a vision for the NNP Plan. The attributes and strengths are:

- The close inter-relationships and inter-dependencies that the various settlements within the Neighbourhood Plan Area (NPA) have with one another.
- Neston's traditional role as a historic market town providing a centre for the local community as well as the surrounding 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 that the settlements have with the countryside and the estuary.

3.4 It follows that the vision for the NNP 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'.

3.5 To secure this vision, the following objectives for the NNP have been identified:

- Support the CWaC Local Plan (Part One) Strategic Policies (LPSP) retention of the existing Green Belt boundaries and protect the Green Belt from inappropriate development.
- Accommodate future housing provision within the existing settlement limits and ensure that provision meets local housing need both in terms of the market and social sector.
- Strengthen and support economic activity in the traditional employment, information technology and visitor economy sectors, including the provision and enhancement of infrastructure and facilities.
- Enhance Neston town centre's role as the retail, social and cultural hub for the area and strengthen and support retail provision to meet local need.
- Make improvements to cycling provision, public transport services and transport infrastructure.
- Promote sustainability and reduce carbon-dependant activities.
- Ensure new development and alterations to existing properties protect and enrich the existing townscape and landscape within the built and natural environments.
- Protect and enhance the area's coastline, its nature conservation assets and local greenspaces.

- Protect and enhance health and wellbeing amongst the community.
- Sustain and improve local facilities and services.

3.6 As part of the SA process the objectives of the NNP have been tested against the SA framework to gauge to what degree the principles of sustainable development are embedded. The outcome of this testing is shown below.

3.7 It can be seen that the objectives of the NNP are positively compatible with or have a neutral effect on the SA framework.

Matrix to Show the Compatibility of the NNP Objectives against the SA Framework

SA Objectives \ NNP Objectives		1	2	3	4	5	6	7	8	9	10
1	Address the need to mitigate and adapt to climate change	○	✓	✓	✓	✓	✓	✓	✓	○	○
2	To reduce energy consumption and promote energy efficiency and increase the use of energy from renewable resources	○	✓	✓	✓	✓	✓	✓	○	○	✓
3	To protect and enhance the borough's biodiversity and wildlife habitats	✓	✓	○	○	○	✓	✓	✓	✓	○
4	To minimise the risk of flooding	✓	○	○	○	○	✓	○	✓	✓	○
5	To protect, maintain and improve the quality of water resources, minimise the risk of pollution and improve water efficiency	○	○	○	○	○	✓	✓	✓	○	○
6	To protect air quality where it is of a high standard and to improve it elsewhere	○	○	○	○	✓	✓	✓	○	✓	○
7	To reduce the consumption of natural resources	✓	✓	○	✓	✓	✓	○	○	○	✓
8	To protect and enhance land and soil quality	✓	✓	○	○	○	✓	○	✓	○	○
9	To optimise the re-use of previously developed land and buildings	✓	✓	✓	✓	○	✓	✓	○	○	○
10	Achieve sustainable waste management by reducing the production of waste, increasing the opportunities for recycling and reducing the amount of waste being sent for final disposal to landfill	○	○	✓	○	○	✓	○	○	○	○
11	To preserve and enhance sites, features, areas and setting of archaeological, historical and cultural heritage importance	✓	✓	○	○	○	✓	✓	✓	○	○
12	To protect, enhance and manage the character and appearance of the townscape and landscape, maintaining distinctive qualities and the sense of place	✓	✓	○	✓	○	✓	✓	✓	○	○
13	Improve health and social inclusion whilst reducing inequality and valuing diversity and equality	○	✓	✓	✓	✓	✓	○	✓	✓	✓
14	Provide sufficient housing to meet identified needs	○	✓	○	○	○	○	○	○	✓	✓
15	To create a safe environment to live in and reduce the fear of crime	○	✓	○	✓	✓	✓	✓	○	✓	○
16	To support sustainable economic growth and competitiveness and to provide opportunities for ongoing private sector investment	○	✓	✓	✓	✓	✓	○	○	✓	✓
17	To develop and enhance the visitor economy/tourism	✓	○	✓	✓	✓	✓	○	✓	○	✓
18	To promote regeneration particularly of deprived areas	✓	✓	✓	✓	✓	✓	○	○	✓	✓
19	To maintain and improve the vitality and viability of centres	○	✓	✓	✓	✓	✓	✓	○	○	✓

- ✓ Positively compatible
- Neutral/no effect
- ✗ Negatively compatible

NNP Objectives

1	Support the CWaC Local Plan (Part One) Strategic Policies (LPSP) retention of the existing Green Belt boundaries and protect the Green Belt from inappropriate development.
2	Accommodate future housing provision within the existing settlement limits and ensure that provision meets local housing need both in terms of the market and social sector.
3	Strengthen and support economic activity in the traditional employment, information technology and visitor economy sectors, including the provision and enhancement of infrastructure and facilities.
4	Enhance Neston town centre's role as the retail, social and cultural hub for the area and strengthen and support retail provision to meet local need.
5	Make improvements to cycling provision, public transport services and transport infrastructure.
6	Promote sustainability and reduce carbon-dependant activities.
7	Ensure new development and alterations to existing properties protect and enrich the existing townscape and landscape within the built and natural environments.
8	Protect and enhance the area's coastline, its nature conservation assets and local greenspaces.
9	Protect and enhance health and wellbeing amongst the community.
10	Sustain and improve local facilities and services.

4 Sustainability Appraisal Method and Outcome

- 4.1 The appraisal of the NNP has been undertaken as a 'whole plan' assessment. The NNP, including the constituent policies, are assessed against the SA framework.
- 4.2 The assessment is qualitative in nature. It is based on the measures set out below.

Assessment Measures

Effect	Measure
Positive	NNP contributes to securing the sustainability objective
Neutral	NNP has no effect on achieving the sustainability objective
Negative	NNP detracts from the ability to secure the sustainability objective
No Relationship	There is no clear relationship between the NNP and achieving the objective

- 4.3 The making of the NNP has been an iterative process informed by feedback on key issues from the local community and a distinct vision for Neston. The NNP is based on incremental change but does not choose the allocation of land for new development. Because of this it has not been appropriate or necessary to identify, assess and test spatial options.
- 4.4 The appraisal of NNP as a whole and its constituent policies against the SA framework has been undertaken using the assessment measures. The appraisal has also been informed by the review of the existing environmental, economic and social baseline for Neston set out in the SA Scoping Report. The constituent policies of NNP are set out in Appendix 3.

Borough-Wide Sustainability Objective	Sustainability Appraisal for Neston	NNP Relevant Policies (Appendix 3)	Likely Effect	Commentary
1 Address the need to mitigate and adapt to climate change	<p>To help to minimise and reduce the emission of greenhouse gases, in particular CO₂.</p> <p>Focus new development on accessible locations in order to reduce car borne travel and/or encourage sustainable forms of travel</p> <p>The enhancement and promotion of green infrastructure</p> <p>Adapt to climate change through the provision of high quality and diverse natural habitats</p>	<p>NNR1</p> <p>NNM1</p> <p>NNM2</p> <p>NNM3</p> <p>NND3</p> <p>NNLE1</p> <p>NNLE2</p> <p>NNLE3</p>	Positive	<p>The design, location and mix of new development will account for energy efficiency and the concomitant reduction in CO₂ emission. New development is required to incorporate measures to improve the energy efficiency of building fabric and to provide for renewable energy generation. The compact form of the town and the emphasis on progressive change through infill development together with a closely related mix of uses and activities will assist in reducing the need to travel, particularly by vehicles. Opportunities should be taken to improve green infrastructure and the links between green spaces, green corridors and development. Trees, habitats and special landscapes are all given protection.</p>
2 To reduce energy consumption and promote energy efficiency and increase the use of energy from renewable resources	<p>Reduce energy consumption and promote energy efficiency</p> <p>Increase energy use from renewable sources</p>	NND3	Positive	<p>There is a requirement to incorporate energy efficiency measures and provisions for renewable energy into new developments, including proposals for the change of use of buildings.</p>
3 To protect and enhance the borough's biodiversity and wildlife habitats	<p>The protection given in the NNP to nature conservation sites and promotion of management of these sites.</p> <p>Opportunities for the enhancement of habitats and the creation of new habitats for conservation, diversity and resilience to climate change.</p> <p>The opportunity to maintain, enhance and increase tree cover and woodland.</p>	<p>NNLE1</p> <p>NNLE2</p> <p>NNLE3</p>	Positive	<p>The countryside and coastal setting of Neston places an importance and significance on the need to protect and enhance wildlife habitats and natural places or features that add to biodiversity. The relevant policies of the NNP seek to strengthen the protection of greenspace. Beyond this, the policies recognise the need to preserve and improve woodland and individual trees. Every encouragement is given to increasing tree cover as part of the development process.</p>
4 To minimise the risk of flooding	<p>Minimise the risk of flooding by ensuring that design measures such as SUDS are incorporated.</p>	No specific policies	Neutral	<p>There is no specific policy in the NNP relating to flooding. The adopted and emerging Local Plans address flooding and new development. There is no particular need to repeat the advice and requirements in the NNP.</p>

5	To protect, maintain and improve the quality of water resources, minimise the risk of pollution and improve water efficiency.	Protect, maintain and improve the quality of water resources and minimise the risk of pollution. Encourage measures in new development that will improve the efficient use of water.	No specific policies	Neutral	The quality of the water resource and water pollution are not directly addressed in the NNP. These are matters which are covered in adopted and emerging Local Plans. There is a tangential relationship with the NNP in that it encourages the protection and enhancement of the green infrastructure resource. In an indirect way this can benefit water quality and mitigate water pollution.
6	To protect air quality where it is of a high standard and to improve it elsewhere.	Insignificant effects or an improvement in local air quality ensuring a minimum impact on health. Encourage a move towards more sustainable modes of travel.	NNH1 NNE1 NNE3 NNR1 NNR2 NNT2 NNM1 NNM2 NNM3 NNM4	Neutral	The policies that relate to new development (housing, employment, tourism and retail) have the potential to impact on air quality and emissions. The same is true of policies on car parking as they have a direct relationship to vehicle movement and circulation. However, there is no Air Quality Management Area in Neston to suggest a significant air quality issue. There is also encouragement for sustainable modes of travel in general and associated with new development. The policies of the NNP are not likely to significantly impact on air quality – a neutral measure is the outcome.
7	To reduce the consumption of natural resources.	The prudent use of natural resources. Promotion of the use of secondary/recycled aggregates.	No specific policies	No relationship	There is no relationship between this objective and the policies of the NNP. It is a matter that is addressed in borough-wide plans.
8	To protect and enhance land and soil quality	The degree of impact on the extent and quality of soils.	NNH1 NNE1 NNLE1 NNLE2 NNLE3	Neutral	The impact on soil quality will be limited. New development could cause some detrimental impact on soils in the built up area but there are no allocations to impact on the soil character of significant open areas. There will be no detriment to best and most versatile agricultural land. The policies that aim to enhance the landscape, including green corridors, have the potential to improve the quality of soils at a local level.
9	To optimise the re-use of previously developed land and buildings	The degree to which development will be promoted on previously developed land and through the re-use of buildings.	NNH1 NNE1 NNE2 NNE3 NNR1 NNR2 NNR3 NNC2	Positive	The focus for new development is on the existing urban area. For housing, employment, retail, tourism and community uses the NNP promotes the recycling of land where possible and provides opportunities and encouragement for the reuse of existing buildings.
10	Achieve sustainable waste management by reducing the production of waste, increasing the opportunities for recycling and reducing the amount of waste being sent for final disposal to landfill	The encouragement of new facilities for the management and recycling of waste	No specific policies	No relationship	This is a matter which is more appropriately addressed on a borough-wide scale.

