

Hoylake Vision

(Hoylake Community Planning Forum)

A Neighbourhood Development Plan for Hoylake 2015-2020

Basic Conditions Statement

SUBMISSION DRAFT

September 2015

Town and Country Planning Act 1990 (as amended) (the 1990 Act)

Neighbourhood Planning (General) Regulations 2012 (as amended) (the Regulations)

Submission Date: 18 September 2015

FOREWORD

The **Hoylake Neighbourhood Development Plan** (NDP) area (the Area) covers 268 hectares and contains 2,900 dwellings, a linear retail core (identified as a Key Town Centre in the saved **Wirral Unitary Development Plan**, adopted February 2000 (UDP)), a small industrial estate in Carr Lane, electrified railway line and two railway stations. The Area is served by the community-supported *Hoylake Cottage Hospital*, a primary school and a number of places of worship. To the south of the railway line, much of the land within the Area is open Green Belt, partly used for recreation (a municipal golf course and a number of playing fields) and partly for agriculture (including the Sandringham Avenue allotments). Much of this land is also identified by the UDP as in need of landscape renewal

Hoylake's oldest properties are 17th/18th century cottages but major growth occurred with the development of the railway during the fourth quarter of the 19th century. There has been extensive infilling and redevelopment of individual brownfield sites. *Hoylake Vision's* objectives include maintaining the character and economic vitality of the town and extending community involvement in decision-making. The **Core Strategy Local Plan** (CS) currently being prepared by the *Metropolitan Borough of Wirral* (the Council) seeks to redesignate Hoylake as a district centre but this proposal is being resisted locally.

Hoylake is located within the **"Hoylake and West Kirby Settlement Area"**, as described in the **Proposed Submission Draft Spatial Portrait**, which forms part of the emerging CS. Key issues include preserving the attractiveness of residential areas, securing continued improvements to tourist and visitor facilities, preserving Victorian and Edwardian character, protecting employment uses at Carr Lane and defining the future role of Hoylake town centre. The NDP does not conflict with any European Union (EU) regulations.

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1. BASIC CONDITIONS

1.1. According to **Schedule 4B(8)(1)** of the **1990 Act**, any draft order to make the NDP must meet the basic conditions set out in **Schedule 4B(8)(2)** of the **1990 Act**. The basic conditions are that:

- 1.1.1. Having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the order (see section 2 below);
- 1.1.2. Having special regard to the desirability of preserving any listed building or its setting or any features of special architectural or historic interest that it possesses, it is appropriate to make the order (see section 7 below);
- 1.1.3. Having special regard to the desirability of preserving or enhancing the character or appearance of any conservation area, it is appropriate to make the order (see section 7 below);
- 1.1.4. The making of the order contributes to the achievement of sustainable development (see section 3 below);
- 1.1.5. The making of the order is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area) (see section 4 below);
- 1.1.6. The making of the order does not breach, and is otherwise compatible with, EU obligations (see section 5 below), and
- 1.1.7. Prescribed conditions are met in relation to the order and prescribed matters have been complied with in connection with the proposal for the order (see section 6 below).

2. NATIONAL POLICIES AND ADVICE

2.1. The NDP must comply with paragraphs 183 to 185 of the **National Planning Policy Framework (NPPF)**. This section demonstrates how the NDP would be consistent with relevant NPPF policies in relation to:

- **Building a strong, competitive economy**
- **Ensuring the vitality of town centres**
- **Supporting a prosperous rural economy**
- **Promoting sustainable transport**
- **Requiring good design**
- **Promoting healthy communities**
- **Protecting Green Belt land**
- **Meeting the challenge of climate change and flooding**
- **Conserving and enhancing the natural environment**
- **Conserving and enhancing the historic environment**

2.2. Building a strong, competitive economy

The NDP reflects popular support for local shops, an improved visitor economy and increased local employment (Policies HS2 (New Development), HS5 (Evening Economy), BR1 (Seafront Recreation) and CL1 (Local Employment Development)). NDP policies also encourage sustainable economic development, including tourism (Policy BR1). Tourism has particular potential to be a growing contributor to Hoylake's economy and is positively supported by the supporting text in Section 5.2. (The Promenade and Recreation) and Section 5.4. (A Distinctive Identity: Special Buildings and Places).

2.3. **Ensuring the vitality of town centres**

This is the first policy theme and reflects the importance of the town centre to the vitality and sustainability of the community and to the prosperity of the local economy. NDP Policy HS3 (Public Space) seeks to improve the public realm. Policy HS4 (Shopfront Design) requires higher standards of shopfront design. Policy HS5 seeks to develop the early evening economy and achieve better management of the night time economy. These policies address particular concerns raised by businesses and residents whilst encouraging higher footfall; protecting living conditions, and improving community cohesion.

2.4. **Supporting a prosperous rural economy**

As a key town on the periphery of the Liverpool City Region Hoylake offers numerous opportunities for enjoying sports, arts, food and drink, and attractive built and natural environments. Hoylake has significant potential for tourism development, which is reflected in NDP Policies BR1, BR2 (Open Space and Recreation) and DI1 (Character Buildings). The NDP seeks to support the wide variety of activities, including birdwatching, golf, horse-riding, cycling, running and water/beach sports, which bring recreational economic activity to the area. Policies CL1 and CL2 (Comprehensive Redevelopment) seek to achieve environmental and access improvements for the Carr Lane Industrial Estate, which is surrounded on three sides by rural Green Belt land, much of which is in need of landscape renewal.

2.5. **Promoting sustainable transport**

Hoylake is constrained on one side by the coastline, and on the other by the railway line, with only one main road passing through the town, parallel with both. An existing railway park & ride facility at Hoylake Station works well for residents wishing to travel to Birkenhead and Liverpool, but direct public transport links to and from other West Wirral destinations beyond West Kirby are limited. Consequently, private vehicle use across West Wirral is high, with Hoylake bearing the brunt of through traffic. Opportunities for the direct promotion of

sustainable transport are limited but Section 5.2. identifies *“improved cycle infrastructure”* as a priority. Policy TR1 (Market Street) seeks to support proposals to improve pedestrian and cycle connections across Hoylake and address the problem of traffic congestion. Policy CL2 provides an opportunity to improve road links to the south of the railway line which would help to relieve traffic congestion. It was suggested that a policy could be framed requiring all commercial proposals over a certain size to produce a Travel Plan for employees. However, it was decided that this would be a matter more appropriately addressed by condition on a case by case basis.

