

Strategic Environmental Assessment, Sustainability Appraisal and Habitats Regulation Assessment Screening Determination for No Mans Heath & District Neighbourhood Plan

Prepared on behalf of No Mans Heath & District Neighbourhood Plan Steering Group
by Cheshire West and Chester Council

November 2017

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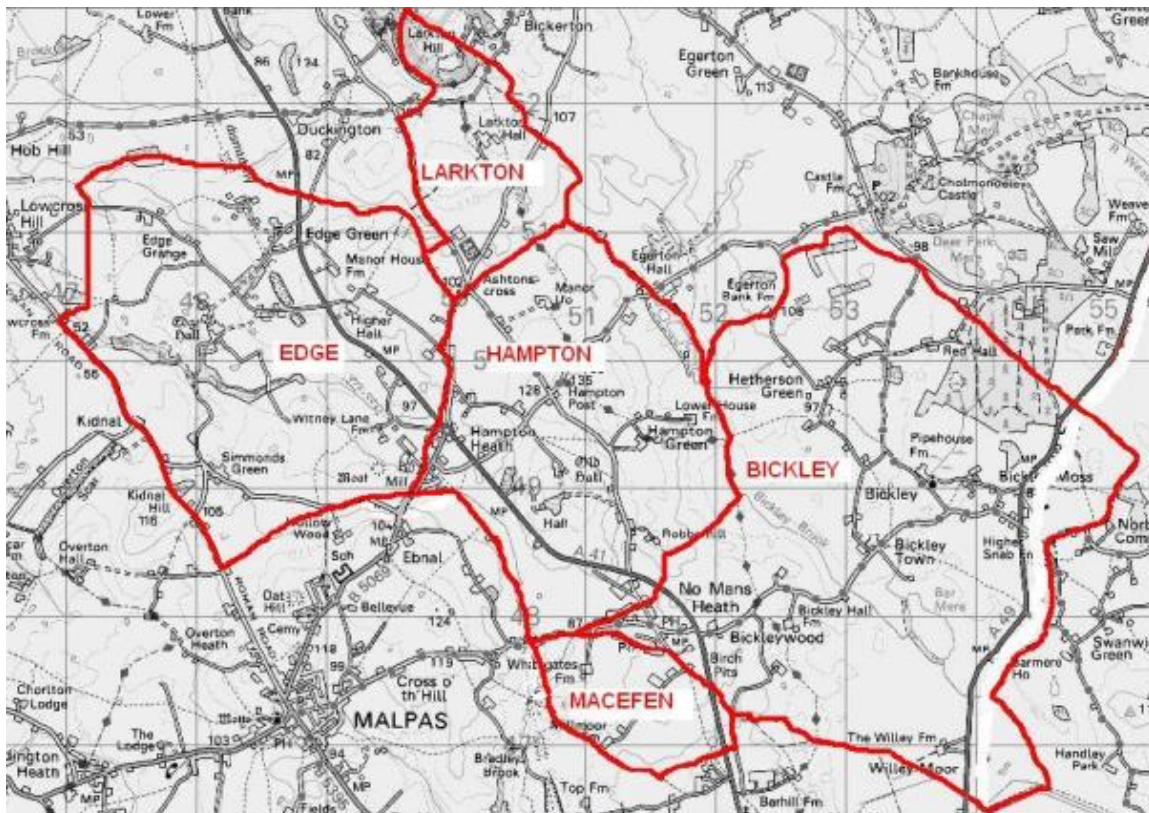
1.0 Introduction

- 1.1 In accordance with European Directive 2001/42/EC and the requirements of the Environmental Assessment of Plans and Programmes Regulations 2004 (as amended), this document is the screening determination of the need for Strategic Environmental Assessment (SEA) for the No Mans Heath & District Neighbourhood Plan. This document also sets out the decision on whether separate screening and a Habitats Regulations Assessment is required under European Directive 92/43/EEC and the Conservation of Habitats and Species Regulations 2010 (as amended).
- 1.2 Under the Environmental Assessment of Plans and Programmes Regulations 2004, the responsible authority (i.e. the Local Planning Authority) must carry out an environmental assessment for any plan or programme that is prepared for agriculture, forestry, fisheries, energy, industry, transport, waste management, water management, telecommunications, tourism, town and country planning or land use, which sets the framework for future development consents of projects listed in Annex I or II of Council Directive 83/337/EEC. It is likely that Development Plan Documents including neighbourhood plans contain planning policies that influence the above list of topics, and which will be used to determine planning applications. As such, they may require SEA.
- 1.3 However, the regulations state that an environmental assessment need not be carried out for a plan or programme which determines the use of a small area at a local level unless it has been determined that the plan is likely to have significant environmental effects.
- 1.4 The regulations advise that a screening process is used to determine whether or not a plan is likely to have a significant effect on the environment. This process should use a specified set of criteria (set out in Schedule 1 of the regulations). The results of this process must be summarised in a SEA screening opinion, which is then sent to the statutory consultation bodies for comment. Once comments have been taken into account a screening determination is prepared setting out whether SEA is required and reasons for the decision and this must be made publicly available.
- 1.5 An SEA screening opinion for the draft No Mans Heath Neighbourhood Plan was produced in June 2015 which concluded that the draft Plan would not have any significant environmental effects and, as such, SEA would not be required. The statutory consultation bodies were consulted and responses were received from the Environment Agency, Natural England and Historic England, all of whom agreed with the outcome of the initial screening exercise (see Appendix 2).

2.0 No Mans Heath and District Neighbourhood Plan

- 2.1 No Mans Heath and District covers the Parish Councils of Bickley, Edge, Hampton, Larkton and No Mans Heath, plus small parts of the Macefen and Malpas Parishes in the south of the borough, near to the village of Malpas. The parish boundaries have been subject to some change since the Neighbourhood Plan area was approved.
- 2.2 The area is rural, being predominantly farm and equine businesses, with scattered houses between the two small settlements of No Mans Heath and Hampton. The area predominantly looks to Malpas for services, although No Mans Heath does have a pub and local shop.
- 2.3 Within the Neighbourhood Plan area there are a number of Biodiversity Priority Habitats, protected Mosses and Meres, and a SSSI.