11	To preserve and enhance sites, features, areas and setting of archaeological, historical and cultural heritage importance	Ensure the continued protection and enhancement of heritage assets and their particular settings.	NND1 NNLE4	Positive	There is a requirement to conserve both the special historical or architectural character of listed buildings and the setting of those buildings. Beyond this there is a recognition that there are non-listed buildings or structures which are of value to the local community. These are to be identified on a Local List. There will be heritage assets which will merit a degree of protection from demolition or alteration.
12	To protect, enhance and manage the character and appearance of the townscape and landscape, maintaining distinctive qualities and the sense of place	Protect and enhance the particular landscape character and setting of the NNP area. Opportunities to protect and enhance the particular qualities of the townscape which give it a distinctive character. Take the chance to address deficiencies in open space provision.	NND1 NND2 NNLE1 NNLE2 NNLE3 NNLE4	Positive	The emphasis on high quality design to reinforce local character and the particular requirements for high quality, well-considered design in Neston Town Centre and the Parkgate Parade will help to preserve and improve the distinctive townscape qualities of the area. The particular protection given to heritage assets will give another layer of policy geared towards the conservation and enhancement of the townscape. Policies to conserve and enhance local green spaces, trees and woodland will meet the objective of protecting the particular landscape character of the NNP area. The policy on environmental improvement corridors will assist on improving both the landscape and townscape at a local level. There is provision to safeguard existing local green spaces and encouragement to take opportunities to expand the network and the links between different spaces.
13	Improve health and social inclusion whilst reducing inequality and valuing diversity and equality	Improvements in access to health facilities and other services. Improvements to social inclusion.	NNC1 NNC2 NNC3 NNC4 NNC5	Positive	The NNP includes particular policies to preserve existing community infrastructure, to facilitate the considered redevelopment of Neston High School and improvements to Neston Recreation Centre. These will all assist in engendering social inclusion. In addition, there is a requirement for Health Impact Assessments for certain developments to investigate potential impacts on health and to identify if mitigation measures are necessary.
14	Provide sufficient housing to meet identified needs	Housing to meet identified needs.	NNH1 NNH2	Positive	The NNP makes provision to meet identified housing need. There is a requirement to take particular account of the identified local shortfall in small family homes and housing for older people.
15	To create a safe environment to live in and reduce the fear of crime	Reduction in opportunities for crime and in the fear of crime. Extent to which road safety is improved.	NNM2 NNM3 NND1 NND2	Positive	Improvements to transport corridors, especially for the benefit of pedestrians and cyclists, together with the support for better public transport will serve to create a safer environment. The design of new development should make a positive contribution to community safety.

16	To support sustainable economic growth and competitiveness and to provide opportunities for ongoing private sector investment	<p>Need to ensure a balanced portfolio of employment land.</p> <p>Ensure that employment land is in a sustainable location.</p> <p>Create opportunities for new businesses and minimise disruption to existing businesses.</p> <p>Meet employment needs in the rural and urban areas.</p> <p>Support for sustainable growth in the economy.</p>	<p>NNE1</p> <p>NNE2</p> <p>NNE3</p> <p>NNE4</p> <p>NNR1</p> <p>NNR2</p> <p>NNR3</p> <p>NNC5</p>	Positive	The NNP promotes and supports a thriving local economy. It gives encouragement to new employment development at the Clayhill Business Park but also recognises that small scale employment uses can be accommodated elsewhere in the NNP area. It recognises the importance of high quality communications infrastructure to business. It also gives encouragement to the improvement of Neston Town Centre as the focal point for retail and service uses and recognises the significance of local centres, seeking to preserve and strengthen their retail function.
17	To develop and enhance the visitor economy/tourism	Promotion of tourism and the visitor economy.	<p>NNT1</p> <p>NNT2</p>	Positive	The NNP is a positive response to this objective. It recognises the positive role of tourism and visitors on the local economy, giving encouragement to new tourism opportunities and the particular enhancement of Parkgate Seafront. Support for a new car park at Station Road will provide another valuable facility for visitors.
18	To promote regeneration particularly of deprived areas	<p>Delivery of urban/rural regeneration.</p> <p>Improve economic conditions, particularly in deprived areas.</p> <p>Support rural diversification.</p>	No direct policies	No relationship	There are no policies that directly target regeneration of deprived areas. The support given to employment growth, new housing, improvements to the Town Centre and a stronger visitor economy could all have a positive impact on reducing social and economic equalities.
19	To maintain and improve the vitality and viability of centres	<p>Safeguarding of shops and services in the existing centres.</p> <p>Safeguard and improve the retail, leisure and service provision.</p> <p>Provide improved physical, social and environmental infrastructure in centres.</p>	<p>NNR1</p> <p>NNR2</p> <p>NNR3</p>	Positive	Support is given to initiatives to improve the environment and amenity of Neston Town Centre and to maintain a vibrant mix of appropriate town centre uses. It is also recognised that there is potential for new development in part of the Town Centre which could strengthen its offer and overall vitality and viability. The importance of local retail areas is recognised and reasonable measures are outlined with the aim of retaining retail uses in these town centres.

Summary Outcomes from the Appraisal

4.5 The appraisal shows that the NNP, when measured against sustainability objectives for the borough and for the NNP area, will play a positive role in bringing about sustainable development.

4.6 The positive impact of the NNP relates to each of the dimensions of sustainable development:

Environmental: The policies of the NNP are particularly strong when it comes to the preservation and enhancement of the environmental assets of the NNP area. The policies recognise the importance of the natural setting of the town and seek to protect and enhance this. They also identify that assets within the town such as local green spaces, environmental corridors and listed buildings are an important part of the character and identity of the place. These are afforded protection and encouragement is given to enhancement where possible. Design quality is an important environmental consideration which is given weight in the range of policies of the NNP. There is a cross cutting theme which seeks to enhance the particular character of the environment of the NNP area. Another environmental angle is the promotion of sustainable new development. The policies seek energy efficiency in new building and encourage the use of renewable sources of energy.

Economic: A strong local economy is an objective of the NNP. Provision is made for this in policies which seek to strengthen the role of Clayhill Business Park, Neston Town Centre and local retail centres as focal points for employment uses, including retail uses in the case of the latter two. It is recognised that the visitor economy has a significant role to play. There is general support for the existing visitor infrastructure but also encouragement for appropriate new facilities. The movement infrastructure in Neston will give added support to economic activity. Encouragement of improvements to routes and movement corridors as well as public transport provision will assist in meeting local economic objectives.

Social: The social dimension of sustainability is supported in different ways. New housing will help to meet local needs whilst support for employment generating land uses will create job opportunities. The protection and enhancement of community resources should serve to strengthen social cohesion whilst better routes for pedestrians and cyclists along with improved public transport will help to address social inequalities. The emphasis on health and safety has important social benefits for the local community as will the policies to improve and, where possible, extend local green spaces and the links between them.

5 Monitoring

- 5.1 The NNP contains provisions to ensure that it is actively monitored and reviewed on an annual basis following its adoption. It is intended that the outcome of monitoring will be reported annually to the Neston Town Council. There will also be an element of monitoring by the Town Council's Planning and Environment Committee on a monthly basis to coincide with the consideration of local planning applications submitted to Cheshire West and Chester Council.
- 5.2 The Local Plan for Cheshire West and Chester will also be subject to monitoring. In part, this will be undertaken against monitoring indicators suggested in the Sustainability Appraisal Report for the borough-wide Local Plan.
- 5.3 The monitoring of the NNP and the Local Plan should be considered alongside one another. However, there is also an advantage in setting down a number of monitoring indicators to be used in assessing the NNP in the light of the sustainability appraisal objectives.
- 5.4 Targeted information can be collected to inform the process of monitoring the NNP. This might include:
- (3) Number of planning applications for each of the main land uses.
 - (4) Energy efficiency/renewable energy provisions for new development.
 - (5) New development completions (by main land uses) on brownfield/greenfield land.
 - (6) Number of affordable housing units completed.
 - (7) Completed additional employment floorspace (by type)
 - (8) Changes in the number of vacant retail/commercial units.
 - (9) Changes in the number of listed buildings/buildings at risk/locally listed buildings and structures.
 - (10) Changes in the amount of open space per 1,000 resident population (ha).
 - (11) Areas of new woodland created or new individual trees planted/number of trees lost due to development.
- 5.5 The monitoring information can be used to provide a review of how the NNP, on an annual basis, is influencing decisions on development and the form and quality of new development in Neston. In this way the effectiveness of the NNP in meeting the objectives of sustainable development can be subject to regular monitoring.

APPENDIX 1
SCOPING REPORT



SUSTAINABILITY APPRAISAL
NESTON NEIGHBOURHOOD PLAN
DRAFT SCOPING REPORT

on behalf of



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October 2014

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Document Control

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Project No: 1221	Report Ref (file ref): 1221/Scoping Report	Issue Date: 21.10.2014
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1 Introduction and Method of Approach

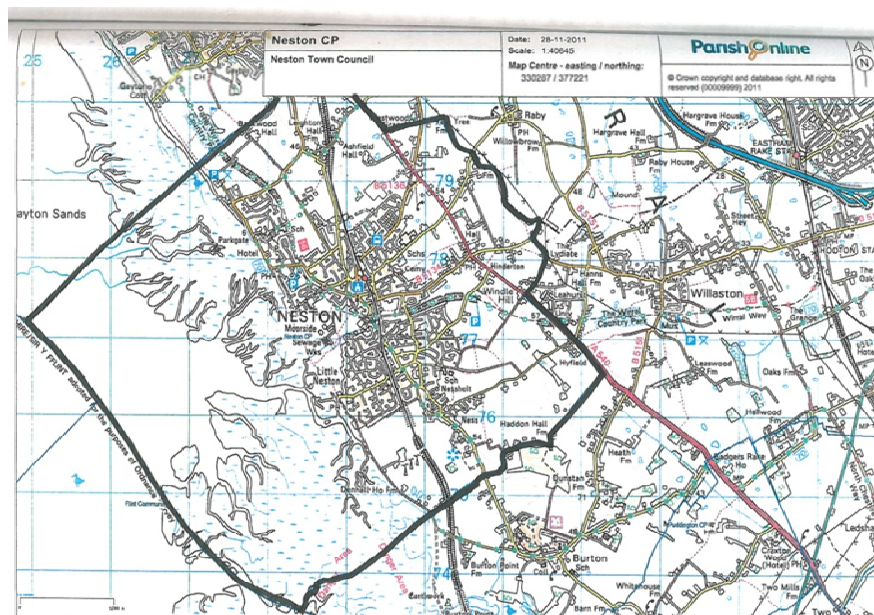
- 1.1 Planning Policy Guidance advises that there is no legal requirement for a neighbourhood plan to have a sustainability appraisal as set out in Section 19 of the Planning and Compulsory Purchase Act 2004. However, a qualifying body must demonstrate how its plan will contribute to achieving sustainable development. As such a Sustainability Appraisal is a useful approach. It is an approach which is being followed to support the preparation of the Neston Neighbourhood Plan.
- 1.2 This is the Scoping Report. It sets out the scope and level of information to be included in the Sustainability Appraisal Report. It will provide the context, objectives and approach for the assessment process and will identify relevant environmental, economic and social objectives.
- 1.3 The purpose of the Sustainability Appraisal is to ensure that the principles of sustainable development are incorporated into all levels of planning policy. To assist with this a sustainability framework is proposed as part of the Scoping Report. This will be used in the process of assessing the sustainability of the Neston Neighbourhood Plan.