2.6. Requiring good design

Consultation demonstrated strong support for good design, in particular in the town centre. Policies HS4, DI2 (Scale and Design of New Development) and H1 (Residential Development) would reinforce the local application of the Council’s existing design policies whilst recognising the visual and economic benefits to be gained by skillfully blending contemporary and traditional design using high quality materials.

2.7. Promoting healthy communities

Policies BR1 and BR2 seek to promote and encourage active participation in community life and healthy outdoor activities address health and fitness directly. Other policies would strengthen community cohesion. Policy HS5 seeks to deliver a better managed and more diverse night time economy that would result in more responsible drinking and discourage anti-social behaviour. Policy HS3 is aimed particularly at encouraging neighbourliness.

2.8. Protecting Green Belt land

Policy BR2 seeks to maximise the degree of public benefit offered by the small amount of designated urban green space in the Area. None of the policies in the plan will adversely affect the Green Belt. Policy CL2 supports a comprehensive masterplan approach to landscape renewal and the redevelopment of housing and commercial property in and around the Carr Lane Industrial Estate, which is surrounded by Green Belt. Taken

together with the possibility of a Golf Resort project, this co-ordinated approach will help to prevent further harmful speculative applications in the Green Belt, such as those recently refused and dismissed at appeal.¹

2.9. Meeting the challenge of flooding and climate change

Flooding is predicted to increase in frequency, evidenced most recently by high tides during the early months of 2014, which caused some infrastructure damage. One of the priorities associated with Policies BR1 and BR2 is to help ensure that the Council's agreed Beach Management Plan is followed and reviewed to deal with these issues in a strategic way. Maintaining Hoylake as a prosperous and attractive place to live, work and visit and supporting a strong and cohesive community will help to ensure that existing defences along the coastline are not permitted to fall into disrepair. Helping to support the trend towards a more youthful population will help to keep climate change issues at the forefront of the minds of residents.

2.10. Conserving and enhancing the natural environment

There is an opportunity to support the development of a wildlife and wetland centre in the part of the Green Belt that is in need of landscape renewal. This might be delivered as part of the comprehensive redevelopment approach supported by Policy CL2. NDP Policy NC1 requires proposals that may have a significant impact upon internationally important sites to provide sufficient evidence to allow a Habitats Regulations Assessment (HRA) to be undertaken by the Council. The NDP therefore satisfies the requirements of **Regulation 15(1)(e)(ii)**.

2.11. Conserving and enhancing the historic environment

Hoylake is proud of its history. The high quality and largely intact built heritage is cherished by residents but also demonstrates a valuable aspect of Hoylake's tourism potential. Policies DI1 and DI2 seek to preserve and

¹ APP/W4325/A/12/2184753 and APP/W4325/A/14/2220745

enhance the historic environment throughout the Area. Thus, the NDP will strengthen existing UDP heritage policies, giving similar emphasis to the preservation and enhancement of significant features of the built environment typified by the examples shown in Appendix 1, which do not currently benefit from any statutory protection. The value of doing so is likely to reap educational, recreational and economic benefits.

3. CONTRIBUTION TO THE ACHIEVEMENT OF SUSTAINABLE DEVELOPMENT

- 3.1. The Council has produced a Sustainability Assessment Report, reproduced at Appendix VII, which concludes that no mitigation or enhancement measures are required of the NDP.
- 3.2. The NDP is required to contribute towards the presumption in favour of sustainable development, which in essence means meeting the needs of the present generation without prejudicing the ability of future generations to meet their anticipated needs. Thus sustainable development must be a ***“golden thread”*** running through all elements of the NDP. Some of the specific ways in which the NDP supports sustainable development objectives are:
 - Policies BR1, TR1 and CL2 and their associated priorities will encourage the improvement of accessible public transport and more safe and convenient routes for pedestrians and cyclists;
 - Policies HS1, HS2, HS3, HS5, BR1 and BR2 aim to sustain and develop a wide range of retail, leisure and community facilities which would be within an easy walking distance of their home for most residents;
 - Policy HS6 seeks to ensure that the upper floors of town centre buildings, where public transport and access to goods and services are most conveniently located, are occupied primarily for residential purposes;
 - Policies DI1 and DI2 seek to preserve or enhance significant features of the built environment typified by the examples shown in NDP Appendix 1, which are not otherwise protected, thereby helping to extend their useful life and conserve building materials and energy;
 - Policies HS4, DI2, and H1 require good quality design which will extend the useful life of buildings and conserve building materials and energy;
 - Policies HS2, HS3, HS5, CL1 and CL2 seek to protect, promote and increase job opportunities, thereby

helping to maintain and improve the economic performance of the Area, increase inward investment, maintain personal and family income, reduce the need to travel and contribute to greater self-sufficiency in the local availability of goods and services, and

- Policies HS3 and CL2 encourage a comprehensive masterplan approach to redevelopment that will facilitate the delivery of higher quality public space, with the aim of enhancing the economic performance of the town centre; improve areas in need of landscape renewal, improve natural habitats, protect wildlife and ensure that internationally important wildlife sites are protected from unnecessary harm. The supporting text and Policy NC1 add further emphasis to the need to protect wildlife and habitats.

4. GENERAL CONFORMITY WITH STRATEGIC POLICIES FOR THE DEVELOPMENT OF THE AREA

- 4.1. Reproduced at Appendix II is a document produced by the Council which sets out those adopted development plan and emerging CS policies that apply to the content of the NDP.² General conformity with these strategic policies is demonstrated in Table 2: Policy Appraisal at Appendix IV, which also assesses how NDP policies, objectives and priorities would relate to the evidence base documents and to relevant NPPF guidance.
- 4.2. The pre-submission (Regulation 14) draft of the NDP was submitted to the Council prior to the Regulation 14 consultation commencing. The Council has concluded that no Strategic Environmental Assessment (SEA) or full Habitats Regulations Assessment (HRA) will be required. The HRA (Stage 1) and SEA screening reports are found at Appendices V and VI respectively.

² The wording of the vision, the objectives and some of the policies was altered after this document was produced but these changes have had no material effect upon the relationship between the NDP and relevant strategic policies.