Map 1: No Mans Heath and District Neighbourhood Area



3.0 Relationship to other plans and programmes

- 3.1 Policies in the Neighbourhood Plan will not operate in isolation. The 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.
- 3.2 Once made the Neighbourhood Plan will form part of development plan for Cheshire West and Chester, alongside the adopted Local Plan policies.
- 3.3 The current adopted Local Plan for the area is Cheshire West and Chester Local Plan Part One – Strategic Policies (adopted January 2015). This plan sets out the overall vision, strategic objectives, spatial strategy and strategic planning policies for the borough to 2030. Some of the policies in the Chester Local Plan are to be retained alongside the Local Plan (Part One) until such time that they are replaced by the Local Plan (Part Two), which is currently being prepared.
- 3.4 The existing and emerging Local Plan policy framework forms the baseline for the SEA and HRA screening assessment. The assessment has considered the potential effects of the Neighbourhood Plan over and above the current adopted Local Plan (Part One).
- 3.5 The No Mans Heath & District Neighbourhood Plan sets out a series of policies which cover the following areas:
 - Housing
 - Recreation and Social
 - Local Economy
 - Transport and Communication
 - Landscape and Environment

4.0 Strategic Environmental Assessment Screening

Legislative Background and Methodology

- 4.1 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.
- 4.2 The No Mans Heath & District Neighbourhood Plan falls within the scope of this legislation as Neighbourhood Plans are prepared for town and country planning or land use and will set the framework for future development consent of projects, in accordance with Part 2(2) of the regulations. However, Neighbourhood Plans are land use planning documents prepared at the local level to determine land use in a small area.
- 4.3 Under Article 3(3) of the SEA Directive and Part 2(6) of the Environmental Assessment of Plans and Programmes Regulations 2004, SEA is only required for documents that determine land use of a small area at local level and minor modifications to plans and programmes where it is considered that it is likely to have significant environmental effects.

Screening Methodology

- 4.4 The role of the screening exercise is to determine whether the implementation of a plan or programme is likely to have a significant effect on the environment. The criteria for assessing whether a plan or programme is likely to have significant environmental effects are set out in Annex II of the SEA Directive and Schedule 1 of the Environmental Assessment of Plans and Programmes Regulations 2004. The assessment criteria 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.
- 4.5 The assessment of the draft Neighbourhood Plan against the criteria relating to the characteristics of the plan is set out in Table 1 and the assessment against the criteria relating to the characteristics of the plan's effects and the area likely to be affected is set out in Table 2.
- 4.6 In order to assist with completion of Table 1, Table 2 and identification of the likely significance of effects, an assessment has been undertaken of each policy in the Neighbourhood Plan, its potential effects and its relationship to Local Plan (Part One) - Strategic Policies. This helps to assess the impact that the Neighbourhood

Plan will have above and beyond the impact of existing Local Plan policies. This assessment is set out in the table at Appendix 1.

Conclusion

- 4.7 As a result of the screening assessment it is considered unlikely there will be any significant environmental effects arising from the No Mans Heath & District Neighbourhood Plan.
- 4.8 A Strategic Environmental Assessment of the No Mans Heath Neighbourhood Plan is not required.

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 No Mans Heath and District 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 No Mans Heath and District Neighbourhood Plan will not impact on the strategic location, nature, size and operating conditions of new development over and above that set by adopted Local Plan for the borough. It will provide local level guidance within the strategic framework on the nature of development in the No Mans Heath and District 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.	<p>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.</p>
The relevance of the plan or programme for the integration of environmental considerations in particular with a view to promoting sustainable development,	<p>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 Local Plan for the borough. The Neighbourhood Plan will have limited influence over changing the sustainable development policies in plans and policies at the higher strategic level.</p>
What are the environmental problems relevant to the plan or programme?	<p>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 No Mans Heath and District area.</p>
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).	<p>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.</p>

Table 2: Characteristics of the plans effects

Identified effects	Probability, duration, frequency and reversibility of the effects.	Cumulative nature of the effects	Trans-boundary nature of the effects,	Risks to human health or the environment (e.g. due to accidents)	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.	Effects on areas which have a recognised protection status	Significance of the effects?
Benefits for human health	Likely to be some small, long term positive effect on human health.	There are likely to be a small cumulative improvement in human health.	None	None	Local, small scale impact, at neighbourhood level.	None	None	None	None identified – see HRA screening and no impact on Conservation Area.	No
Protection and Improvement of local character	Likely to be some small, long term positive effect on local character.	There are likely to be some small cumulative effects in the strengthening of local character.	None	None	Local, small scale impact, at neighbourhood level.	None	None	None	None identified – see HRA screening and no impact on Conservation Area.	No
Reuse of existing buildings	Likely to be some small, long term positive effects on regeneration.	Likely to be some small cumulative effects in the strengthening of regeneration.	None	None	Local, small scale impact, at neighbourhood level.	None	None	None	None identified – see HRA screening and no impact on Conservation Area.	No
Promotion of brownfield redevelopment	Likely to be some small, long term positive effect	Likely to be some small cumulative effects in the	None	None	Local, small scale impact, at neighbourhood	None	None	None	None identified – see HRA screening and	No

Identified effects	Probability, duration, frequency and reversibility of the effects.	Cumulative nature of the effects	Trans-boundary nature of the effects,	Risks to human health or the environment (e.g. due to accidents)	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.	Effects on areas which have a recognised protection status	Significance of the effects?
ment	on regeneration.	strengthening of regeneration.			level.				no impact on Conservation Area.	
Reuse of brownfield land	Likely to be some small, long term positive effect on regeneration.	Likely to be some small cumulative effects in the strengthening of regeneration.	None	None	Local, small scale impact, at neighbourhood level.	None	None	None	None identified – see HRA screening and no impact on Conservation Area.	No
Provision of housing	Likely to be some small, long term positive effect on housing provision, and population.	Likely to be some small cumulative effects in human health and population.	None	None	Local, small scale impact, at neighbourhood level.	None	None	None	None identified – see HRA screening and no impact on Conservation Area.	No
Retention of local services	Likely to be some small, long term positive effect.	There are no likely cumulative effects.	None	None	Local, small scale impact, at neighbourhood level.	None	None	None	None identified – see HRA screening and no impact on Conservation Area.	No
Increase in provision of local	Likely to be some small, long term	Likely to be some small cumulative	None	None	Local, small scale impact, at neighbourhood	None	None	None	None identified – see HRA	No