The Neston Neighbourhood Plan (NNP)

- 1.4 Neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and shape development and growth of their area. It was introduced through the Localism Act 2011.
- 1.5 The NNP is being produced by a Community Steering Group formed by Neston Town Council.
- 1.6 The NNP will be geared towards meeting local objectives and local needs. The focus is on enhancement and incremental change rather than new land use allocations with the overall objective of strengthening the community.

The Nature of the Neston Neighbourhood Plan (NNP)

- 1.7 The NNP will seek to shape and manage change within the existing settlement limits. The NNP area is shown on the plan below. It will not propose the allocation of land for new uses. There is potential for some restructuring in Neston Town Centre to improve the retail, leisure, residential and commercial offer and for infill housing development. There will also be provision for a new visitor centre within the Neston and Parkgate Settlement Limits as an amenity for visitors and residents. It is not considered that a town centre restructuring opportunity and a visitor centre opportunity amount to allocations of significance per se.



- 1.8 Improvements will be sought to the Clayhill Business Park through re-planning, new development and environmental enhancement but the area for employment uses at this location will not change.
- 1.9 Other parts of the NNP will aim to enhance the character of the NNP area through the careful management of new development and change. For instance, it is anticipated that new housing will arise on infill and windfall sites. When these arise there will be requirements for affordable housing. The NNP will set out the design standards for all housing which are appropriate and reasonable.
- 1.10 There will be no proposed change to the Green Belt boundary. The policies in NPPF relating to Green Belt will apply. Similarly the designated Area of Special County Value for Landscape (ASCV) will be maintained and relevant policies will be applied.
- 1.11 The NNP will set objectives for heritage assets and their settings with the overall aim of preservation and enhancement. The NNP includes reference to a Local List of heritage assets for the Plan Area to inform the development management decisions in the future. It will also set objectives for the green infrastructure of the NNP area including local green space and designated nature conservation sites.

Chester West and Chester (CWaC) Local Plan

- 1.12 The Sustainability Appraisal Scoping Reports for the Chester West and Chester Local Development Framework (January 2012) and the Local Plan Part Two: Land Allocations and Detailed Policies (May 2014) provide points of reference for this Scoping Report. These provide a framework for assessing the sustainability of the emerging Local Plan.

Method of Approach

- 1.13 The methodology used in the process of Sustainability Appraisal for the NNP is informed by national guidance on the appraisal of Local Plans.
- 1.14 There are five stages in the Sustainability Process for the NNP:
 - Stage A Setting the context and objectives, establishing the baseline and deciding on the scope
 - Stage B Developing and refining plan options
 - Stage C Appraising the effects of the plan
 - Stage D Consulting on the draft NNP and the Sustainability Report
 - Stage E Monitoring and implementation of the plan.
- 1.15 This Scoping Report covers Stage A. In turn, there are five parts to Stage A:
 - Stage A1 The identification of key national, regional and local plans and programmes which will impact on the emerging NNP.
 - Stage A2 The collection of baseline information to provide a picture of past, present and likely future conditions in the NNP area. Through this stage indicators can be developed to monitor the effects and performance of the NNP.
 - Stage A3 Identification of sustainability issues and problems in the NNP area which can be addressed through the development of strategies and policies in the NNP.
 - Stage A4 Development of a Sustainability Appraisal framework for the purpose of assessing the impacts of the NNP.
 - Stage A5 Consultation on the appropriateness and robustness of the scope of the Sustainability Appraisal and the framework.

2 Policy Context – Step A1

2.1 This section of the Scoping Report provides an outline of relevant plans and programmes which could influence the NNP. This will assist in identifying the primary sustainability issues and objectives that are of relevance to the preparation of the NNP.

Key targets, indicators and objectives				
National plans and programmes	Overview	Target/indicator/objective	SA topic	Implications for NNP
National Planning Policy Framework (NPPF) (2012)	<p>The NPPF sets out the Government's economic, environmental and social planning policies for England, which together will articulate the Government's vision of sustainable development, to be interpreted and applied locally to meet local aspirations. It provides a framework within which local people and their accountable councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities.</p> <p>The policies set out in the NPPF will apply to the preparation of local and neighbourhood plans.</p>	<p>No specific targets or indicators.</p> <p>Provides a set of core land-use planning principles that should underpin plan making.</p> <p>Outlines that the purpose of the planning system is to contribute to the achievement of sustainable development. For the planning system delivering sustainable development means:</p> <ul style="list-style-type: none"> • Planning for prosperity (an economic role) • Planning for people (a social role) • Planning for places (an environmental role) 	All	NNP should take the National Planning Policy Framework into account in its strategy and policy direction.
National Planning Policy Guidance (NPPG) (2014)	The NPPG sets out guidance as to how the policies set out in the NPPF should be met.	No specific targets or indicators	All	NNP should take the National Planning Policy Framework into account in its strategy and policy direction.

Key targets, indicators and objectives				
Regional plans and programmes	Overview	Target/indicator/objective	SA topic	Implications for NNP
Water for Life and Livelihoods, River Basin Management Plan Dee River Basin District (2009)	To develop a more integrated approach to river basin management.	Provides useful baseline information on a number of topics, including water quality, protected sites and ecology status in the Dee Basin.	Water	Policies in the NNP should aim to enhance water quality.
Tidal Dee Draft Flood Risk Management Strategy (2010)	<p>Draft flood risk management strategy for the tidal Dee, providing a summary of the initial draft findings. The strategy covers the areas at risk from tidal flooding from the Dee Estuary, including Chester and Neston. Its overarching recommendation is that all properties in the tidal Dee area should be protected to their current standard or better, through a combination of improvements to some existing flood defences, by realigning the defences in some areas, and by being prepared for and adapting to future flood risk.</p> <p>The strategy was produced in the context of the uncertainty of climate change and therefore the need for more flexible approaches towards managing tidal flood risk, with any solutions being sustainable for the long term, working with nature and nor relying solely on traditional defences.</p> <p>Most short term solutions affecting the CWAC area will involve improving existing defences, but in the medium term (20 – 50 years), adaptation measures will be required around Neston, and in the longer term (50 – 100 years) around Chester.</p>	No targets, indicators or objectives.	Climate Change and Energy, Water	The NNP should take the forecast tidal flood risks around the River Dee and Dee Estuary into account.
Cheshire Landscape Character Assessment (2009)	Study providing an overview of the different landscape types found within Cheshire.	<p>No targets or indicators identified.</p> <p>The study has the following objectives:</p> <ul style="list-style-type: none"> To encourage a greater awareness of local landscape character To help to recognise 	Cultural Heritage and Landscape	The NNP should take account of this document and the guidance it contains where necessary.

		<p>contemporary pressures</p> <ul style="list-style-type: none"> • To stimulate debate about the future <p>The document also includes the following aims:</p> <ul style="list-style-type: none"> • To inform new planning policies on landscape • To guide and inform the development control process. 		
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Key targets, indicators and objectives				
Local plans and programmes	Overview	Target/indicator/objective	SA topic	Implications for NNP
Submitted Cheshire West and Chester Local Plan (Part One) Strategic Policies	Sets out the vision, objectives and strategic policies for the development of the borough.	<p>The document sets out the following key targets for development within the borough between 2010 and 2030:</p> <ul style="list-style-type: none"> • 22,000 new dwellings • 300ha of employment land to meet a range of types and sizes <p>These figures are further subdivided by strategic areas (Chester, Ellesmere Port, Northwich, Winsford, Rural Area and Key Service Centre).</p>	All	<p>The NNP should add detail to those policies set out in the submitted Cheshire West and Chester Local Plan (Part One) Strategic Policies document, once adopted.</p> <p>Policy STRAT8 Rural Area identifies Neston (including Parkgate) as a key service centre where at least 200 new houses will be provided.</p> <p>Policy ECON2 Town Centres – Proposals should support Neston in meeting local shopping and service needs enabling it to remain as a healthy, competitive centre.</p>
Ellesmere Port and Neston Borough Local Plan	The current adopted Local Plan which provides the objectives, aims and policies over a Plan period to 2011.	<p>Allocates land for around 1,674 houses.</p> <p>Provides for 87.53ha of land for employment uses.</p>	All	<p>Provides a policy context for the NNP which in some cases is still relevant. Significant policies include those relating to the Green Belt.</p> <p>Limited housing allocations in Neston of 145 units.</p>

				14.21ha of employment land allocated within Clayhill Policy EMP1.
Cheshire West and Chester Local Transport Plan (2011)	<p>Local Transport Plan for Cheshire West and Chester, 2011 – 2026, setting out local goals and objectives for transport in the borough to achieve priorities set out in the Council’s Sustainable Community Strategy and Corporate Plan, plus meet national goals set by the Department for Transport. The plan provides a number of actions and proposals to meet the local transport goals. These are grouped under the headings of:</p> <ul style="list-style-type: none"> • Supporting economic growth • Tackling climate change • Managing and maintaining assets • Safety, security and health • Promoting equality of opportunity • Improving quality of life. 	<p>Contains no specific targets or indicators, but provides the following objectives:</p> <ul style="list-style-type: none"> • Provide and develop reliable and efficient transport networks that support sustainable economic growth in West Cheshire and the surrounding area • Reduce carbon emissions from transport and take steps to adapt our transport networks to the effects of climate change • Manage a well-maintained transport network • Contribute to safer and secure transport in West Cheshire and to promote types of transport that are beneficial to health • Improve accessibility to jobs and key services which help support greater equality and opportunity • Ensure that transport helps to improve quality of life and enhances the local environment in West Cheshire. 	<p>Air, Climate Change, Community Safety, Economic Development</p> <p>Population and Human Health</p>	The NNP should align with the proposals and actions of the Local Transport Plan where necessary, to deliver the policy objectives it sets out and address the issues it highlights.
Cheshire West and Chester Open Space Study (2011)	<p>Local evidence base study providing an audit and assessment of open space, outdoor sport and recreation provision in Cheshire West and Chester. The aims and objectives of the study are to:</p> <ul style="list-style-type: none"> • Provide an overview of existing open spaces across 	<p>Provides recommended standards for open space provision.</p> <p>Provides useful baseline information on the quality, quantity and accessibility of open</p>	Cultural Heritage and Landscape	The NNP will draw on the findings of this study when formulating local open space requirements and policies.

	<p>Cheshire West and Chester</p> <ul style="list-style-type: none"> • Recommend local standards of provision in terms of quality, quantity and accessibility • Evaluate the adequacy of the existing provision (in terms of quality, quantity and accessibility) to meet both current and future demand • Consider the implications of the issues arising for local policy and to provide information to support the area and the capacity to which it can accommodate development and future change. 	space, outdoor sport and recreation spaces in the borough.		
Cheshire West and Chester Water Cycle Strategy (2010)	<p>Local evidence base study examining how water resources and water supply infrastructure, wastewater treatment, water quality, sewerage and flood risk could constrain growth across the authority area. The location and severity of these constraints are presented together with recommendations that could resolve the constraints and an evaluation of the implications for growth.</p> <p>The study provides strategic level advice on water infrastructure and environmental capacity to inform the development of the Core Strategy and a preferred spatial strategy. It outlines a number of recommended actions for taking policies and growth proposals forward.</p>	Provides useful baseline information on issues such as flood risk, water quality, water supply and demand, climate change flood-related impacts and the potential water-related impacts of growth on designated Natura 2000 sites.	Biodiversity, Flora and Fauna, Climate Change and Energy, Economic Development, Housing, Water	The NNP should be informed by the findings of the Water Cycle Strategy.
West Cheshire Strategic Flood Risk Assessment (2008)	<p>Evidence base document that will inform the production of Council's Local Development Framework, in relation to the allocation of land with respect to all forms of flooding, including flooding from rivers and the sea, flooding from groundwater, land drainage, sewerage and other artificial forms of flooding (eg. reservoirs and canals).</p> <p>The study provides a summary of flood risk in the borough, how development and allocations may be affected by flooding, and suggests draft policy recommendations for flood risk.</p>	The study provides a broad baseline picture for flood risk in the authority area using statistical information, but does not provide any specific indicators, targets or objectives.	Climate Change and Energy, Water	The NNP should take the findings of the SFRA into account when providing local planning policies and requirements for flood risk management.