5. EUROPEAN UNION OBLIGATIONS

- 5.1. The beach area is covered by numerous EU designations including **Ramsar Convention, SAC, SPA and SSSI**.³ The Area does not include the beach and the NDP would therefore be compatible with EU requirements. However, having regard to Schedules 2 and 3 of the Regulations and the most recent advice from Natural England and the Council, Policy NC1 requires proposals that may have a significant impact upon internationally important sites to produce sufficient evidence to allow a HRA to be undertaken by the Council.
- 5.2. Regard has also been had to the rights and freedoms protected by the **European Convention on Human Rights**. It is considered that any limited restriction of or interference with these rights and freedoms caused by the application of NDP policies would not conflict with either the Convention or the **Human Rights Act 1998**.
- 5.3. Thus, there is no need for an environmental report to be prepared because this document contains sufficient information to satisfy the requirements of Regulation 15(1)(e)(ii). The relevant documents establishing this (i.e. Habitats Regulations Assessment (Stage 1); Strategic Environmental Assessment screening document, and Sustainability Assessment) are attached at Appendices V, VI and VII respectively.

³ Convention on Wetlands of International Importance, especially as Waterfowl Habitat (Ramsar); Special Area of Conservation (SAC); Special Protected Area (SPA), and Site of Special Scientific Interest (SSSI)

6. SUMMARY OF COMPLIANCE WITH OTHER LEGAL REQUIREMENTS

6.1. The NDP must be submitted by a qualifying body

Hoylake Vision is a designated qualifying body for the Area (see Appendix I). The NDP sets out policies relating to the development and use of land within the Area.

6.2. What is being proposed is a NDP

NDP policies relate to Planning matters (i.e. the development of buildings and other land) and have been prepared in accordance with the relevant statutory requirements and procedures laid down in the Regulations.

6.3. The NDP states the period for which it is to have effect.

The NDP plan period is 2015 to 2020. It is likely that the plan period will cover the transition from the current UDP to the emerging CS. Although written primarily to accord with strategic UDP policies (see Appendix II), the NDP takes account of the potential impact of adoption of the CS upon the content and application of its policies.

6.4. NDP policies do not relate to excluded development.

No NDP policies relate to excluded development as defined by the Regulations (i.e. minerals, waste and nationally significant infrastructure projects). Neither do they directly affect any protected European sites.

6.5. The NDP does not relate to more than one neighbourhood area and there are no other NDPs in place within the neighbourhood area.

The neighbourhood area is Hoylake. The NDP relates only to Hoylake and there are no other NDPs in Hoylake.

7. STATEMENTS OF CONFORMITY AND COMPLIANCE

- 7.1. With regard to paragraph 1.1.1. above it is considered that the evidence presented in section 2 of this document demonstrates compliance with **Schedule 4B(8)(2)(a)** of the **1990 Act**.
- 7.2. With regard to paragraphs 1.1.2. and 1.1.3. above, the Area includes two conservation areas (in whole or in part) and six listed buildings. No NDP policy directly affects these designated heritage assets and, by recognising the importance of non-designated heritage assets located outside the conservation areas, NDP policies as a whole reinforce UDP policies relating to heritage assets. NDP policies are therefore considered to be compliant with **Schedule 4B(8)(2)(b)** and **(c)** of the **1990 Act**.
- 7.3. With regard to paragraph 1.1.4. above it is considered that the evidence presented in section 3 above demonstrates compliance with **Schedule 4B(8)(2)(d)** of the **1990 Act**.
- 7.4. With regard to paragraph 1.1.5. above it is considered that the evidence presented in section 4 above, Appendix II below and Appendix IV Table 2: Policy Appraisal below demonstrate that the NDP is in general conformity with relevant strategic UDP and CS policies, in compliance with **Schedule 4B(8)(2)(e)** of the **1990 Act**.
- 7.5. With regard to paragraph 1.1.6. above it is considered that the evidence presented in section 5 above demonstrates compliance with **Schedule 4B(8)(2)(f)** of the **1990 Act**.
- 7.6. With regard to paragraph 1.1.7. above, it is considered that all relevant prescribed conditions have been and/or will be met at the due time and that the NDP therefore complies with **Schedule 4B(8)(2)(g)** of the **1990 Act**.

APPENDIX I

DESIGNATION OF THE NEIGHBOURHOOD FORUM AND NEIGHBOURHOOD AREA

WIRRAL COUNCIL

Notice of executive decision by individual Cabinet Member

This notice is made in accordance with Rule 18 of the Council's Access to Information Procedure Rules as contained in Part 4 of the authority's Constitution. Rule 18.4 provides that:

As soon as reasonably practicable after an Executive decision has been taken by an individual member of the Cabinet or key decision has been taken by an officer, he/she will prepare, or instruct the proper officer to prepare, a record of the decision, a statement of the reasons for it and any alternative options considered and rejected. The provisions of Rules 7 and 8 (inspection of documents after meetings) will also apply to the making of decisions by individual members of the Cabinet. This does not require the disclosure of exempt or confidential information or advice from a political assistant.

Decision maker: Councillor Phil Davies, Leader Wirral Council.

Decision title: Hoylake Community Planning Forum – Application for Designation of a Neighbourhood Forum

Substance of decision taken:

That the Hoylake Community Planning Forum application, constitution and area boundary are agreed for the purposes of public consultation for a period of six weeks and that officers report back to Cabinet on the results of that public consultation, with a view to designating the Neighbourhood Planning Forum and area boundary.

Authority under which decision is made:

In the decision maker's capacity as Leader of the Council.

Is this a key decision? Yes

Statement of the Reasons for the decision:

The Government's Neighbourhood Planning Regulations require that a Neighbourhood Planning Forum should formally apply to the Council for designation of their area boundary and constitution. It is the Council's duty to then issue the area boundary and constitution for a public consultation period of six weeks.

Any alternative options considered and rejected:

No other organisation has come forward to propose a Neighbourhood Forum for Hoylake. Neighbourhood Planning represents a high level of community engagement and it has not been deemed appropriate to pursue an alternative course, such as an Area Action Plan under the Local Development Framework.

Legal implications and risks

The Council has a legal duty to support local communities in their preparation of Neighbourhood Plans. The principal risk for the Neighbourhood Planning process is delay to the Hoylake community's proposals. If the Community Planning Forum maintains a high level of community support then its plan proposals will be robust.

Financial implications and risks

The Council already holds a grant of £20,000 from the Government on behalf of the Hoylake Community Planning Forum, which is used for plan preparation. Government has recently announced that for each Neighbourhood Planning Forum, the Council will also receive a grant of £5,000 at designation and a further £25,000 if the plan advances to independent examination and referendum. This additional £30,000 is to assist the Council with the costs of examination and the referendum.