Identified effects	Probability, duration, frequency and reversibility of the effects.	Cumulative nature of the effects	Trans-boundary nature of the effects,	Risks to human health or the environment (e.g. due to accidents)	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.	Effects on areas which have a recognised protection status	Significance of the effects?
services	positive effects on provision of services.	effects in population and human health.			level.				screening and no impact on Conservation Area.	
Support for community infrastructure	Likely to be some small, long term positive effect.	There are no likely cumulative effects.	None	None	Local, small scale impact, at neighbourhood level.	None	None	None	None identified – see HRA screening and no impact on Conservation Area.	No
Improvements in local infrastructure	The impact of the policies is likely to be some small, long term positive effect.	Likely to be some small cumulative effects in human health and community cohesion.	None	None	Local, small scale impact, at neighbourhood level.	None	None	None	None identified – see HRA screening and no impact on Conservation Area.	No
Improvement of pedestrian and cycling infrastructure	Likely to be some small, long term positive effect on human health and reduction in emissions.	There are likely to be some small cumulative effects in human health.	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	Probability, duration, frequency and reversibility of the effects.	Cumulative nature of the effects	Trans-boundary nature of the effects,	Risks to human health or the environment (e.g. due to accidents)	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.	Effects on areas which have a recognised protection status	Significance of the effects?
Minimisation of impact of additional traffic generation	The impact of the policies is likely to be some small, long term positive effect.	There are no likely cumulative effects.	None	None	Local, small scale impact, at neighbourhood level.	None	None	None	None identified – see HRA screening and no impact on Conservation Area.	No
Reduction in CO2 emissions	Likely to be some small, long term positive effect on global CO2 emissions. This will have a negligible local impact.	There are no likely cumulative effects.	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 reduction in CO2 emissions	Policies may have some small, long term positive effect on global CO2 emissions.	There are no likely cumulative effects.	None	None	Local, small scale impact, at neighbourhood level.	None	None	None	None identified – see HRA screening and no impact on Conservation Area.	No
Reduction in flooding	Likely to be some small, long term positive effect	There are no likely cumulative	None	None	Local, small scale impact, at neighbourhood	None	None	None	None identified – see HRA screening and	No

Identified effects	Probability, duration, frequency and reversibility of the effects.	Cumulative nature of the effects	Trans-boundary nature of the effects,	Risks to human health or the environment (e.g. due to accidents)	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.	Effects on areas which have a recognised protection status	Significance of the effects?
	on water management and quality. This is not currently identified as a major problem.	effects.			level.				no impact on Conservation Area.	
Protection of historic sites	Likely to be some small, long term positive effect on heritage.	There are no likely cumulative effects.	None	None	Local, small scale impact, at neighbourhood level.	None	None	None	None identified – see HRA screening and no impact on Conservation Area.	No
Protection of open spaces	Likely to be some small, long term positive effect on human health, and the provision of habitats.	There are no likely cumulative effects.	None	None	Local, small scale impact, at neighbourhood level.	None	None	None	None identified – see HRA screening and no impact on Conservation Area.	No
Protection of views	Likely to be some small, long term positive effect on landscape	There are no likely cumulative effects.	None	None	Local, small scale impact, at neighbourhood level.	None	None	None	None identified – see HRA screening and no impact on	No

Identified effects	Probability, duration, frequency and reversibility of the effects.	Cumulative nature of the effects	Trans-boundary nature of the effects,	Risks to human health or the environment (e.g. due to accidents)	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.	Effects on areas which have a recognised protection status	Significance of the effects?
	character.								Conservation Area.	
Protection of habitats	Likely to be some small, long term positive effect on habitats and biodiversity	There are no likely cumulative effects.	None	None	Local, small scale impact, at neighbourhood level.	None	None	None	None identified – see HRA screening and no impact on Conservation Area.	No
Protection of biodiversity	Likely to be some small, long term positive effect on habitats and biodiversity	There are no likely cumulative effects.	None	None	Local, small scale impact, at neighbourhood level.	None	None	None	None identified – see HRA screening and no impact on Conservation Area.	No
Increase in habitats	Likely to be some small, long term positive effect on habitats and biodiversity	Likely to be some small cumulative effects in biodiversity and resilience to climate change.	None	None	Local, small scale impact, at neighbourhood level.	None	None	None	None identified – see HRA screening and no impact on Conservation Area.	No
Increase in biodiversity	Likely to be some small, long term	Likely to be some small cumulative	None	None	Local, small scale impact, at neighbourhood	None	None	None	None identified – see HRA	No

Identified effects	Probability, duration, frequency and reversibility of the effects.	Cumulative nature of the effects	Trans-boundary nature of the effects,	Risks to human health or the environment (e.g. due to accidents)	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.	Effects on areas which have a recognised protection status	Significance of the effects?
	positive effect on habitats and biodiversity	effects in biodiversity and resilience to climate change.			level.				screening and no impact on Conservation Area.	
Potential creation of habitats	The impact of the policies may see some small, long term positive effect on habitats and biodiversity	May be some small cumulative effects in biodiversity & resilience to climate change.	None	None	Local, small scale impact, at neighbourhood level.	None	None	None	None identified – see HRA screening and no impact on Conservation Area.	No

5.0 Habitats Regulations Assessment Screening

Legislative Background

- 5.1 The Conservation of Habitats and Species Regulations 2010 (as amended) transposed the requirements of the European Habitats Directive 92/43/EEC into UK law. The Habitats Directive and Regulations afford protection to plants, animals and habitats that are rare and vulnerable in a European context.
- 5.2 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.
- 5.3 Article 6(3) of the Habitats Directive states that any plan or project not directly connected with or necessary to the management of the site but likely to have a significant effect thereon, either individually or in combination with other plans and projects, shall be subject to appropriate assessment of its implications for the site in view of the site's conservation objectives.
- 5.4 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

- 5.5 The Cheshire West and Chester Local Plan (Part One) Strategic Policies has already been through the HRA process, and the results detailed in the Cheshire West and Chester Local Plan Publication Draft (Part 1) Strategic Policies Habitat Regulations Assessment Screening Report.
- 5.6 The HRA for the Local Plan (Part One) identified 12 sites to include within the HRA as set out in table 3 below.