Cheshire West and Chester Air Quality Progress Report (2013)	<p>Report prepared to meet the Council's obligations under the Environment Act 1995 Part IV to review and assess local air quality. It has been produced to maintain continuity in the local air management process in between the publication of the three-yearly Updating and Screening Assessment reports.</p> <p>The report reveals that the Council monitored concentrations of Nitrogen Dioxide (NO₂) above the annual mean and 1 hour mean air quality objectives outside of the existing air quality management areas, at Parkgate Road (A540/Liverpool Road (A116), Chester, and the M6, Allstock.</p> <p>The annual mean objective for NO₂ was also exceeded within and around the Chester Boughton AQMA and within the Ellesmere Port AQMA.</p> <p>For all other pollutants (PM₁₀, SO₂ or benzene) monitored at locations where there is relevant exposure, relevant air quality objectives were not exceeded.</p>	<p>Includes objectives taken from the Air Quality Regulations 2000 which set out a number of individual limit values for different pollutants which must not be exceeded. These are in relation to:</p> <ul style="list-style-type: none"> • Particulate Matter (PM-PM10 and PM2.5) • Oxides of nitrogen (NOX) • Ozone (O3) • Sulphur dioxide (SO2) • Polycyclic aromatic hydrocarbons (PAHs) • Benzene • 1,3-butadiene • Carbon monoxide (CO) • Lead (Pb) • Ammonia. 	Air	The NNP should seek to minimise air quality impacts and improve air quality wherever possible.
Cheshire West and Chester Strategic Housing Land Availability Assessment (SHLAA) (2013)	<p>Evidence base document for the Council's Local Development Framework.</p> <p>The key functions of a Strategic Housing Land Availability Assessment are to:</p> <ul style="list-style-type: none"> • Identify sites with the potential for housing development • Assess sites for their housing potential, and • Assess when a site is likely to be developed. 	Provides useful baseline information on housing supply and development, but contains no specific targets, indicators or objectives.	Housing	The NNP should be informed by the findings of the SHLAA as necessary.

Cheshire West and Chester Strategic Housing Market Assessment (SHMA) (2013)	<p>Local evidence base document that will inform the development of housing policies for the Local Plan (Part Two) Land Allocations and Detailed Policies.</p> <ul style="list-style-type: none"> Thinking regionally and long-term about housing need and demand Providing robust evidence to inform policy debate, particularly around the provision of both market and affordable housing, including type, size and tenure mix Understanding the drivers and trajectories of housing markets. 	Provides baseline information on housing needs, demand and supply.	Housing	The NNP should draw on the findings of the SHMA in order to develop robust housing policies for the Area.
Cheshire West and Chester Affordable Warmth Strategy 2010 – 2013	<p>Strategy that aims to promote and achieve affordable warmth in Cheshire West and Chester by tackling fuel poverty, wherever it occurs and however it is caused, increasing energy efficiency and positively contributing to the health effects of excess cold.</p> <p>The overall vision for the strategy is <i>‘Working together with partners to eradicate fuel poverty and ensuring that every resident has the ability to maintain a warm home at an affordable cost’</i>.</p> <p>The strategy outlines an action plan for tackling affordable warmth. This includes:</p> <ul style="list-style-type: none"> Working with Spatial Planning to further develop policy to reduce energy need through the use of renewable energy sources and sustainable building techniques. 	<p>Provides authority-wide baseline information and statistics on topics such as households in fuel poverty, energy efficiency of housing stock and average fuel bills.</p> <p>Provides the following objectives for tackling fuel poverty:</p> <ul style="list-style-type: none"> Develop and implement a targeted approach to tackle the needs of households in fuel poverty and energy inefficient homes Raise awareness of Affordable Warmth among key decision makers, communities and householders across the borough. Establish partnership working and an effective referral system between agencies in Cheshire West and Chester 	Climate Change and energy, Housing, Population and Human Health	The NNP should help to deliver renewable and low-carbon sources of energy, in particular decentralised opportunities, and facilitate the development of energy efficient and zero carbon homes.

		<ul style="list-style-type: none"> • Work with residents, landlords and owners to improve affordable warmth across all tenures • Maximise incomes of vulnerable households, through benefit take up campaigns and improved access to fuel debt and tariff advice. 		
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3 Baseline Information – Step A2

- 3.1 The Scoping Report at this point provides an account of the existing environmental, economic and social baseline for the NNP area. Where possible trends are identified. This exercise provides a platform for predicting and monitoring the performance of the NNP and the development of the Sustainability Appraisal framework.
- 3.2 The Scoping Reports provided in association with the CWaC Local Plan provide baseline information for the whole borough. This Scoping Report needs to focus on information that is specific and relevant to the NNP area, including any environmental characteristics likely to be affected.
- 3.3 Baseline information has been gathered from a range of sources. This baseline information is being used to inform the Sustainability Appraisal process and the preparation of the NNP.

Climate Change and Energy

Traffic and Transport

- 3.4 There is a correlation between new development, traffic generation and emissions to the atmosphere. Encouragement of sustainable modes of travel, including cycling and public transport, will have an important role to play in the maintenance and improvement of air quality.

Travel to Work

- 3.5 The 2011 Census information shows a percentage of people working from home in Neston comparable to the North West regional figure. Over half travel between 5km and 20km to work. This is greater than the trend in the Borough. There are fewer people travelling less than 5km to work compared to the rest of the Borough. This all suggest that there are factors that influence home working and access to local employment and that the majority travel up to 20km to work.

Air Quality Management Areas (AQMA)

- 3.6 Air quality monitoring in 2012 at Neston show that results for the six monitoring locations were well below the annual objective (2013 Air Quality Progress Report Cheshire West and Chester Council). Neston is not an AQMA.

Energy and Energy Efficiency of Housing

- 3.7 The Government rating system for the assessment of energy efficiency of a domestic dwelling is the Standard Assessment Procedure or SAP. The assessment is on a scale of 1 to 100. The higher the figure the more energy efficient the dwelling. Across the Borough the average SAP rating for private housing is 56, above the national average of 48 for all private housing in England. For Neston and Parkgate the average rating is 53. This is a reflection of the age of many properties in Neston. This information is given in the Cheshire West and Chester Affordable Warmth Strategy 2010 – 2013 which aims to secure an average SAP rating of 65 for private sector housing by 2015.

Biodiversity, Flora and Fauna

- 3.8 There are a number of statutory and non-statutory designations in the NNP area.
- 3.9 The NNP area contains the Dee Estuary Special Protection Area (SPA) Special Area of Conservation (SAC), Ramsar site and Site of Special Scientific Interest (SSSI). The Dee Estuary is an integral part of a series of estuaries extending from Liverpool Bay to Morecambe Bay which also includes the Mersey, Ribble and Alt Estuaries. It has considerable value for migrating birds in both spring and autumn and supports large numbers of winter wading species which feed on the invertebrate fauna of the sand and mud flats. The area is sensitive to disturbance and to changes in surface or groundwater.

3.10 This European site is afforded protection under the Conservation of Habitats and Species Regulations 2010 (as amended) (the 'Habitat Regulations').

3.11 Natural England is responsible for setting out conservation objectives for European protected sites. For the Dee Estuary SAC the conservation objectives are:

- Ensuring that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the Favourable Conservation Status of its Qualifying Features, by maintaining or restoring:
 - The extent and distribution of qualifying natural habitats and habitats of qualifying species.
 - The structure and function (including typical species) of qualifying natural habitats.
 - The structure and function of the habitats of qualifying species.
 - The supporting processes on which qualifying natural habitats and the habitats of qualifying species rely.
 - The population of qualifying species, and
 - The distribution of qualifying species within the site.

3.12 For the Dee Estuary SPA the conservation objectives for the area and species are:

- Ensure that the integrity of the site is maintained or restored as appropriate and ensure that the site contributes to achieving the aims of the Wild Birds Directive, by maintaining or restoring:
 - The extent and distribution of the habitats of the qualifying features.
 - The structure and function of the habitats of the qualifying features.
 - The supporting processes on which the habitats of the qualifying features rely.
 - The population of each of the qualifying features, and
 - The distribution of the qualifying features within the site.

3.13 A number of local nature conservation sites fall in the NNP area.

Sites of Biological Importance

Wirral Way

Moorside Farm, Quay Lane, Neston

Ness Wood, Mill Lane, Ness

Cherry Farm Copse, Upper Raby Road, Neston

Sites of Nature Conservation Value

Park Fields, Wood Lane, Parkgate

Burton Marsh Greenway

Ness Gardens, Neston Road, Ness

Snab Wood, Snab Lane, Ness

Neston Colliery Tip, Little Neston

Blackwood Hall Farm, Boathouse Lane, Parkgate

Church Lane Meadow, Neston

Comrades Fields, Church Lane, Neston

Moorside Meadow, Moorside Lane, Moorside
 Neston Sewage Farm, Quay Lane, Neston
 The Field House Wood, Upper Raby Road, Neston
 Poultry House Ponds, Mill Lane, Ness
 Wood Park Wood, Cuckoo Lane, Windle Hill

Water

Flood Risk Assessment Review

- 3.14 The Environment Agency Flood Map for Planning (from Rivers and the Sea) shows a zone to the immediate west of the built up area of Little Neston and Parkgate in Flood Zone 3. In this zone there is potential for flooding from the sea or river if there were no flood defences. The flood risk is expressed at 0.5% (1 in 200) or greater chance of happening each year from the sea and 1% (1 in 100) or greater chance of happening each year from a river. Impacts in Neston from the tidal River Dee are low as the land is slightly elevated.

Waste Water Capacity

- 3.15 The Cheshire West and Chester Water Cycle Strategy (2010) shows that the Neston Waste Water Treatment Works (WwTW) is close to capacity. Whilst planned growth in the area served by this treatment works is relatively small, further detailed modelling is required to investigate whether infrastructure improvements are required. It is noted that decreases in household size in existing housing could result in capacity being sufficient.

Land and Resources

Soils

- 3.16 Soils in the NNP area are generally classified as 'slowly permeable seasonably wet slightly acid but base rich loamy and clayey'. Towards the estuary the soils change in character to 'slightly acid loamy and clayey soils with impeded drainage' (LandIS – Land Information System).
- 3.17 The Agricultural Land Classification for the North West Region (Natural England) shows that the majority of the agricultural land within and around the NNP area is Good to Moderate. However, there is a pocket of higher quality agricultural land to the east of the A540, towards Willaston. This is classified as Very Good.

Cultural Heritage and Landscape

- 3.18 The NNP area includes heritage assets in the form of listed buildings and a Registered Park and Garden. There are also three designated Conservation Areas.
- 3.19 Listed Buildings: There are 5 Grade II* and 69 Grade II listed buildings. These are listed below.