Human resources implications and risks

As the Council is the accountable body for this project, there are staffing implications of supporting the Hoylake Community Planning Forum so as to ensure that the Council's procedures for effective financial management are complied with. To date, any support work has been absorbed within existing staffing resources. The Forum is led by experienced professionals, business people and community representatives. Therefore the risk of failure is judged to be low.

Equalities and social inclusion implications and risks

The development of the Hoylake Community Planning Forum has involved a wide range of groups within the community. The process is therefore intended to be inclusive and will lead to better understanding and community cohesion.

Confirmation of decision

I confirm that I have made this executive decision, in accordance with the Council's Constitution.

Signed: 

Name of Councillor: Phil Davies

Position held: Leader, Wirral Council

Date: 18th September 2012

Call-in

This decision may be subject to Call-in within five working days of its publication by the Proper Officer and shall not be implemented during that period.

Lodging this Notice

This Notice must be delivered to the Acting Director of Law HR and Asset Management, as Proper Officer, for publication.

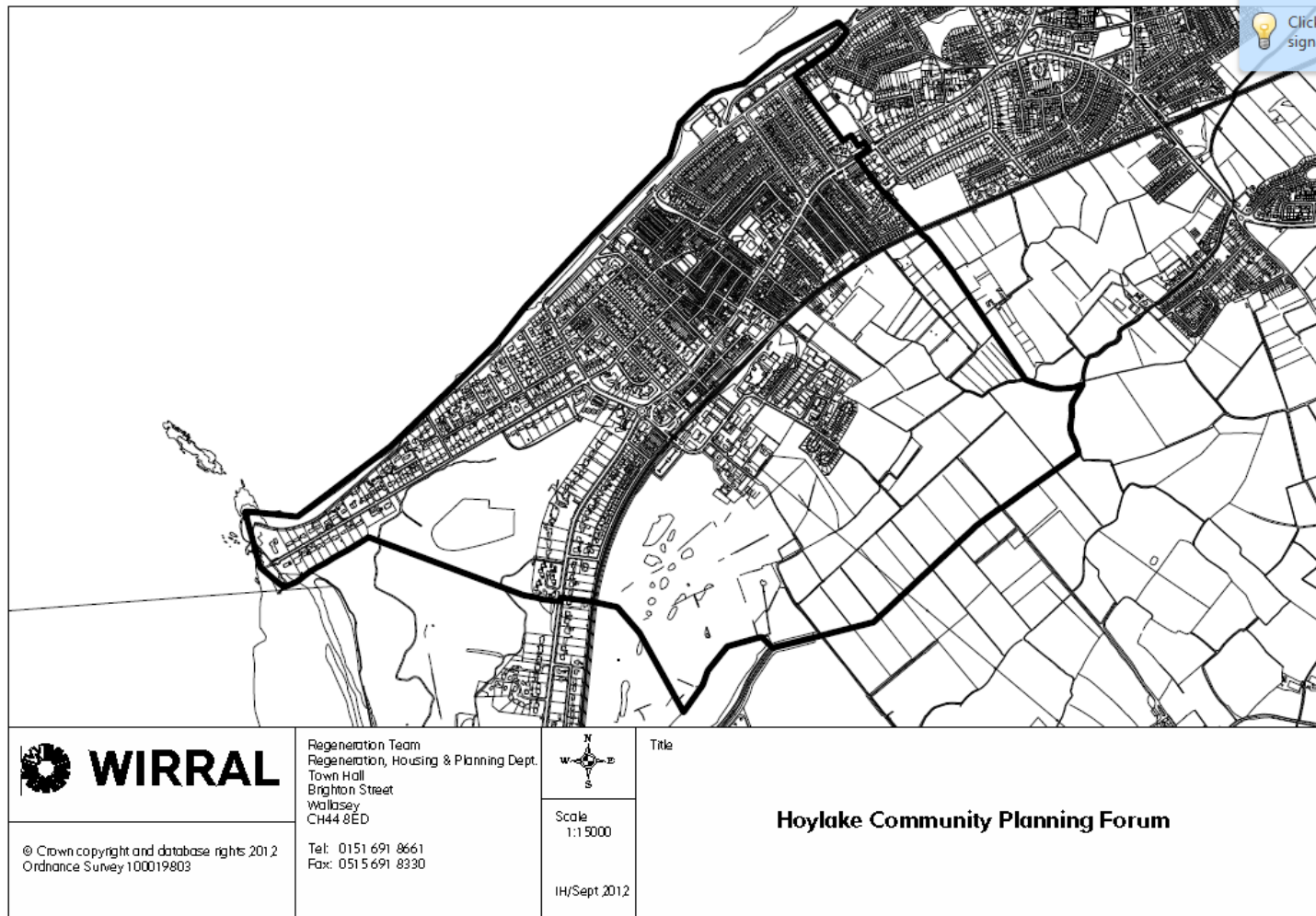
For use by the Proper Officer:

I confirm that this Notice was lodged with me on: 19 September 2012

Signed: 

Name: Surjit Tour

Title: Acting Director of Law, HR and Asset Management and Monitoring Officer



APPENDIX II

RELEVANT STRATEGIC POLICIES

Submission Draft Hoylake Neighbourhood Development Plan

Schedule of Relevant Strategic Policies

The following are considered to be the Strategic Policies in the Wirral Unitary Development Plan (UDP) adopted in February 2000 and as saved by a Direction issued by the Secretary of State on 18 September 2007, the Joint Waste Local Plan for Merseyside and Halton adopted 18 July 2013 and the Core Strategy for Wirral – Proposed Submission Draft (December 2012), relevant to the emerging Hoylake Neighbourhood Development Plan (“Hoylake NDP”).

Hoylake NDP Vision and Objectives

Hoylake NDP Vision Statement (page 16)

“To maintain Hoylake as an attractive seaside town and a popular place to live in and to visit. To be a healthier, socially conscious community with a thriving economy which values creativity and entrepreneurialism. To support a vibrant town centre, which meets the day-to-day needs of local people and provides high quality food, drink and entertainment opportunities for residents and visitors. To support the town centre and the Carr Lane Industrial Estate as the foci for a wide range of easily accessible jobs.”