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

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

The HRA undertaken for the Local Plan (Part One) forms the baseline for the HRA screening assessment of the No Mans Heath & District Neighbourhood Plan. The main consideration is the potential effects of the Neighbourhood Plan over and above those already assessed for the Local Plan. The Local Plan was screened out through this process, as not leading to a likely significant effect on European Sites.

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

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

Table 4: Screening of policies for altering Local Plan Policy

Policy	Change in policy position in Local Plan and policies to be retained? Y/N
Policy ECON 1 - New Business	N
Policy ECON 2 – Loss of Employment Sites and Community Facilities	N
Policy ECON 3 – Use of Rural Buildings	N
Policy ECON 4 – Scale, Design and Amenity	N
Policy TRANS 1 – Fibre to Premises	N
Policy TRANS 2 – Traffic	N
Policy TRANS 3 – Parking	N
Policy LAN 1 – Landscape Character and Important Views	N
Policy LAN 2 – Woodland, Trees and Hedgerows	N
Policy LAN 3 – Extensions and Alterations to Existing Buildings in the Countryside	N
Policy LAN 4 – Common Land	N
Policy LAN 5 – Environmental Sustainability of Buildings	N
Policy LAN 6 – Agricultural Buildings	N
Policy LAN 7 – Buffer Zones and Wildlife Corridors	N
Policy LAN 8 – Renewable Energy	N
Policy H1 – Scale of Housing Development	N
Policy H2 – Density of Housing	N
Policy H3 – Design	N

Policy H4 – Development Boundary	N
Policy RS 1 – Existing and new Community Facilities	N
Policy RS 2 – Contributions to Community Infrastructure	N
Policy RS 3 – Footpaths, cycle-ways and Bridleways	N

Context

There are 5 European designated sites identified within a 15km buffer from the boundaries of the No Mans Heath and District Neighbourhood Plan. There are 2 Ramsar sites, 3 SAC's, and no SPA's. Both Ramsar designations are split over a number of smaller sites.

These are shown in Map 2.

Outcome of high level screening

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

No

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

No

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

Yes, the adopted Local Plan (Part One) – Strategic Policies and retained policies in the Chester District Local Plan (until their replacement by Local Plan (Part Two) – Land Allocations and Detailed Policies.

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

The Neighbourhood Plan will not work in isolation and will be used alongside other development plan policies including the Local Plan (Part One) and retained policies in the Chester District Local Plan for determining planning applications for new development. The quantum of development to come forward in No

Mans Heath and District in the future will be set by Local Plan policy. The Neighbourhood Plan will guide how this should come forward locally.

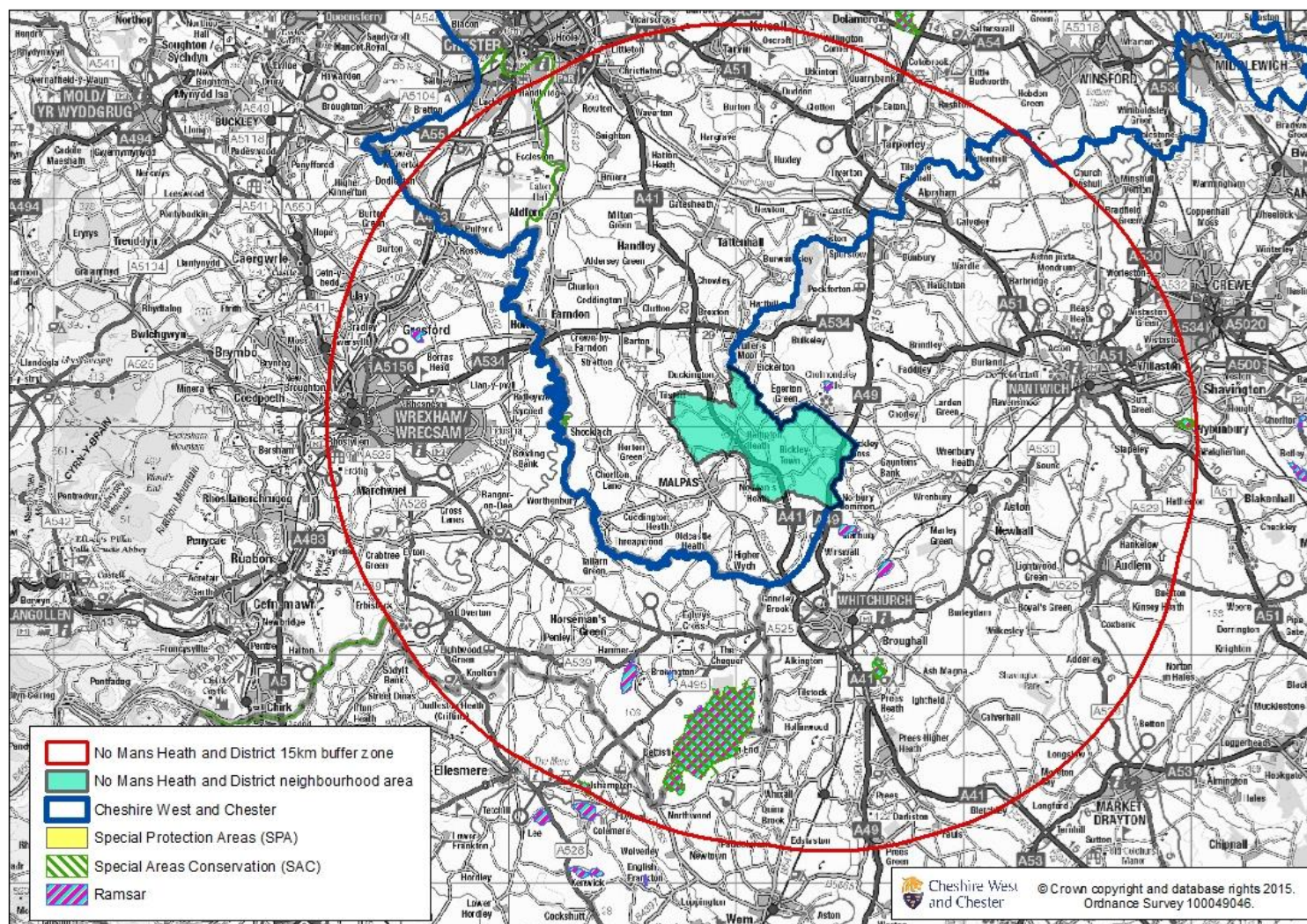
There are no specific issues highlighted in the HRA of the emerging Local Plan in relation to No Mans Heath and District, although there are other more general potential impacts highlighted as a result of the quantum and location of development proposed for the borough as a whole in the Local Plan (Part 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 No Mans Heath and District in accordance with the Neighbourhood Plan would not result in a likely significant effect on a European site than already identified and assessed through the Local Plan Part One Habitats Regulation Assessment Report.