Grade Listing

Farm Building to Leighton Hall, The Runnell, Parkgate	II*
Seven Steps, Butchers Shop and Teal Cottage, The Parade, Parkgate	II*
Chapel of Mostyn House, The Parade, Parkgate	II*
Moorside House and attached railings, Parkgate Road, Parkgate	II*
Church of St Mary and St Helen, High Street, Neston	II*
Blackwood Hall, off Boathouse Lane, Parkgate	II
Leighton House, Leighton Road, Parkgate	II
Sawyers Cottage, The Parade, Parkgate	II
Pengwern and attached garden walls, The Parade, Parkgate	II

Grade Listing

Brooke House, The Parade, Parkgate	II
Overdee and Grey Walls, The Parade, Parkgate	II
Maplewood, The Parade, Parkgate	II
Leighton Banastre, The Parade, Parkgate	II
Banastre Cottage, The Parade, Parkgate	II
Brockleigh, The Parade, Parkgate	II
Mostyn Cottage, School Lane, Parkgate	II
Church of St Thomas, Coastguard Lane, Parkgate	II
Numbers 1 and 2 Balcony House and attached railings to front steps, The Old Assembly Rooms, The Parade, Parkgate	II
South Cottage, The Parade, Parkgate	II
18 The Parade, Parkgate	II
Mostyn House School, The Parade, Parkgate (now subject to redevelopment with elements of the building retained)	II
Prospect House and attached railings to front steps, The Parade, Parkgate	II
Talbot House, The Parade, Parkgate	II
Barnoon, The Parade, Parkgate	II
Nelsons Cottage (No. 15) and Dover Cottage (No. 16), Station Road, Parkgate	II
14 Station Road, Parkgate	II
13 Station Road, Parkgate	II
12 Station Road, Parkgate	II
11 Station Road, Parkgate	II
Ashfield Farm House and attached farm building to the north east, Chester High Road, Neston	II
Yew Tree House, Liverpool Road, Neston	II
Cherry Farmhouse, Upper Raby Road, Neston	II
Hinderton Hall, Chester High Road, Neston	II
Lodge approx.. 250m to north west of Hinderton Hall, Chester High Road, Neston	II
Back Lodge, Chester High Road, Neston	II
Quarry Lodge, Quarry Road, Neston	II
The Towers, Chester High Road, Neston	II
Windle Hill, Hanns Hall Road, Neston	II
Old Windmill, Leighton Road, Parkgate	II
The Manse, Parkgate Road, Parkgate	II
Moorend, Moorside Lane, Parkgate	II
Spring Vale, Moorside Lane, Parkgate	II
1 and 2 Elm Grove House, Parkgate Road, Neston	II
Elmhurst, Parkgate Road, Neston	II
Beech House, Parkgate Road, Neston	II
Sea View, Mill Street, Neston	II
Vine House, 26 Parkgate Road, Neston	II

	Grade Listing
Outbuildings of Vine House, Parkgate Road, Neston	II
Garden Walls of Vine House, Parkgate Road, Neston	II
Gittings Buildings, 10 Parkgate Road, Neston	II
Old Bank House and attached gateway at left, Parkgate Road, Neston	II
The Tower, Parkgate Road, Neston	II
The Barn, High Street, Neston	II
The Greenland Fishery Hotel, Parkgate Road, Neston	II
Holly Tree House, Church Lane, Neston	II
The Hermitage, Church Lane, Neston	II
Springfield, Church Lane, Neston	II
Churchyard sundial west of Church of St Mary and St Helen, High Street, Neston	II
Hearse House, north west of Church of St Mary and St Helen, High Street, Neston	II
Church House Chambers, High Street, Neston	II
Church Lane Bridge, Church Lane, Neston	II
Newstead House, Burton Road, Neston	II
The White House, Victoria Road, Little Neston	II
5 and 7 Victoria Road, Little Neston	II
Hope Cottages, Victoria Road, Little Neston	II
20 Victoria Road, Little Neston	II
26 – 28 Victoria Road, Little Neston	II
Hawthorne Cottage, Victoria Road, Little Neston	II
The Rocklands, Ivy Farm Drive, Little Neston	II
Glenton House, Glenton Park, Little Neston	II
K6 Telephone kiosk, Neston Road, Ness Village	II
Laburnam Farmhouse and garden walls attached at front, Mill Lane, Ness	II
Lloyds Cottages, Neston Road, Ness	II
Goldstraw Farmhouse and attached farm building to the north west, Neston Road, Ness	II

3.20 In addition the intention is to produce a Local List of buildings of local significance.

3.21 There are three designated Conservation Areas.

- (1) Ness Conservation Area: This is based around the nuclear centre of Ness where there is a special character and grouping of buildings.
- (2) Neston Conservation Area: The centre of the town of Neston where there is evidence of the original street pattern. It is centred on The Cross which forms the hub of the town and was formerly the location of the market.
- (3) Parkgate Conservation Area: The Parade is the focus of this Conservation Area. It is linear in form and follows the alignment of the Dee Estuary.

- 3.22 There is Registered Park and Garden in the NNP area. This is Ness Botanic Gardens which is based around a Sandstone outcrop at Mickwell Brow. The Gardens are to the south of Neston, bounded to the east by the minor road from Neston to Burton and to the west by the railway line of the 1860s. They extend to around 20 hectares. The most densely planted and landscaped areas of greatest diversity lie to the south and west of 'The Bulleys' House' (Register of Historic Parks and Gardens, English Heritage).
- 3.23 Neston falls in the Wirral National Character Area (NCA) (Natural England, Natural Character Areas). The landscape of this NCA is based on the formal landscape of former large country estates, rural areas, natural coastal scenery and wooded sandstone ridges. The NCA is of unique character and is separated from the urban areas of east Wirral by a dramatic sandstone ridge as well as by the M53 Motorway. Between the Wirral and north-east Wales lies the large, funnel-shaped Dee Estuary, part of which falls in the NNP area. The key challenges for this landscape include enabling residents and visitors to enjoy access to the coast and countryside while maintaining and managing the area's internationally, nationally and locally important habitats and species. Further challenges include maintaining the distinctive character of coastal settlements such as Parkgate and adapting to climate change and changes along the margins of the Dee Estuary.
- 3.24 The Dee coastal area is also designated as an Area of Special County Value for Landscape (ASCV) (Ellesmere Port and Neston Borough Local Plan). This also coincides with the Green Belt. The ASCV includes the open countryside overlooking the Dee Estuary. It recognises that this is a significant landscape that affords views over the Dee Estuary and North Wales. Towards Burton there is particular value in the rural landscape in terms of woodland, the field pattern and features such as sandstone walls.
- 3.25 The distribution of open space in the NNP area is shown in the 2011 Cheshire West and Chester Open Space Audit and Assessment of Need. It shows for the NNP Area:

Location	Type	Area (Ha)	Quality Score (%)
Allans Meadow/Flint Drive Open Space	Natural and semi-natural green space	2.14	57
Wirral Way at Bridge Street	Natural and semi-natural green space	0.37	43
Church Lane Cemetery, Neston	Cemeteries and churchyards	0.56	60
Marshlands Road	Young people	0.46	40
Mostyn House School	Outdoor sports and recreation	1.58	N/A
Neston Cemetery	Cemeteries and churchyards	1.68	83
Neston County Primary, Burton Road	Outdoor sports and recreation	0.61	N/A
Neston Cricket Club	Outdoor sports and recreation	4.61	90
Neston Recreation Centre	Outdoor sports and recreation	6.43	59
Alwyn Aqueduct, Little Neston	Amenity greenspace	1.11	62
Parkgate Primary School	Outdoor sports and recreation	1.01	N/A
Parks Field	Outdoor sports and recreation	3.50	59
Neston Recreation Ground Kickabout Area	Young people	0.10	59
Ropewalk AGS	Amenity greenspace	0.53	51
St Winefride's Catholic Primary School	Outdoor sports and recreation	0.91	N/A
Stanney Fields Park	Parks and gardens	3.79	83
Sytchcroft AGS	Amenity greenspace	0.76	63
West Vale AGS	Amenity greenspace	0.78	69
Wirral Way East, Station Road	Natural and semi-natural greenspace	0.24	57

Wirral Way West	Natural and semi-natural greenspace	1.21	46
Woodfall Infants and Juniors, Little Neston	Outdoor sports and recreation	1.21	N/A
Woodfall Lane AGS, Little Neston	Outdoor sports and recreation	0.24	57
Marshlands Road Allotments	Allotments and community gardens	0.14	56
Ropewalks Allotments	Allotments and community gardens	0.13	54
Burton Road Allotments	Allotments and community gardens	0.84	71
Dee Coastal Footpath	Green corridors	0.47	76
Neston Recreation Ground Play Area	Provision for children	0.10	46
Ropewalk/Parkgate Play Area	Provision for children	0.07	51
Sytchcroft Play Area	Provision for children	0.04	57
Sytchcroft Basketball Hoop	Provision for young people	0.008	66
West Vale Play Area	Provision for children	0.05	74
St Winefride's Catholic Primary School	Netball	0.05	N/A
Parkgate Primary School	Netball	0.04	N/A
Neston Primary School	Netball	0.03	N/A
Neston High School	Grass pitches	1.72	N/A
Mellock Lane AGS	Amenity greenspace	0.10	N/A
Stanney Fields Park Play Area	Provision for children	0.06	80
Stanney Fields Park MUGA	Provision for young people	0.05	69
Stanney Fields Park Skate Park	Provision for young people	0.05	66
Romney Close AGS	Amenity greenspace	0.20	N/A
Neston Bowling Club	Outdoor sport and recreation	0.14	72
Beechways Drive AGS	Amenity greenspace	0.16	N/A
Friends of Park Field/Park Fields Cowfield	Amenity greenspace	10.63	49
Millfield MUGA	Provision for young people	0.03	54
Millfield Play Area	Provision for young children	0.059	71
Millfield Park	Parks and gardens	1.15	57
Raby Park Road Allotments	Allotments and community gardens	0.45	65
Neston Cricket Club Tennis Courts	Outdoor sport and recreation	0.69	80
Neston Cricket Club All Weather Pitch	Outdoor sport and recreation	0.18	80
Neston Cricket Club Bowling Green	Outdoor sport and recreation	0.08	72
Neston Primary School MUGA	Outdoor sport and recreation	0.03	20
Neston Recreation Ground STP	Outdoor sport and recreation	0.62	85
Wirral Way	Green corridors	23.53	N/A
Ness Recreation Ground	Outdoor sport and recreation	1.36	63
Ness Botanic Gardens	Parks and gardens	25.4	90
Ness Recreation Ground Play Area	Provision for children	0.02	63

(1) Mostyn House School redeveloped since 2011. Sports facilities no longer available.

(2) Since 2011 'Ringway' on Liverpool Road has been introduced as 'Provision for Children'

Open Space Requirements in NNP Area

Open Space Category	Current Provision (ha)	Shortfall or Surplus (ha)	Future Shortfall or Surplus (2017) (ha)
Public parks	4.91	-0.42	-0.31
Natural and semi-natural open space	3.95	-17.65	-17.22
Amenity green space	13.81	2.15	2.38
Provision for children	0.37	0.03	0.026
Provision for young people	0.69	0.048	0.049
Allotments	1.56	0.13 – 0.83	0.11

Source: 2011 Chester West and Chester Open Space Audit and Assessment of Need

3.26 Some other pertinent conclusions from the audit are:

- Stanney Fields Park at Neston has achieved the Green Flag award, the national benchmark of quality.
- Millfield Park signage is in need of improvement.
- Natural open space provision in Neston was at the lower end of the range per 1,000 population but green corridors such as the Wirral Way play an important role in meeting any deficiency.
- The Cross in Neston is a distinctive civic space.
- In 2011 Millfield Park was a priority for enhancement.