Hoylake NDP Objectives (page 16)

1. To ensure that Hoylake remains an attractive, socially inclusive and sustainable place to live.
2. To strengthen the role of the town centre as a place for shopping, services and community facilities. To assist in increasing footfall in order to retain existing businesses and jobs as well as attract new businesses and grow the number of local jobs.
3. To support a vibrant evening economy which provides high quality food, drink and entertainment opportunities, cultural attractions and later retail trading without prejudicing good living conditions.
4. To more fully realise the potential of the promenade as an accessible leisure and tourism destination for residents and visitors.
5. To provide a range of good quality and socially inclusive public open spaces and outdoor leisure opportunities.
6. To ensure that Carr Lane Industrial Estate remains an attractive location for micro-enterprises and small and medium-sized enterprises that provide local jobs.
7. To preserve and enhance the distinctive Victorian and Edwardian character of Hoylake and its maritime and sporting heritage, recognising that these are key elements in making Hoylake a special place.
8. To balance the need to maintain a safe and attractive pedestrian and cycling environment with the desire to improve on-street car parking within the town centre, promote public transport and minimise traffic congestion.
9. To improve pedestrian links between the town centre, the promenade and the railway stations to meet the needs and expectations of residents and visitors.

Hoylake NDP Vision and Objectives - Relevant Strategic Policies

UDP – Part 1 Policies

Policy URN1 - Development and Urban Regeneration
Policy HSG2 - Affordable Housing
Policy GBT1 - Green Belt Boundaries
Policy GRE1 - The Protection of Urban Greenspace
Policy REC1 - Principles for Sport and Recreation
Policy TLR1 - Principles for Tourism Development
Policy CHO1- The Protection of Heritage
Policy AGR1 - The Protection of Agriculture
Policy NCO1 - Principles for Nature Conservation
Policy LAN1 - Principles for Landscape
Policy TRT1 - Provision for Public Transport
Policy TRT2 - Safeguarding Land for Highway Schemes
Policy TRT3 - Transport and the Environment
Policy SHO1 - Principles for New Retail Development
Policy WAT1 - Fluvial and Tidal Flooding
Policy COA1 - Principles for the Coastal Zone

Core Strategy Local Plan

Spatial Vision
Strategic Objectives 1 – 7
Policy CS1 – Presumption in Favour of Sustainable Development
Policy CS2 – Broad Spatial Strategy
Policy CS9 – Priorities for Hoylake and West Kirby

Protection of Natura 2000 Sites

Hoylake NDP Policy NC1 - Protection of Natura 2000 Sites (page 19)

Proposals which may result in a likely significant effect on an internationally important site must be accompanied by sufficient evidence to enable the Council to make a Habitats Regulations assessment. Adverse effects should be avoided, or where this is not possible they should be mitigated, to make sure that the integrity of internationally important sites is protected. Proposals which may adversely affect the integrity of internationally important sites will only be permitted where there are no alternative solutions and there are imperative reasons of overriding public interest and where compensatory provision has been made. This also applies to sites and habitats outside the designated boundaries that support species listed as being important in the designations of the internationally important sites (i.e. functionally-linked habitat).

Hoylake NDP Policy NC1 – Relevant Policies

UDP- Part 2 Policies

Policy NC1 – The Protection of Sites of Importance for Nature Conservation
Proposal NC2 – Sites of International Importance for Nature Conservation

Core Strategy

Policy CS33 – Biodiversity and Geodiversity

Policy CS42 – Development Management

Improving the Town Centre

Hoylake NDP Policy HS1 - Active Frontages (page 22)

In each area defined on the Proposals Map as a 'key shopping area', development proposals, including those for a change of use to Use Class A1, A2, A3, A4, and/or A5, will be permitted, provided that a consistent active frontage would be maintained at ground floor level. In each area defined on the Proposals Map as secondary frontage, development proposals for a change of use to key shopping area uses and/or Use Class C1, C2, C3, D1 and/or D2 will be permitted.

Hoylake NDP Policy HS2 – New Development (page 22)

Selective redevelopment of buildings within the town centre boundary shown on the Proposals Map will be supported where proposals are able to demonstrate that they would make a positive contribution to a vibrant mix of uses and would deliver buildings and external space of high quality design.

Hoylake NDP Policy HS3 – Public Space (page 22)

In the area defined as HS3 on the Proposals Map a comprehensive redevelopment scheme, or individual proposals delivered as part of a phased masterplan approach will be permitted, so long as they would deliver a high quality public space that would be well-integrated into the key shopping area.

Hoylake NDP Policies HS1- HS3 - Relevant Strategic Policies

UDP – Part 2 policies

Policy SH1 - Criteria for Development in Key Town Centres

Policy SH3 - Ground Floor Residential Uses in Key Town Centres and Traditional Suburban Centres

Policy SH6 – Development within Primarily Commercial Areas

Policy SH7 - Upper Floor Uses in Retail Premises

Policy TR9 – Requirements for Off-Street Parking

Waste Local Plan

Policy WM8 - Waste Prevention and Resource Management

Policy WM9 - Sustainable Waste Management Design and Layout for New Development

Core Strategy

Policy CS25 – Hierarchy of Retail Centres

Policy CS26 – Criteria for Development in Existing Centres
Policy CS27 – Food and Drink uses in Existing Centres and Parades
Policy CS42 – Development Management
Policy CS43 – Design, Heritage and Amenity

Hoylake NDP Policy HS4 - Shopfront Design (page 22)

All proposals that would involve the alteration, replacement or creation of a shopfront within the town centre boundary shown on the Proposals Map will be expected to comply with the advice found in the Shopfront Design Guide, published in 2011 by Hoylake Village Life.

Hoylake NDP Policy HS4 - Relevant Strategic Policies

UDP – Part 2 policies

Policy SH8 - Criteria for Shop Fronts

Core Strategy

Policy CS26 – Criteria for Development in Existing Centres
Policy CS42 – Development Management
Policy CS43 – Design, Heritage and Amenity

Hoylake NDP Policy HS5 – Evening Economy (page 23)

Within the town centre boundary shown on the Proposals Map all development proposals, including those for a change of use, that would promote and/or support early evening activity related to high quality food and drink, arts and cultural uses and later retail trading will be permitted, subject to the proposal being able to demonstrate that it would have no significantly adverse effect upon the living conditions of occupants of nearby buildings with a residential use.

Hoylake NDP Policy HS5 - Relevant Strategic Policies

UDP – Part 2 policies

Policy SH1 - Criteria for Development in Key Town Centres
Policy SH6 – Development within Primarily Commercial Areas

Core Strategy

Policy CS26 – Criteria for Development in Existing Centres
Policy CS27 - Food and Drink Uses in existing Centres and Parades
Policy CS42 - Development Management

Waste Local Plan

Policy WM8 - Waste Prevention and Resource Management
Policy WM9 - Sustainable Waste Management Design and Layout for New Development

Hoylake NDP Policy HS6 – Upper Floors (page 23)

Within the town centre boundary shown on the Proposals Map all proposals for buildings with an active frontage at ground floor level that seek to create, rehabilitate or change the use of upper floors for a residential (Use Class C1, C2 or C3) use will be permitted, subject to the proposal being able to demonstrate that it would have no significantly adverse effect upon the living conditions of occupants of nearby buildings with a residential use. All proposals for upper storey office (Use Class B1) space will be permitted, subject to the provisions of Policy CL1. This policy shall apply equally to proposals where the upper floor use(s) would be either directly related to or separate from the existing ground floor use.