Conclusion

The Screening determination made by Cheshire West and Chester Council is that the No Mans Heath & District Neighbourhood Plan is unlikely to have an adverse effect on a European site (as defined in the Conservation of Habitats and Species Regulations 2010 (d), alone or in combination with other plans and projects. As such, a separate full screening exercise and Habitats Regulations Assessment are not considered to be required.

Map 2 – European Designations within a 15km distance of the No Mans Heath & District Neighbourhood Plan



Appendix 1: Overview of Policies and Identified Effects of the No Mans Heath and District Neighbourhood Plan.

Plan elements	Summary of policy	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 Local Plan (Part One); Strategic Policies
Policy ECON 1 - New Business	Proposals which extend existing or promote new small-scale employment opportunities that are appropriate to a rural environment, particularly within the existing business locations at Hampton Heath will be supported. They must demonstrate that the development will positively benefit the local economy and provide the opportunity for local employment and training. The proposal must not have an adverse impact upon the character and appearance of the locality or the amenity of adjoining properties.	<ul style="list-style-type: none"> • Benefits for human health • Protection of local character • Retention of local services 	Policy STRAT9 of the Local Plan (Part One) sets out that, within the countryside, development will be acceptable for proportionate expansion of established businesses, and small-scale schemes appropriate to a rural location. Policy ENV2 and ENV6 sets out that new development should not have an adverse impact on local character.
Policy ECON 2 – Loss of Employment Sites and Community Facilities	Loss of existing local employment sites and community facilities will only be supported where it can be demonstrated that the existing use is no longer viable or required and the premises/site/business has been actively marketed for at least 12 months at an appropriate market price.	<ul style="list-style-type: none"> • Benefits for human health • Retention of local services • Reuse of brownfield land 	Policy STRAT8 supports the retention of existing community facilities
Policy ECON 3 –	The re-use, conversion and adaptation of	<ul style="list-style-type: none"> • Reuse of existing buildings 	Policy STRAT9 of the Local Plan (Part

Plan elements	Summary of policy	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 Local Plan (Part One); Strategic Policies
Use of Rural Buildings	<p>permanent, structurally sound, rural buildings of substantial construction for small business, recreation or tourism will be supported subject to:</p> <p>a)The building being structurally sound and capable of conversion without major reconstruction</p> <p>b)The proposed use being appropriate to a rural location</p> <p>c)The conversion and/or adaptation works proposed respecting existing character and the local character of the surrounding buildings and local area</p> <p>d)The local highway network being capable of accommodating the traffic generated by the proposed new use and appropriate car parking being provided within the site</p> <p>e)All applications for the change of use of agricultural buildings, including stables, within 10 years of the completion of the building, must be accompanied by</p>	<ul style="list-style-type: none"> • Protection of local character 	<p>One) states that the reuse of existing rural buildings is acceptable development in the countryside.</p>

Plan elements	Summary of policy	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 Local Plan (Part One); Strategic Policies
	<p>evidence that the building has predominantly been used for the intended agricultural or equestrian use and that the proposed change of use will not generate the need for a replacement structure in the foreseeable future.</p> <p>f) Any proposal for the conversion of rural buildings for residential use should refer to the Housing Policies in this plan and those in the adopted CWaC LP.</p>		
Policy ECON 4 – Scale, Design and Amenity	<p>All new employment development must be of a high quality of design which:</p> <p>a) Is in keeping with the size, height, scale, mass, materials, layout, access and density of existing adjoining business development.</p> <p>b) Demonstrates that the amenities of neighbouring dwellings will not be adversely affected through overlooking, loss of light or outlook, over-dominance or general disturbance</p> <p>c) Provides an appropriate level of</p>	<ul style="list-style-type: none"> • Protection of local character • Benefits for human health • Improvement of local character 	<p>Policies ENV2 and ENV6 of the Local Plan (Part One) set out that development should respect the local character. SOC5 states that development that gives rise to significant adverse impacts on residential amenity will not be allowed.</p>

Plan elements	Summary of policy	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 Local Plan (Part One); Strategic Policies
	<p>landscaping which complements and enhances the rural character of the local area</p> <p>d) Provides on-site car and commercial vehicle parking plus delivery vehicle turning space that fully meets the needs of the projected number of employees and commercial services of the prospective occupiers</p>		
Policy TRANS 1 – Fibre to Premises	<p>A 'Connectivity Statement' shall be provided with all planning applications for new homes and business developments. Such statements will consider aspects such as: the intended land use and the anticipated connectivity requirements of the development, known nearby data networks and their anticipated speed and how the developments will be connected.</p> <p>Where physically possible, and currently required additional ducting should be provided that contributes to a local network for the wider community.</p>	<ul style="list-style-type: none"> • Benefits for human health • Improvements in local infrastructure 	<p>Policy STRAT11 of the Local Plan (Part One) sets out need to deliver infrastructure improvements throughout the borough. These improvements do include high-speed broadband and other telecommunication improvements.</p>

Plan elements	Summary of policy	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 Local Plan (Part One); Strategic Policies
	Major infrastructure development must provide ducting that is available for community-owned access or strategic fibre deployment. Developers are encouraged to have early discussions with BT and possible local broadband groups.		
Policy TRANS 2 – Traffic	Proposed development must not create any unacceptable impacts on the local road network, including impacts on pedestrians, cyclists, horse riders, road safety, parking and congestion within the plan area. An assessment and proof of suitability must use up-to-date information regarding the number of homes and properties possibly to be affected and include the number of new developments that have been approved but not yet built. Mitigation measures should be incorporated into proposals to minimise any adverse issues. All new housing and employment developments will be asked to contribute towards ensuring existing networks of cycling and pedestrian facilities within the plan area are suitably modified to include the requirements of the	<ul style="list-style-type: none"> • Improvement of pedestrian and cycling infrastructure • Benefits for human health • Minimisation of impact of additional traffic generation 	Policy STRAT 10 of the Local Plan (Part One) sets out that all new development will be required to demonstrate that additional traffic can be accommodated safely within the highway network. This policy also states that opportunities will be sought to extend and improve access to local footpath and cycle networks.