Population and Human Health

Population Profile

3.27 There is evidence of an ageing population and fewer younger people.

	2001	2011	% Change
All children 0 – 17	3,159	2,660	-15.8
Working age 18 – 64	8,974	8,990	+0.2
65+	3,030	3,571	+17.0

Source Census 2011

3.28 In more detail, the overall increase in the adult population between 2001 and 2011 is around 5% but with significant variations across age groups.

	2001	2011	% Change
18 – 24	901	1,149	+27.5
25 – 44	3,623	3,175	-12.4
45 – 59	3,497	3,344	-4.4
60 – 64	953	1,322	+38.7
65 – 74	1,613	1,942	+20.4
75 – 84	992	1,198	+20.8
85 – 89	251	279	+11.2
90+	174	152	-12.6

Source Census 2011

- 3.29 Almost one quarter of households are 65+ and half of those are one person households. This compares with a CWaC figure of 23%. This is illustrated in the table below.

	Neston (%)	CWaC (%)
Lone parent	9	10
Pensioner	16	13
Student	4	5
One person	15	17
Married	36	36
Cohabit	8	10
Other	12	9

Source Census 2011

- 3.30 The significant trend is a rising number of single person households.

Housing Balance

- 3.31 There is a high number of detached homes compared with the district average and a significantly lower number of terraced properties.

	Neston (%)	CWaC (%)
Detached	41	30
Semi detached	30	36
Terrace	9	22
Vacant	4	4
Other	16	8

Source Census 2011

- 3.32 The tenure is biased towards home ownership.

	Neston (%)	CWaC (%)
Owned outright	42	35
Owned mortgage or loan	34	36
Social rented	13	14
Shared equity	0	1
Private rented	9	12
Other	2	2

Source Census 2011

- 3.33 Overcrowding by household is not an issue of significance but there is evidence of underuse or under-occupation of property.

Bedrooms	Neston (%)	CWaC (%)
Two or more 'spare'	46	43
One 'spare'	35	35
Sufficient	17	19
Insufficient	2	2

Source Census 2011

Economic Activity

- 3.34 The number of 'economically inactive' is rising but this could be due to retirement rather than a significant trend towards unemployment.

Employment Status Age 16 – 74		
	Neston %	CWaC %
Economically active	65	70
Economically inactive	35	30
Full time work	35	40
Part time work	15	15
Public sector	29	22
Private sector	70	78
Self employed	9	9
Work from home	9	9

Source Census 2011

- 3.35 There is a relatively high proportion of people who work in the public sector and who are self-employed.
- 3.36 The profile showing economic sectors for employment is similar for Neston and for CWaC.

Employment by Industrial Sector 2011 Census		
	Neston %	CWaC %
Retail	15	17
Health and social	14	12
Education	12	10
Manufacturing	11	11
Public administration	6	5
Professional and technical	9	8
Other	33	37

Source Census 2011

Other Indicators of Social and Economic Character

- 3.37 15% of the population do not have access to a car. Car ownership, however, is high.
- 3.38 The travel to work pattern reflects the rural character of Neston.

Method of Travel to Work 2011 Census		
	Neston %	CWaC %
Home	9	9
Up to 5km	24	37
5km to 20km	52	33
20km to 30km	3	8
+ 30km	7	8
Other/No fixed place of work	5	5

Source Census 2011

- 3.39 There is significant variation in the level of deprivation across Neston. The indicators of deprivation are generally lower than for CWaC as a whole but there are concentrations of deprivation in the centre of Neston, particularly compared to the more rural areas. The 2011 Census shows:
- 10% Income deprived
 - 17% Fuel poverty

- 13% Children in income-deprived households
- 8% Out of work benefits
- 16% Housing/Council tax benefit
- 19% Pension credit
- 18% Attendance allowance >65
- 13% Limiting long term illness <65
- 5% Disability Living Allowance.

Local Employment

3.40 Analysis of the ratio between jobs available locally and people of working age shows:

Area	Jobs	Working Age Population	Ratio
NNP Area	3,996	10,242	0.39

Source: Chester West and Chester Rural Regeneration Strategy and Action Plan (2011)

- 3.41 This is a low ratio but it could be sustainable given the proximity to competing commercial centres and large employment sites.
- 3.42 Notwithstanding this, it shows that targeted intervention to increase local employment opportunities is important, particularly as there is evidence of a decline in the employment base between 2003 and 2009.
- 3.43 Retail employment in Neston exceeded the overall levels for CWaC and employment in the construction sector and public sectors is relatively high.
- 3.44 Neston has a number of industrial properties available but the lettings and disposal market is relatively weak. The Rural Regeneration Strategy and Action Plan attributes this to a mismatch between demand and existing supply. There is availability of smaller stock of up to 500 sq metres but the majority of enquiries in Neston for industrial space is between 2,000 sq metres and 10,000 sq metres.

4 Sustainability Issues for Neston – Step A3

- 4.1 It is necessary to identify sustainability issues for Neston. Where possible, the NNP should seek to address the identified sustainability issues. The process of identifying sustainability issues builds on the outcome of Step A1 and Step A2.
- 4.2 The CWaC Sustainability Appraisal Scoping Reports for the Core Strategy and the Local Plan Part 2 record the sustainability issues that apply to the borough as a whole. This is relevant to the Neston area.
- 4.3 The table below sets out the borough-wide sustainability issues and those that are particular to Neston.

Topic	Key Issues and Problems
Climate Change and Energy	<ol style="list-style-type: none"> 1 Dealing with the impacts of climate change. There is a need to ensure that new development can adapt to the identified and projected effects of climate change. There could be particular impacts on agriculture, on how species and habitats adapt to different climates and on sea levels 2 Reducing greenhouse gas carbon emissions. To ensure that new development does not contribute to the effects of climate change and the emission of greenhouse gases, particularly CO₂. 3 Improving energy efficiency. Aim to achieve zero carbon homes by 2016 and to promote energy efficiency. 4 Renewable and low carbon energy. Improve the take up of renewable and low carbon energy resources. <p>Neston: A particular focus on maintaining and improving habitats for wildlife and on securing highly energy efficient new buildings and improved energy efficiency in existing buildings.</p>
Biodiversity, Flora and Fauna	<ol style="list-style-type: none"> 1 Information on wildlife habitats and protected species. Lack of up to date information about the extent and condition of wildlife habitats and protected species. 2 Impact of future development on biodiversity, flora and fauna. Development will have an impact on wildlife and nature conservation and provision must be made for mitigation, protection and enhancement. 3 Biodiversity and green infrastructure. The need to recognise the role of biodiversity in planning for green infrastructure as well as the wider links between biodiversity, landscape and the water environment. 4 Vulnerability of non-statutory designations Non-statutory nature conservation sites may be more vulnerable to development pressure and lack of management. <p>Neston: The number and diversity of statutory and non-statutory nature conservation sites puts a particular focus on ensuring that protection, mitigation and enhancements together with management are accounted for when new development is considered.</p>

Water	<p>1 Flood risk. Need to minimise the risk of flooding arising from new development which should be guided to areas of lowest risk and designed to manage surface water run-off.</p>
	<p>2 Water supply and water efficiency. The need for sufficient water supply for new development and the incorporation of water efficiency measures.</p> <p>3 Water quality and green infrastructure. Minimise the risk of pollution to the water environment from new development and recognise the value of watercourses as habitats, landscape features and as a recreational resource.</p> <p>Neston: Recognise the particular value of the River Dee as an ecological and landscape resource and manage public access at its margins in a way that does not undermine its other qualities.</p>
Air	<p>1 Air quality and health. Recognise the link between air quality and health.</p> <p>2 Transport emissions. In the two AQMAs across the Borough poor air quality is caused by NO₂ emissions from vehicles.</p> <p>3 Impacts of new development of air quality across the Borough. Take appropriate action to identify, prevent or mitigate air quality problems arising from new development.</p> <p>Neston: Air quality essentially linked to traffic management through the urban area but not currently a significant issue.</p>
Land and Resources	<p>1 Pressure on Green Belt for new development. Need to protect the Green Belt in North Cheshire coming under increased pressure for new development.</p> <p>2 Bringing previously developed land back into use. Ensuring that previously developed land is brought back into use.</p> <p>Neston: Green Belt boundary to be maintained putting focus on new development on land in the built up area.</p>
Waste	<p>1 Need to significantly reduce the amount of waste sent to landfill for disposal. In accord with the EU Landfill Directive.</p> <p>2 Delivery of new waste management facilities to meet the Borough's waste management needs. To ensure that communities take responsibility for their own waste and planning authorities to assist in delivering facilities.</p>
Cultural Heritage and Landscape	<p>1 Protection and enhancement of built heritage. Adequate protection for heritage assets (including listed buildings, conservation areas, scheduled monuments and historic park and gardens). Both the assets and their setting should be considered.</p> <p>2 Local distinctiveness and character. Identifying, protecting and enhancing the natural, historic and cultural elements that contribute significantly to local character.</p>

	<p>3 Open space provision. Under supply in the provision of some types of open space when compared against recommended standards.</p> <p>Neston: The diversity and extent of cultural, landscape and open space assets in the NNP area puts a particular focus on the need to recognise, protect and enhance those assets and their distinctive settings.</p>
Population and Human Health	<p>1 Population change. Increasing population due to falling death rate and increasing life expectancy, putting a strain on infrastructure and resources.</p> <p>2 Ageing population. Ageing population putting a strain on health infrastructure and community services, as well as reducing the tax revenue. This will have a further impact on the numbers and type of housing needed.</p> <p>3 Areas of deprivation. Increase in areas with multiple deprivation.</p> <p>4 Health problems. Areas with a population experiencing limiting long term illness, smokers, binge drinking and those classified as obese.</p> <p>Neston: Evidence of an ageing population and the implications that will have for health and community services. Some pockets of relative deprivation to be taken into account.</p>
Housing	<p>1 Market housing. Need to increase the number and diversity of mix of market housing.</p> <p>2 Affordable housing. Increase the number of affordable housing units.</p> <p>3 Housing for specialist groups. Need to provide adequate accommodation for specialist housing needs.</p> <p>4 Housing for older people. Ensure adequate provision for extra care/sheltered housing for elderly residents.</p> <p>5 Housing in rural areas. Adequate provision for market and affordable housing in rural areas.</p> <p>Neston: Opportunities for housing focused on restructuring in the urban areas. A recognition that there is a particular need to consider the mix of market, affordable and older persons housing .</p>
Community Safety	<p>1 Reduce fear of crime. Reduce the fear of crime and reduce the fear of safety.</p> <p>2 Road safety. Reduce the number of road deaths and serious injuries.</p>
Economic Development	<p>1 Unemployment. Need to reduce levels of unemployment.</p>

	<p>2 Employment distribution by sector. Maintain a balance of employment opportunities across sectors.</p> <p>3 Employment land supply. Ensure that there is suitable, available and deliverable employment land to meet forecast economic needs and the needs of business.</p>
	<p>4 Vitality and viability of centres. Maintain and enhance the vitality and viability of centres.</p> <p>5 Visitor economy. Increase the strength of the visitor and cultural economy, recognising that it is a key employment sector.</p> <p>Neston: Employment opportunities likely to arise from the restructuring of the town centre and the key employment areas. Need to ensure that opportunities are available to strengthen Neston town centre in particular. Also a need to strengthen the infrastructure to serve the visitor economy, recognising the employment opportunities this will bring.</p>

5 Sustainability Appraisal Framework – Step A4

- 5.1 The outcomes of Steps A1, A2 and A3 have been used to inform the sustainability appraisal framework for Neston. The framework will provide a basis for assessing the economic, social and environmental effects of the NNP.
- 5.2 The framework is founded on the borough-wide Scoping Reports and their sustainability objectives but it introduces sustainability objectives that are particular to Neston.