Hoylake NDP Policy HS6 - Relevant Strategic Policies

UDP – Part 2 policies

Policy SH7 - Upper Floor Uses in Retail Premises

Core Strategy

Policy CS26 – Criteria for Development in Existing Centres

Policy CS42 – Development Management

Waste Local Plan

Policy WM9 - Sustainable Waste Management Design and Layout for New Development

The Promenade and Recreation

Hoylake NDP Policy BR1 – Seafront Recreation (page 27)

Proposals that would meet an evidenced community need for better recreational facilities or would make sustainable use of the promenade for public recreation by:

- Enhancing the public realm;
- Improving existing community and/or visitor facilities;
- Creating new community and/or visitor facilities, or
- Providing high quality and sensitively located food and drink outlets

will be supported. Proposals that would accord with the above criteria and would be located within the areas defined on the Proposals Map as 'focal points for seafront recreation' will be permitted.

Development that would have a detrimental effect upon the character or coastal defence function of the promenade or adjacent internationally and nationally important nature sites will not be permitted.

Hoylake NDP Policy BR1 - Relevant Strategic Policies

UDP – Part 2 policies

Policy HS15 – Non-residential uses in Primarily Residential Areas

Policy GR1 – The Protection of Urban Greenspace

Proposal GR2 - Land Designated as Urban Greenspace
Policy RE1 – Criteria for Urban Recreation Facilities
Policy NC1 – The Protection of Sites of International Importance for Nature Conservation
Policy NC3 – The Protection of Sites of National Importance for Nature Conservation
Policy CO1 – Development within the Developed Coastal Zone
Policy CO4 – Criteria for Coastal Protection and Sea Defence works

Core Strategy

Policy CS30 – Requirements for Green Infrastructure
Policy CS31 – Recreational Land and Buildings
Policy CS33 – Biodiversity and Geodiversity
Policy CS34 – Flood Risk and Coastal Protection
Policy CS42 – Development Management

Waste Local Plan

Policy WM8 - Waste Prevention and Resource Management
Policy WM9 - Sustainable Waste Management Design and Layout for New Development

BR2. OPEN SPACE AND RECREATION (Page 27)

Proposals that would meet an evidenced community need for new or enhanced areas of public open space and recreation (including Grove Park) will be supported.

Hoylake NDP Policy BR2 - Relevant Strategic Policies

UDP – Part 2 policies

Policy HS15 – Non-residential uses in Primarily Residential Areas
Policy GR1 – The Protection of Urban Greenspace
Proposal GR2 - Land Designated as Urban Greenspace
Policy RE1 – Criteria for Urban Recreation Facilities

Core Strategy

Policy CS30 – Requirements for Green Infrastructure
Policy CS31 – Recreational Land and Buildings
Policy CS42 – Development Management

Waste Local Plan

Policy WM8 - Waste Prevention and Resource Management
Policy WM9 - Sustainable Waste Management Design and Layout for New Development

Getting Around Hoylake

TR1. MARKET STREET (Page 31)

Inside the 'key shopping areas' defined on the Proposals Map, proposals that would assist in:

- Managing traffic speeds;
- Improving pedestrian and cycle connections between Market Street, the promenade and the railway stations;
- Addressing traffic congestion, or
- Providing well-designed on-street parking that supports local businesses

will be supported.

Hoylake NDP Policy TR1 - Relevant Strategic Policies

UDP – Part 2 policies

Policy TR8 – Criteria for the Design of Highway Schemes

Policy TR11 – Provision for Cyclists in Highway and Development Schemes

Policy TR12 – Requirements for Cycle Parking

Policy TR13 – Requirements for Disabled Access

Core Strategy

Policy CS40 – Transport Requirements

Policy CS41 – Transport Schemes

Policy CS42 – Development Management

Waste Local Plan

Policy WM8 - Waste Prevention and Resource Management

A Distinctive Identity: Special Buildings and Places

DI1. CHARACTER BUILDINGS (Page 35)

The extension or alteration of any building displaying the significant characteristic features typified by the examples in Appendix 1 of this Plan will be permitted unless the proposed change(s) would materially diminish the significant character of the building. Proposals must identify how the design would preserve or enhance the significant character of the building.

DI2. SCALE AND DESIGN OF NEW DEVELOPMENT (Page 35)

All proposals for new buildings and for the extension or alteration of existing buildings, whether inside or outside the Conservation Areas, must respond to the distinctive character of the area in terms of their size, design and materials of construction. Where development is likely to affect the significance of any heritage asset identified on the Proposals Map, whether listed or not, the proposal must specify

how it would preserve or enhance that significance and should, where appropriate, promote high levels of sustainability.

Hoylake NDP Policies DI1 – DI2 - Relevant Strategic Policies

UDP – Part 2 policies

Policy HS4 – Criteria for new Housing Development
Policy HS5 – Density and Design Guidelines
Policy CH1 – Development Affecting Listed Buildings and Structures
Policy CH2 – Development Affecting Conservation Areas
Policy CH3 - Demolition Control within Conservation Areas

Core Strategy

Policy CS42 – Development Management
Policy CS43 – Design, Heritage and Amenity

Waste Local Plan

Policy WM8 - Waste Prevention and Resource Management
Policy WM9 - Sustainable Waste Management Design and Layout for New Development

Homes in Hoylake

H1. RESIDENTIAL DEVELOPMENT (Page 38)

All proposals for the construction of new dwellings and those for a change of use of buildings or land to a residential use (Use Classes C1, C2, C3 and C4) will be supported, provided that they would accord with Policy DI2 and would not have a significantly adverse effect upon the living conditions of occupants of surrounding dwellings.

H2. HOUSING TYPE AND TENURE (Page 38)

All major residential proposals (i.e. 10 dwellings or more) must ensure that they address the housing needs of the whole community, including those who require affordable and specialist housing, based upon an up-to-date assessment of housing need in Hoylake.