Plan elements	Summary of policy	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 Local Plan (Part One); Strategic Policies
	growing population and road signage to control vehicle speeds.		
Policy TRANS 3 – Parking	<p>All new commercial and business developments not in existing business locations, shall provide sufficient on-site car parking to accommodate the type and size of vehicles associated with the approved use, including off-road visitor car parking.</p> <p>All new housing developments should provide suitable off-road car parking “considering data comparisons between local car ownership, housing tenure and number of rooms” (CWaC Parking Standards Supplementary Planning Document (PSSPB) May 2017). Our lack of public transport and the isolated environment means that car dependency is high across our plan area (0.74 vehicles per resident, 2011 Census) so off-road parking spaces should reflect that. For example a 4-bed house could easily have 5 driving age adults and so should have a minimum 4 off-road parking spaces. As the</p>	None identified	Policy STRAT10 requires that new developments provide adequate parking

Plan elements	Summary of policy	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 Local Plan (Part One); Strategic Policies
	<p>adopted PSSPD states that its “standards are minima” for houses and flats (Section 3.2) our full expectations would be 1-bed 2 spaces, 2-bed 3 spaces, 3-bed 4 spaces, 4-bed 5 spaces, 5-bed 6 spaces, 6-bed 6 spaces. Spaces should be side-by-side as in-line are not manageable so vehicles are still left on the roadside.</p> <p>All off-road visitor car parking should be completed and made available before the first occupation of the proposed development.</p>		
Policy LAN 1 – Landscape Character and Important Views	Any development must maintain the local character of the landscape and not cause any loss or diminution of important views from a settlement, public road or public right of way that currently provides open field aspects or views across the wider countryside. Any development that intrudes into the landscape character must be appropriate and in accordance with the Local Plan Policy STRAT 9.	<ul style="list-style-type: none"> • Protection of views • Protection of historic sites • Benefits to human health • Protection of habitats 	ENV2 of the Local Plan (Part One) enforces the protection and, where possible enhancement of landscape character. It requires development to take full account of the characteristics of the development site, its relationship with its surroundings and where appropriate views into, over and out of the site.
Policy LAN 2 – Woodland, Trees	Any new development that involves the loss of or damage to, local woodland,	<ul style="list-style-type: none"> • Protection of biodiversity 	Policy ENV3 of the Local Plan (Part One) sets out the support for the creation,

Plan elements	Summary of policy	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 Local Plan (Part One); Strategic Policies
and Hedgerows	<p>trees, hedgerows or wide verges that contribute to the character and amenity of the plan area. Where loss or damage is absolutely unavoidable, replacement planting of native species of local provenance on the site, together with a method statement for the ongoing care and maintenance of that planting should be provided.</p> <p>To protect the visual amenity of the locality and to maintain the appearance and continuity of hedgerows within the Parish. Where a new access is created, or an existing access is widened through an existing hedgerow, a new hedgerow to match the existing in height and plant species shall be planted on the splay returns into the site.</p> <p>All new development close to existing mature trees will be expected to have in place an arboriculture method statement to BS5837 Standard or equivalent before any development commences. This will detail tree protection policies to be employed</p>	<ul style="list-style-type: none"> • Protection of habitats • Protection of local character 	enhancement, protection and management of a Green Infrastructure network.

Plan elements	Summary of policy	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 Local Plan (Part One); Strategic Policies
	during construction.		
Policy LAN 3 – Extensions and Alterations to Existing Buildings in the Open Countryside	<p>Proposed extensions and/or alterations to buildings in the open countryside should replicate the current building in its traditional character and special features of the area and will be required to be constructed of matching traditional materials. The design should reflect and enhance the character and appearance of the existing buildings to maintain the rural character of the area.</p> <p>Extensions and alterations to non-residential buildings will be designed to reflect the character and appearance of the existing buildings and to be in keeping with the surrounding development.</p>	<ul style="list-style-type: none"> • Protection of local character 	<p>Policy ENV2 and ENV6 of the Local Plan (Part One) sets out that new development should not have an adverse impact on local character.</p>
Policy LAN 4 – Common Land	<p>The areas listed in and shown on the proposals map (Appendix 6) are designated common land which is to be protected from all new development as they benefit the community as a whole and contribute to the character and history of the parish and the wider rural area.</p>	<ul style="list-style-type: none"> • Protection of open space 	<p>Policy ENV2 and ENV6 of the Local Plan (Part One) sets out that new development should not have an adverse impact on local character.</p>

Plan elements	Summary of policy	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 Local Plan (Part One); Strategic Policies
Policy LAN 5 – Environmental Sustainability of Buildings	<p>Favourable consideration will be given on both existing and new developments to the installation of ground heat pumps and solar panels, provided that the installation does not detract from the open countryside and the amenity of the surrounding locality.</p> <p>Where appropriate, in all new developments sustainable drainage schemes should be used to provide new wildlife areas. These may include features such as ponds, swales and permeable paving designed as part of the development and to reflect the rural character of the area.</p>	<ul style="list-style-type: none"> • Reduction in CO2 emissions • Protection of local character • Reduction in flooding • Increase in habitats • Increase in biodiversity 	<p>Policy ENV7 of the Local plan (Part One) identifies that renewable and low carbon energy proposals will be supported, where there are no unacceptable impacts on a range of factors.</p> <p>Policy ENV1 supports the development of SUDS.</p>
Policy LAN 6 – Agricultural Buildings	<p>The re-use, conversion and adaptation of permanent, structurally sound, rural buildings of substantial construction for housing will be subject to NP Policies H1.b) and ECON 3.</p> <p>All new agricultural buildings, stables and animal field shelters must be sited in the least obtrusive location and be of a size, scale, design and appearance appropriate</p>	<ul style="list-style-type: none"> • Reuse of existing buildings • Protection of local character 	<p>Policy STRAT9 of the Local Plan (Part One) states that the reuse of existing rural buildings is acceptable development in the countryside.</p>