Borough-Wide Sustainability Objective	Sustainability Appraisal for Neston
1 Address the need to mitigate and adapt to climate change	<p>To help to minimise and reduce the emission of greenhouse gases, in particular CO₂.</p> <p>Focus new development on accessible locations in order to reduce car borne travel and/or encourage sustainable forms of travel</p> <p>The enhancement and promotion of green infrastructure</p> <p>Adapt to climate change through the provision of high quality and diverse natural habitats</p>
2 To reduce energy consumption and promote energy efficiency and increase the use of energy from renewable resources	<p>Reduce energy consumption and promote energy efficiency</p> <p>Increase energy use from renewable sources</p>
3 To protect and enhance the borough's biodiversity and wildlife habitats	<p>The protection given in the NNP to nature conservation sites and promotion of management of these sites.</p> <p>Opportunities for the enhancement of habitats and the creation of new habitats for conservation, diversity and resilience to climate change.</p> <p>The opportunity to maintain, enhance and increase tree cover and woodland.</p>
4 To minimise the risk of flooding	Minimise the risk of flooding by ensuring that design measures such as SUDS are incorporated.
5 To protect, maintain and improve the quality of water resources, minimise the risk of pollution and improve water efficiency.	<p>Protect, maintain and improve the quality of water resources and minimise the risk of pollution.</p> <p>Encourage measures in new development that will improve the efficient use of water.</p>
6 To protect air quality where it is of a high standard and to improve it elsewhere.	<p>Insignificant effects or an improvement in local air quality ensuring a minimum impact on health.</p> <p>Encourage a move towards more sustainable modes of travel.</p>
7 To reduce the consumption of natural resources.	<p>The prudent use of natural resources.</p> <p>Promotion of the use of secondary/recycled aggregates.</p>

8	To protect and enhance land and soil quality	The degree of impact on the extent and quality of soils.
9	To optimise the re-use of previously developed land and buildings	The degree to which development will be promoted on previously developed land and through the re-use of buildings.
10	Achieve sustainable waste management by reducing the production of waste, increasing the opportunities for recycling and reducing the amount of waste being sent for final disposal to landfill	The encouragement of new facilities for the management and recycling of waste
11	To preserve and enhance sites, features, areas and setting of archaeological, historical and cultural heritage importance	Ensure the continued protection and enhancement of heritage assets and their particular settings.
12	To protect, enhance and manage the character and appearance of the townscape and landscape, maintaining distinctive qualities and the sense of place	Protect and enhance the particular landscape character and setting of the NNP area. Opportunities to protect and enhance the particular qualities of the townscape which give it a distinctive character. Take the chance to address deficiencies in open space provision.
13	Improve health and social inclusion whilst reducing inequality and valuing diversity and equality	Improvements in access to health facilities and other services. Improvements to social inclusion.
14	Provide sufficient housing to meet identified needs	Housing to meet identified needs.
15	To create a safe environment to live in and reduce the fear of crime	Reduction in opportunities for crime and in the fear of crime. Extent to which road safety is improved.
16	To support sustainable economic growth and competitiveness and to provide opportunities for ongoing private sector investment	Need to ensure a balanced portfolio of employment land. Ensure that employment land is in a sustainable location. Create opportunities for new businesses and minimise disruption to existing businesses. Meet employment needs in the rural and urban areas. Support for sustainable growth in the economy.
17	To develop and enhance the visitor economy/tourism	Promotion of tourism and the visitor economy.
18	To promote regeneration particularly of deprived areas	Delivery of urban/rural regeneration. Improve economic conditions, particularly in deprived areas. Support rural diversification.

<p>19 To maintain and improve the vitality and viability of centres</p>	<p>Safeguarding of shops and services in the existing centres.</p> <p>Safeguard and improve the retail, leisure and service provision.</p> <p>Provide improved physical, social and environmental infrastructure in centres.</p>
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6 Consultation and Review – Step A5

- 6.1 This Scoping Report has identified a draft sustainability framework to enable the social, economic and environmental effects of the NNP to be assessed. The Scoping Report outlines draft sustainability objectives and sustainability criteria that can be monitored over time.
- 6.2 The NNP will be appraised against the sustainability objectives to highlight potential conflicts between them. The appraisal is an iterative process. There will be a Sustainability Appraisal Report for the NNP.

Compatibility of Sustainability Objectives

- 6.3 To fully meet the Sustainability Appraisal objectives it is necessary to ensure that there will be no potential conflicts between the achievement of individual objectives. The matrix below is intended to show where any conflicts could occur.

1.Climate Change		✓	✓	?	✓	?	~	0	?	?	~	~	~	✓	~	?	?	?	~
2.Energy	~		?	?	~	~	~	~	~	~	✓	~	~	✓	~	?	?	?	~
3.Biodiversity	✓	?		?	✓	?	~	✓	✓	✓	✓	?	✓	?	~	~	?	?	~
4.Flooding	~	~	✓		?	✓	~	~	?	✓	✓	?	~	~	~?	?	?	~	~
5.Water	~	~	?	?		✓	~	~	?	✓	?	✓	~	~	~	?	?	?	~
6.Air	✓	~	~	~	?		?	✓	~	✓	~	✓	~	~	?	?	~	~	~
7.Natural Resources	~	?	✓	✓	~	~		~	✓	?	✓	~	~	~	~	?	~	?	?
8.Land and Soil	~	?	✓	✓	?	?	~		✓	?	?	~	~	~	~	?	?	✓	~
9.Brownfield Redevelopment	?	✓	?	✓	?	?	?	✓		✓	?	✓	?	?	✓	✓	✓	✓	✓
10.Waste	~	~	?	✓	~	~	~	?	?		✓	?	~	✓	?	?	✓	?	~
11.Heritage Assets	~	?	?	✓	~	✓	~	~	~	✓		~	~	~	?	?	~	?	?
12.Landscape/ Townscape	~	~	✓	✓	✓	✓	~	?	?	✓	?		~	~	~	?	?	✓	~
13.Health	?	~	✓	✓	✓	?	✓	✓	?	~	~	~		?	~	✓	?	✓	✓
14.Housing	?	?	~	?	?	?	?	?	?	?	?	?	?		?	?	~	✓	✓
15.Crime	~	~	~	✓	~	~	~	~	~	~	~	?	?	?		?	~	?	~
16.Economic Growth	?	✓	?	✓	?	?	✓	~	?	?	?	~	~	?	~		~	✓	✓
17.Tourism	?	~	?	?	✓	✓	?	~	✓	?		~	?	~	?	✓		✓	✓
18.Regeneration	~	~	?	?	~	✓	?	?	✓	✓	?	?	~	?	?	✓	✓		~
19.Vitality of Centres	~	~	~	✓	~	~	?	?	~	~	~	?	~	~	~	✓	✓	~	
Key ✓ Compatible ? Uncertain ~ No Link X Conflicting																			
	1.Climate Change	2.Energy	3.Biodiversity	4.Flooding	5.Water	6.Air	7.Natural Resources	8.Land and Soil	9.Brownfield Redevelopment	10.Waste	11.Heritage Assets	12.Landscape/ Townscape	13.Health	14.Housing	15.Crime	16.Economic Growth	17.Tourism	18.Regeneration	19.Vitality of Centres

- 6.4 The matrix shows that the majority of objectives are either compatible or there is no link between them. There is some uncertainty over whether conflicts or compatibility will arise for some objectives but these are only likely to be observed during the implementation of policies.
- 6.5 There is some uncertainty over the implications of further housing, employment and regeneration for the prudent use of natural resources, minimising flooding, improving air quality and protecting landscapes. The detail of design and implementation will determine if the impact is either positive or negative when it comes to meeting these sustainability objectives. Adequately developed policies, however, will offer the ability to control these impacts.

Monitoring

- 6.6 Effective monitoring is important. A monitoring regime will be developed and reported in the Sustainability Appraisal Report. This will include addressing gaps in the baseline monitoring and developing appropriate longer term indicators for the significant effects of the policies in the NNP.

Consultation

- 6.7 The Draft Sustainability Appraisal Scoping Report will be subject to consultation with the Environment Agency, English Heritage and Natural England as the statutory consultees on England. The Report will be finalised to take into account any comments received.

Next Steps

- 6.8 The Sustainability Appraisal framework (as amended if necessary) will be used to appraise the draft NNP. The Sustainability Appraisal Report will be consulted on alongside the draft NNP.

ENVIRONMENTAL SCREENING AND HABITATS REGULATION ASSESSMENT
STATEMENT FOR NESTON NEIGHBOURHOOD PLAN

Environmental Screening and Habitats
Regulation Assessment Statement for Neston
Neighbourhood Plan

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1.0 Introduction

This screening statement determines whether or not the draft Neston Neighbourhood Plan requires a Strategic Environmental Assessment (SEA), and/or a Habitat Regulations Assessment (HRA) in accordance with the European Directive 2001/42/EC, and the requirements of the Conservation of Habitats and Species Regulations 2010 (as amended in 2012).

Location and profile 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.

Relationship to other plans and programmes

Once made the Neston 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 the Ellesmere Port & Neston Local Plan (adopted 2002).

Cheshire West and Chester Council are currently preparing a new Local Plan for the borough. This is to be developed in two parts; Part One: Strategic Policies and Part Two: Land Allocations and Detailed Policies. The Local Plan (Part One) Strategic Policies has been through its EIP and is now well advanced. It sets out the overall vision, strategic objectives, spatial strategy and strategic planning policies for the borough to 2030. Several of the policies in the existing Ellesmere Port & Neston

Local Plan 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) is currently underway.

It is anticipated that the Neston Neighbourhood Plan will be made following the adoption of the Local Part (Part One).

The existing and emerging Local Plan policy framework has been taken into account in the 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 and the Cheshire West and Chester Local Plan Publication Draft (Part One).

Scope of Neighbourhood Plan

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

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

The map shows the Neston CP boundary in blue. Key locations include Gayton Sands to the west, Neston in the center, and Little Neston to the south. The map also shows various roads, landmarks, and the coastline. A blue line indicates the boundary of the Neston CP, which is the subject of the survey.

2.0 Strategic Environmental Assessment Screening

Legislative Background and Methodology

European Directive 2001/42/EC requires a Strategic Environmental Assessment (SEA Directive) 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.

Neighbourhood Development Plans fall within the scope of this legislation. They are a plan as defined by Article 3(2) of the SEA regulations and Regulation 5 paragraph 2 of the Environmental Assessment of Plans and Programmes Regulations 2004. However, Neighbourhood Plans are land use planning documents prepared at the local level to determine land use in a small area.

Under Article 3(2) of the SEA Directive and Regulation 5 paragraph 6 of the Environmental Assessment of Plans and Programmes Regulations 2004, Strategic Environmental Assessment (SEA) is only required for documents that determine land use in small areas at the local level where it is considered that they are likely to have 'significant environmental effects'. This is carried out through a screening determination.

Screening methodology

The role of the screening exercise is to determine whether the effect of 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 2 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 these criteria is set out in Table 1.