H3. INFILL DEVELOPMENT (Page 39)

Infill development of existing residential areas and the residential development of garden land, whether sub-divided or not, is likely to prejudice the distinctive character of Hoylake and will not be supported unless proposals are able to demonstrate that substantial new social, economic or environmental benefits would be achieved.

Hoylake NDP Policies H1 – H3 - Relevant Strategic Policies

UDP – Part 2 policies

Policy HS4 – Criteria for New Housing Development

Policy HS5 – Density and Design Guidelines
Policy HS7- Sheltered Housing
Policy HS8 – Nursing Homes
Policy HS10 – Backland Development
Policy HS13 – Self-contained flat conversions
Policy HS14 – Houses in Multiple Occupation
Policy HS15 – Non-residential uses in Primarily Residential Areas
Policy GR5 – Landscaping and New Development
Policy GR6 – Greenspace within New Family Housing Development
Policy GR7 – Trees and New Development
Policy TR9 – Requirements for off-street Parking

Core Strategy

Policy CS21 – Criteria for New Housing Development
Policy CS22 – Affordable Housing Requirements
Policy CS23 – Criteria for Specialist Housing
Policy CS42 – Development Management
Policy CS43 – Design, Heritage and Amenity

Waste Local Plan

Policy WM8 - Waste Prevention and Resource Management
Policy WM9 - Sustainable Waste Management Design and Layout for New Development

Enhancing Carr Lane Industrial Estate

CL1. LOCAL EMPLOYMENT DEVELOPMENT (Page 41)

Proposals for local employment development (Use Classes B1, B2, B8 and sui generis) shall be subject to a sequential test, with suitable and available sites within the existing Carr Lane Industrial Estate being the sequentially most preferable. Only if there are no suitable and available sites within the Carr Lane Industrial Estate will proposals for other sites be considered. In all cases, proposals must demonstrate that they would have no significantly adverse effect upon either the living conditions of occupants of nearby buildings with a residential use or the distinctive character of the area.

CL1 - Relevant Strategic Policies

UDP – Part 2 policies

Policy EM6 – General Criteria for New Employment Development
Policy EM7 – Environmental Criteria for New Employment Development
Policy EM8 – Development within Primarily Industrial Areas

Core Strategy

Policy CS14 – Priority Sectors
Policy CS15 – Criteria for Employment Development
Policy CS17 – Protection of Employment Land
Policy CS42 – Development Management
Policy CS43 – Design, Heritage and Amenity

Waste Local Plan

Policy WM8 - Waste Prevention and Resource Management

Policy WM9 - Sustainable Waste Management Design and Layout for New Development

CL2. COMPREHENSIVE REDEVELOPMENT

In the area defined as CL2 on the Proposals Map a comprehensive mixed-use redevelopment scheme, or individual proposals delivered as part of a phased masterplan approach will be permitted, subject to the strict controls upon development within the Green Belt and provided that:

- the living conditions of existing residents would be improved;
- the long term needs of businesses would be catered for, and
- any area in need of landscape renewal would be improved.

CL2 - Relevant Strategic Policies

UDP – Part 2 policies

Policy HS4 – Criteria for New Housing Development

Policy HS15 – Non-residential development in Primarily Residential Areas

Policy EM6 – General Criteria for New Employment Development

Policy EM7 – Environmental Criteria for New Employment Development

Policy EM8 – Development within Primarily Industrial Areas

Policy GB2 – Guidelines for Development in the Green Belt

Policy LA3 – Priorities for Areas Requiring Landscape Renewal

Policy TR8 – Criteria for the Design of Highway Schemes

Core Strategy

Policy CS3 – Green Belt

Policy CS14 – Priority Sectors

Policy CS15 – Criteria for Employment Development

Policy CS17 – Protection of Employment Land

Policy CS21 – Criteria for New Housing Development

Policy CS40 – Transport Requirements

Policy CS41 – Transport Schemes

Policy CS42 – Development Management

Policy CS43 – Design, Heritage and Amenity

Waste Local Plan

Policy WM8 - Waste Prevention and Resource Management

Policy WM9 - Sustainable Waste Management Design and Layout for New Development

APPENDIX III

TABLE 1: EVIDENCE BASE

TABLE 1: EVIDENCE BASE
CS = Consultation Statement; BCS = Basic Conditions Statement

Document relevance	Document Title	Document Location
CS, BCS, all themes, objectives, policies and priorities.	“What’s Your Vision?” survey results, <i>Hoylelake Village Life</i> , 2012	http://www.hoylelakevision.org.uk/wp-content/uploads/2012/11/IDENTIFYING-ISSUES_Layout-1.pdf
All policies and priorities	Hoylelake Open All Year, <i>Hoylelake Village Life</i> and <i>Hoylelake Town Team</i> , 2014	Available in hard copy only
BCS	Core Strategy Proposed Submission Draft, <i>Wirral Council</i> , December 2012	http://www.wirral.gov.uk/downloads/5640
BCS, Policies HS1, HS2, HS3, HS4, HS5, HS6, BR1	Review of Liverpool City Region Tourism, <i>Locum Consulting</i> , May 2008	http://www.hoylelakevision.org.uk/wp-content/uploads/2012/11/484996681.pdf
All policies	Masterplan (commissioned by <i>Wirral Council</i>), <i>BDP Associates</i> , 2004	http://www.hoylelakevision.org.uk/wp-content/uploads/2012/11/Hoylelake_West_Kirby_Masterplan.pdf
Policy CL2	‘Hoylelake A’ report, <i>University of Liverpool Department of Civic Design</i> , 2012	https://prezi.com/-w9rflsozne1/transforming-hoylelake/