Plan elements	Summary of policy	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 Local Plan (Part One); Strategic Policies
	to their intended use and the character of the rural area.		
Policy LAN 7 – Buffer Zones and Wildlife Corridors	The existing wildlife sites, drainage ditches, brooks and culverts (Appendix 4) will be maintained and enhanced and, where appropriate, new buffer zones and wildlife corridors will be created to increase the biodiversity of the plan area.	<ul style="list-style-type: none"> • Protection of habitats • Protection of biodiversity • Potential creation of habitats 	Policy ENV3 and ENV4 of the Local Plan (Part One) set out the councils support for a network of habitats and Green Infrastructure.
Policy LAN 8 – Renewable Energy	<p>The NP supports renewable and low carbon energy proposals where there are no unacceptable impacts on;</p> <ul style="list-style-type: none"> • The character and setting of existing settlements • Visual amenity and skyline of the rural area • Residential amenity • Trees or hedgerows in line with LAN 2 <p>All proposals should be accompanied by appropriate arrangements for decommissioning and reinstating the site when the operational lifespan has ended.</p>	<ul style="list-style-type: none"> • Potential reduction in CO2 emissions • Protection of local character • Protection of habitats 	Policy ENV7 of the Local plan (Part One) identifies that renewable and low carbon energy proposals will be supported, where there are no unacceptable impacts on a range of factors.

Plan elements	Summary of policy	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 Local Plan (Part One); Strategic Policies
	<p>The decommissioning process is to be agreed in writing and be fully funded at the time that development commences by means of a Section 106 agreement, based on the current costs of an agreed restoration scheme. Any such scheme should include the removal and or recycling of all the equipment, plant, fixtures and buildings on the site and foundations broken down to a depth of around 1m. The site will then be restored to its original condition as agreed and in accordance with any other requirements of the planning consent, Local Plan and Neighbourhood Plan policies and any national policy guidance in place at the time.</p>		
<p>Policy H1 – Scale of Housing Development</p>	<p>New development will be supported in principle provided that it is small scale up to 5 houses, other than in exceptional cases to meet a community need, and environmentally sustainable incorporating the latest Fabric Energy Efficiency Standards or the equivalent standard in force at the time and reflecting the</p>	<ul style="list-style-type: none"> • Provision of housing • Reduction in CO2 emissions • Reuse of existing buildings • Promotion of brownfield 	<p>Policy STRAT9 of the Local Plan (Part One) restricts acceptable countryside development to that which requires a countryside location and cannot be accommodated within identified settlements. STRAT8 identifies Key Service Centres and proposes Local Service Centres as identified settlements.</p>

Plan elements	Summary of policy	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 Local Plan (Part One); Strategic Policies
	<p>guidance in Building for Life 12.</p> <p>CWaC LP Part 1 indicates that new development in Rural Areas would be around 1,900 homes over the plan period. This equates to about an 11% increase on the 2011 census number of 17,231 (Appendix 7). Our proportion of that expectation would be about 50 homes over the plan period. We propose that where possible these be approved in a phased manner over the LP period to allow steady growth within our communities.</p> <p>Our preferred development strategy is in the order of:-</p> <ol style="list-style-type: none"> 1) Re-use of empty properties. 2) Re-use of redundant or disused buildings to meet local needs, which would lead to an enhancement of the character of the immediate area, subject to the criteria set out in Policy ECON 3. 3) Redevelopment of brownfield site where they are neither suitable for nor capable of employment 	<p>redevelopment</p>	<p>There are no Key Service Centres identified within this Neighbourhood Plan area. Local Plan (Part Two) Land Allocation and Detailed Policies – Preferred Option Approach, identified No Mans Heath settlement for the classification of Local Service Centre.</p> <p>Policy ENV6 sets out the Councils support for developments to meet applicable nationally described standards for design and construction, as well as to incorporate energy efficiency measures.</p>

Plan elements	Summary of policy	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 Local Plan (Part One); Strategic Policies
	<p>development, to meet the local needs of the plan area and satisfy in all other respects the policies contained in the Neighbourhood Plan.</p> <p>4) Infill housing development, within the existing settlement, of a small gap in an otherwise built up frontage of up to two dwellings in character with adjoining developments.</p> <p>5) Small scale developments of up to 5 houses, on rural exception sites within, or adjoining, existing settlements of NMH.</p>		
Policy H2 – Density of Housing	<p>The density of any new housing development in the plan area and, particularly in No Mans Heath, should be no more than 18 to 20 houses per hectare in character with the area origins, respecting the semi-rural nature of the plan area and be designed to give an impression of spaciousness with uniform houses and plots being avoided.</p>	<ul style="list-style-type: none"> • Protection of local character 	<p>Policy ENV2 and ENV6 of the Local Plan (Part One) sets out that new development should not have an adverse impact on local character.</p>

Plan elements	Summary of policy	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 Local Plan (Part One); Strategic Policies
Policy H3 – Design	<p>All new housing developments within our defined settlement boundaries if appropriate should be small scale, up to 5 houses, and will be expected to be of a high quality of design which:</p> <ul style="list-style-type: none"> a) Complements and enhances where appropriate the size, height, scale, mass, rural skyline, materials, layout, access and density of existing development in the settlement area including where appropriate the provision of chimneys and other features (Appendix 5) b) Demonstrates that the amenities of neighbouring dwellings will not be adversely affected through overlooking, loss of light or outlook, over dominance or general disturbance. c) Provides an appropriate level of landscaping which compliments and enhances the rural character of the local area. d) Provides garden space 	<ul style="list-style-type: none"> • Protection of local character • Reduction in CO2 emissions 	<p>Policy ENV2 and ENV6 of the Local Plan (Part One) sets out that new development should not have an adverse impact on local character.</p> <p>Policy ENV6 sets out the Councils support for developments to meet applicable nationally described standards for design and construction, as well as to incorporate energy efficiency measures.</p>