A key part of the Neighbourhood Plan screening has been to consider the context of its preparation and its interaction with the emerging Local Plan (Part One): Strategic Policies for Cheshire West and Chester. In order to inform this assessment a review

of the anticipated effects of the draft policies and their relationship to policies at the Local Plan level was carried out. This is set out in Appendix 1 to this report.

Table 1: Testing of Significant Effects

	Significance Test
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>
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.
The relevance of the plan or programme for the integration of environmental considerations in particular with a view to promoting sustainable development,	The Neighbourhood Plan is required, as one of the basic condition tests, to contribute to the achievement of sustainable development. Whether this basic condition is met will be tested during the examination of the Neighbourhood Plan. However, 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 and emerging Local Plan's 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.
What are the environmental problems relevant to the plan or programme?	The Sustainability Appraisal Scoping Report for the Local Plan (Part One): Strategic Policies is a comprehensive overview of the issues in Cheshire west and Chester. There are no specific additional environmental problems identified for the Neston area.
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 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 Two of this document.

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 undeveloped areas within the settlement. Some scope for improvements and	Each new development has the potential to add to Greenfield provision. 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?
	enhancements . Effects would be permanent.	development in borough and neighbouring Wirral.								
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 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 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	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

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?
		borough and neighbouring Wirral.								
Positive impacts on cultural heritage or landscape	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 positively affect 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
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 be permanent.	Each new development has the potential to negatively impact on 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

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?
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 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 provide additional GI. 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
Potential loss of soils	Low probability and frequency as limited amount of development likely within or on the edge of	Each new development has the potential to negatively impact upon soils and soil	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?
	the settlement. Effects would be permanent.	quality. There is a potential small cumulative effect with other development in borough and neighbouring 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 development has the scope	Each new development has the potential to have negative impacts on air quality. There is a potential small cumulative	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?
	to affect this. Effects would be permanent.	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 it is considered unlikely there will be any significant environmental effects arising from the Neston Neighbourhood Plan.

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 in 2012) transpose 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: '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 Local Plan 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. Each of the sites within 15km of Neston were assessed at the Local Plan level. This appraisal forms the baseline for the HRA screening assessment of the Neston Neighbourhood Plan with the prime consideration being the potential effects of the Neighbourhood Plan over and above those of the 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.

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

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

No

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

No

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

Yes, the existing Ellesmere Port & Neston Local Plan and the Local Plan: Part One.

- *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.

Whether the Neighbourhood Plan alters the policy position for the area is set out in Table 3 below.

Table 3: 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

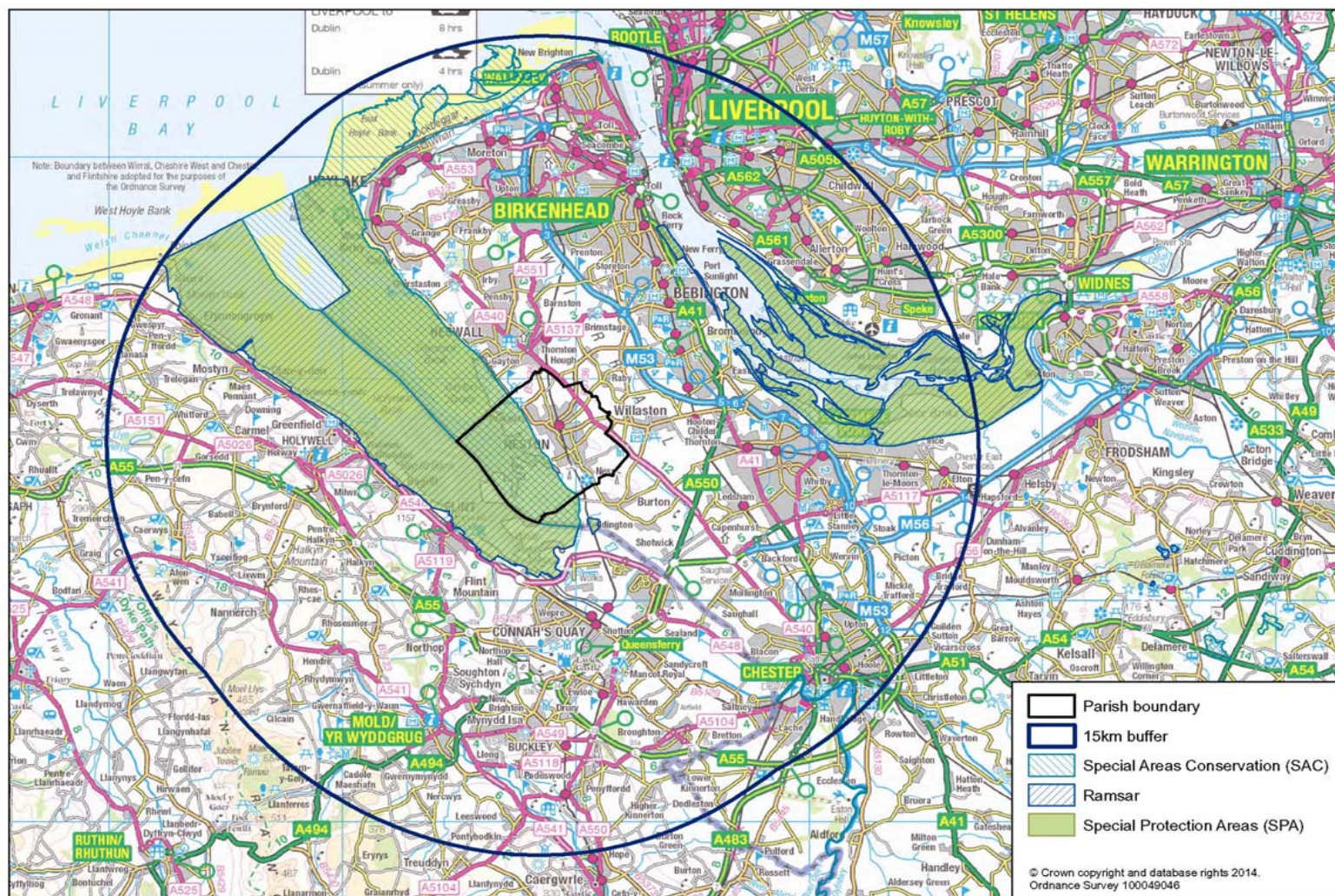
There are no specific issues highlighted in the HRA of the emerging Local Plan in relation to Neston, although there are other more general potential impacts highlighted as a result of the quantum and location of development proposed for the borough as a whole in the Local Plan Part One. However, it 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 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.

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. 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.</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>
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	<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).

	<p>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.</p>		
<p>NNH3: Rural Exception Sites</p>	<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 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. 	<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>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>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 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 retained employment uses. • Would not limit the range, choice and quality of employment land available to meet future employment needs. 	<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>

	<ul style="list-style-type: none"> • 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 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	<ul style="list-style-type: none"> • Benefits to population and human health; • Negative or positive impacts on cultural heritage 	This policy is in line with ECON 1 of the Local Plan (Part One).

	surroundings and not harm residential amenity and highway safety.	or 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 sympathetically designed and does not detract from the character of the local area or harm the amenity of local residents.	<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.
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 	This policy reiterates the policy in ECON 2 of the Local Plan (Part One), and adds further local detail and aspirations.
NNR2: Neston Town Centre development	Proposals for uses including retail, leisure, residential and commercial development at the Development Opportunity Site identified in Plan ____	<ul style="list-style-type: none"> • Benefits to population and human health; • Negative or positive impacts on cultural heritage 	This policy reiterates the policy in ECON 2 of the Local Plan (Part One), and adds further local detail to

Opportunity	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>or landscape;</p> <ul style="list-style-type: none"> Negative or positive impacts on air quality 	bring a vacant and derelict building back into use.
NNR3: Town Lane and West Vale Local Retail Areas	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.	<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 the policy in ECON 2 of the Local Plan (Part One), and adds further local detail.
NNT1: Parkgate Seafront	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.	<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 SOC 3 of the Local Plan (Part One), and adds further local detail.
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 	<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 supports policy SOC 3 of the Local Plan (Part One), and adds further local detail and aspirations.

	<p>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 Centre, Parkgate Seafront, Ness Gardens and the Wirral Way. 		
NNT3: Station Car Park	<p>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.</p>	<ul style="list-style-type: none"> • Benefits to population and human health; • Positive impacts on air quality 	<p>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.</p>
NNM1: Transport and Development	<p>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 impaired, pedestrians and cyclists. Cycle parking will be provided alongside meeting the parking needs of</p>	<ul style="list-style-type: none"> • Negative or positive impacts on air quality 	<p>This policy supports policy STRAT 10 of the Local Plan (Part One), and adds further local detail.</p>

	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 Home Zones to provide a safer environment for cyclists and pedestrians.</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.
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. 	<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.

	<ul style="list-style-type: none"> • 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. 		
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 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.
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 Area will be supported. The following Environment Improvement Corridors are identified in	<ul style="list-style-type: none"> • Green Infrastructure gain. • Benefits to population and human health; • Negative or positive impacts on cultural heritage 	This policy supports policy ENV 3 of the Local Plan (Part One), and adds further local detail and aspirations.

	<p>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. 	<p>or landscape;</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>	<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 character including sandstone walls, areas of woodland, individual trees, hedges, field patterns and field ponds.</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>
NNLE2: Local Green Space	<p>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.</p>	<ul style="list-style-type: none"> • Greenfield benefits • Benefits to population and human health; • Green Infrastructure gain 	<p>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>

<p>NNLE3: Trees and Woodland and Development</p>	<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 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 location outside the site.</p> <p>Planning conditions or legal agreements will be used to secure the above.</p>	<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 	<p>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>
<p>NNLE4: Dee Coastal Zone</p>	<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. 	<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>

	<ul style="list-style-type: none"> • It provides wider sustainability benefits, and • It does not have a 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 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; 	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.
NNLE6: Nature Conservation Assets	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.	<ul style="list-style-type: none"> • Biodiversity gain • Benefits to population and human health; • Positive impacts on cultural heritage or landscape; 	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.
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	<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.

	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.		
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 Recreation Centre	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.	<ul style="list-style-type: none"> • Greenfield gain, particularly amenity space, • Benefits to population and human health; 	This policy supports policy STRAT 8 and 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 3

LIST OF POLICIES

Development Strategy

NNDS1: Neston Development Strategy

Housing

NNH1: New Residential Development

NNH2: Housing Mix and Type

NNH3: Rural Exception Sites

Employment

NNE1: Clayhill Business Park

NNE2: Retaining Employment Uses in Neston Town Centre

NNE3: Promoting Local Employment Growth

NNE4: High Quality Communications Infrastructure

Retail

NNR1: Neston Town Centre

NNR2: Neston Town Centre Development Opportunity

NNR3: Town Lane and West Vale Local Retail Areas

Tourism

NNT1: Parkgate Parade

NNT2: Visitor Economy

Movement

NNM1: Transport and Development

NNM2: Enhancing Pedestrian and Cycle Routes

NNM3: Public Transport Improvements

NNM4: Car Parking

Design

NND1: Development and Design Principles

NND2: Environmental Improvement Corridors

NND3: Sustainable Design

Landscape and Environment

NNLE1: Local Green Space

NNLE2: Amenity Green Space

NNLE3: Trees and Woodland and Development

NNLE4: Heritage Assets

Community

NNC1: Community Infrastructure

NNC2: Neston High School

NNC3: Neston Recreation Centre

NNC4: Healthy Communities

NNC5: Infrastructure Provision



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