Plan elements	Summary of policy	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 Local Plan (Part One); Strategic Policies
	<p>commensurate with the size of the proposed dwelling, the prevailing pattern of development in the locality, and the likely needs of the prospective occupiers.</p> <p>e) Have appropriate on and off road parking as specified in TRANS 3.</p> <p>f) Provides a mix of housing to meet local needs as identified in the most up-to-date Parish Council Housing Survey Report and include an element of low cost market housing. (<i>Appendix 7 of the Consultation Statement</i>)</p> <p>g) Provides for the changing needs and life-styles of an ageing population and be built to 'Lifetime Homes' standard in accordance with current national guidance, Building for Life 12 and the Fabric Energy Efficiency Standards or the equivalent standard in force at the time.</p>		

Plan elements	Summary of policy	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 Local Plan (Part One); Strategic Policies
Policy H4 – Development Boundary	<p>Development in the NPA will be focused on sites within the existing built up area of No Mans Heath, with the aim of enhancing its role as a suitable settlement whilst protecting the surrounding countryside. The NP proposes a Development Boundary for NMH based upon the existing defined boundary in the Chester Local Plan 2006 and new developments which have been granted up to 2016.</p> <p>The purposes of the Development Boundary are:</p> <ul style="list-style-type: none"> a) To direct future development to the LSC of NMH, within the development boundary and to enhance its role as a resilient and sustainable community, protecting the surrounding open spaces and countryside. b) To contain the spread of the settlement by reinforcing its core area and maintaining an effective and coherent built up rural edge. c) To only allow development outside 	<ul style="list-style-type: none"> • Protection of Local Character • Reduction of CO2 emissions • Protection of rural character 	<p>Policy ENV6 of the Local Plan (Part One) set out that development should respect the local character.</p> <p>ENV2 of the Local Plan (Part One) enforces the protection and, where possible enhancement of landscape character. It requires development to take full account of the characteristics of the development site, its relationship with its surroundings and where appropriate views into, over and out of the site.</p> <p>Policy STRAT9 of the Local Plan (Part One) restricts acceptable countryside development to that which requires a countryside location and cannot be accommodated within identified settlements.</p> <p>STRAT8 identifies Key Service Centres and proposes Local Service Centres as identified settlements. There are no Key Service Centres identified within this Neighbourhood Plan area. Local Plan (Part Two) Land Allocations and Detailed Policies – Preferred Options Approach</p>

Plan elements	Summary of policy	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 Local Plan (Part One); Strategic Policies
	<p>the development boundary in accordance with STRAT 9.</p> <p>d) To preserve and enhance the character of the surrounding countryside which provide separation from other adjoining settlements and preserves the individual identity and character of NMH.</p>		<p>identified No Mans Heath settlement for the classification of Local Service Centre.</p>
<p>Policy RS 1 – Existing and new Community Facilities</p>	<p>The retention, continued use, refurbishment and improvement of all the community buildings and their associated uses will be supported. The relocation of services or facilities within the Parish will be supported where it can be demonstrated that there will be no loss but there will be an equal or greater level of benefit and accessibility for the community.</p> <p>Proposals for the provision of new community facilities will be supported provided that the proposals would not have significant harmful impacts on the amenities of residents or on other</p>	<ul style="list-style-type: none"> • Reuse of existing buildings • Protection of local services • Increase in provision of local services 	<p>Policy ENV2 and ENV6 of the Local Plan (Part One) sets out that new development should not have an adverse impact on local character.</p> <p>Policy SOC5 identifies that development will not be allowed that has a significant adverse effect on residential amenity.</p>

Plan elements	Summary of policy	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 Local Plan (Part One); Strategic Policies
	neighbouring uses.		
Policy RS 2 – Contributions to Community Infrastructure	<p>All new development will be expected to address the effects and benefits it will have on the community infrastructure and how any effects can be mitigated.</p> <p>Financial contributions paid direct to the local community as a result of New Homes Bonus, Section 106 contributions or Community Infrastructure Levy (CIL) (Appendix 12) may be utilised to deliver priorities identified in the Parish Delivery Plan (Appendix 11). Direct delivery by developers of any off-site works will be supported where these works are identified in the Parish Delivery Plan.</p>	<ul style="list-style-type: none"> Support for community infrastructure 	Policy ENV2 and ENV6 of the Local Plan (Part One) sets out that new development should not have an adverse impact on local character.
Policy RS 3 – Footpaths, Cycle-ways and Bridleways	Improvements to the existing public footpath cycle-ways and bridleway network (Appendix 9) in the plan area will be supported. The construction and appearance of new paths, tracks or links must be appropriate and sensitive to the character of the locality and the	<ul style="list-style-type: none"> Improvement of pedestrian and cycling infrastructure 	Policy STRAT 10 of the Local Plan (Part One) sets out that opportunities will be sought to extend and improve access to local footpath and cycle networks.

Plan elements	Summary of policy	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 Local Plan (Part One); Strategic Policies
	<p>surrounding area.</p> <p>Proposals for the redevelopment of some of the former railway line from Hampton through Tattenhall to Gatesheath to form a footpath and cycle-way will be supported and encouraged where compulsory land purchase is not involved.</p>		

Appendix 2: Comments received during consultation on the screening opinion

Agency	Date Consulted	Response
Natural England	19 th June 2015	Natural England is in agreement with the Screening Statement, as long as the proposed policies of the Neighbourhood Plan do not alter the strategic policy framework assessed in the Local Plan Part One Habitats Regulation Assessment (HRA) Screening Report and Strategic Environmental Assessment (SEA) Report then a separate HRA and SEA will not be required. If this situation changes then a separate SEA and HRA Screening will be required and Natural England would wish to be consulted.
Environment Agency	19 th June 2015	The Environment Agency consider that the proposed neighbourhood plan will not give rise to any significant environmental effects within their remit. Therefore they support the conclusion that a Strategic Environment Assessment is not required in this instance.
Historic England	19 th June 2015	Historic England agree with the assessment that the No Man's Heath and District Neighbourhood Plan is unlikely to result in significant impacts on the historic environment sufficient to require an SEA.
Natural Resources Wales	19 th June 2015	No response received.
CADW	19 th June 2015	No response received.