Document relevance	Document Title	Document Location
Policy CL2	'Hoylake B' report, <i>University of Liverpool Department of Civic Design</i> , 2012	http://www.hoylakevision.org.uk/wp-content/uploads/2012/11/Hoylake-B-report.pdf
Policies DI1, DI2	Merseyside Historic Characterisation Project, <i>Museum of Liverpool</i> , 2011	http://www.liverpoolmuseums.org.uk/mol/collections/historic-characterisation-project/Wirral-Part-3-large.pdf
BCS, All policies	Draft Core Strategy Preferred Options report (commissioned by <i>Wirral Council</i>), <i>Roger Tym</i> , 2010	http://www.hoylakevision.org.uk/wp-content/uploads/2012/11/Preferred-Options-Main-Report-Nov10.pdf
CS, Policies HS1, HS2, HS3, HS4, HS5, HS6	<i>Hoylake Village Life</i> response to Draft Core Strategy Preferred Options report (commissioned by <i>Wirral Council</i>), <i>Roger Tym</i> , 2010	http://www.hoylakevision.org.uk/wp-content/uploads/2012/11/Core-Strategy-Response.pdf
BCS, All policies	Draft Core Strategy Settlement Area Policy – Settlement Area 6 – Hoylake and West Kirby, <i>Wirral Council</i> , December 2012	www.wirral.gov.uk/downloads/3864
Policies HS1, HS2, HS3, HS4, HS5, HS6, BR1, BR2	Wirral visitor research, <i>IPSOS MORI</i> , 2012	https://www.ipsos-mori.com/Assets/Docs/Publications/Wirral%20case%20study%20final.pdf
Policies HS1, HS2, HS3, HS4, HS5, HS6, BR1, BR2	A New Vision for North West Coastal resorts, including Hoylake, <i>Northwest Development Agency</i> , 2003	http://www.hoylakevision.org.uk/wp-content/uploads/2012/11/A_new_vision_for_Northwest_coastal_resorts.pdf
Policies DI1, DI2	Good Practice Guide for Local Listing, <i>English Heritage</i> , 2012	http://www.english-heritage.org.uk/publications/good-practice-local-

Document relevance	Document Title	Document Location
		heritage-listing/local-listing-guide.pdf
Policies DI1, DI2	Historic Towns Forum	http://www.historictownsforum.org/
CS	Placecheck website (Neighbourhood Plan Walks)	http://www.placecheck.info/what-is-a-placecheck/
CS	Hoylelake Junction	http://www.hoylelakejunction.com/
CS	Hoylelake Village town portal	http://www.hoylelakevillage.org.uk/
CS	Hoylelake Community Cinema	http://www.hoylelakecommunitycinema.co.uk/
BCS, Policies DI1, DI2	Meols Drive Conservation Area	https://www.wirral.gov.uk/my-services/environment-and-planning/built-conservation/conservation-areas/meols-drive
BCS Policies DI1, DI2	King's Gap Conservation Area	https://www.wirral.gov.uk/my-services/environment-and-planning/built-conservation/conservation-areas/-kings-gap
CS, Policies DI1, DI2	Hoylelake Conservation Area	http://www.hoylelakeconservationarea.org/
CS	Hoylelake HELP shop	http://www.hoylelakehelp.co.uk/
CS, BCS	Locality: Roadmap Guide to Neighbourhood Planning	http://www.hoylelakevision.org.uk/wp-content/uploads/2012/11/the_roadmap_1.pdf
CS, BCS	Locality: Quick Guide to Neighbourhood Planning	http://www.hoylelakevision.org.uk/wp-content/uploads/2012/11/quick_guide.pdf
CS, BCS, Policies DI1, DI2	Locality: Identifying Assets of Community Value	http://www.hoylelakevision.org.uk/wp-content/uploads/2013/01/Step-2-read-more1.pdf
CS, BCS, Policies DI1, DI2	Locality: Nominating Assets of Community Value	http://www.hoylelakevision.org.uk/wp-content/uploads/2013/01/Step-3-read-more.pdf
BCS, Policies H1, H2,	Strategic Housing Market	http://www.wirral.gov.uk/downloads/2550

Document relevance	Document Title	Document Location
H3	Assessment Update Report (commissioned by <i>Wirral Council</i>), <i>Fordham Research</i> , September 2010	
BCS, Policies H1, H2, H3	Strategic Housing Land Availability Assessment Update, <i>Wirral Council</i> , 2012	https://www.wirral.gov.uk/downloads/5175
BCS, Policies CL1, CL2	Wirral Employment Land and Premises Study Refresh: Final Report (commissioned by <i>Wirral Council</i>), <i>BE Group</i> , September 2012	http://democracy.wirral.gov.uk/documents/s50013306/EmploymentLandStudyMainReportSeptember2012.pdf
CS, BCS, Policies BR1, BR2	The Beaches at West Kirby and Hoylake: options for managing wind-blown sand and habitat change, <i>Jemmett et al</i> , January 2000	http://www.hoylakevision.org.uk/wp-content/uploads/2012/11/CM1-The-Beaches-at-West-Kirby-and-Hoylake-Manual-2lores.pdf
CS, BCS, Policies BR1, BR2	Sand Dune Processes and Management for Flood and Coastal Defence – part 1: project overview and recommendations, DEFRA, May 2007	http://www.hoylakevision.org.uk/wp-content/uploads/2012/11/DEFRA-sand-dune-processes-and-management-overview.pdf
CS, BCS, Policies BR1, BR2	Concept sketches for Parade Gardens regeneration, <i>Peter Buglass/Custard Pie Architects</i> , 2007	http://www.hoylakevision.org.uk/wp-content/uploads/2012/11/sk0011.pdf
CS, BCS, Policies BR1, BR2	Hoylake Beach Site Management Agreement, <i>Wirral Council</i> , September 2010	http://www.hoylakevision.org.uk/wp-content/uploads/2012/11/Hoylake-Beach-Site-Management-Agreement.pdf

Document relevance	Document Title	Document Location
BCS, Policies BR1, BR2	North West England and North Wales Shoreline Management Plan SMP2 final report (commissioned by <i>Blackpool Council</i>), <i>Halcrow Group</i> , 18 February 2011	http://www.hoylakevision.org.uk/wp-content/uploads/2012/11/SMP2Main.pdf
BCS, Policies BR1, BR2	North West England and North Wales Shoreline Management Plan: Policy Statement 11a 6 (North Wirral), 2011	http://www.hoylakevision.org.uk/wp-content/uploads/2012/11/11a6PS.pdf
BCS, Policies BR1, BR2	Dee Estuary Special Area of Conservation boundary map	http://www.ccg.gov.uk/landscape--wildlife/protecting-our-landscape/special-sites-project/idoc.ashx?docid=ede8399c-586c-419e-93e6-95e9f6829429&version=-1
BCS, Policies BR1, BR2	Mersey Narrows and North Wirral Foreshore Special Protection Area, <i>Sefton Council</i> Planning Committee report, 18 September 2013	http://modgov.sefton.gov.uk/moderngov/documents/s48438/Rpt%20re%20designation%20SPA-Ramsar%20re%20SeafthNR.pdf
BCS, Policies BR1, BR2	The Dee Estuary European Marine Site, <i>Natural England & Countryside Council for Wales</i> , January 2010	http://www.google.co.uk/url?sa=t&rct=j&q=&esrc=s&source=web&cd=2&ved=0CDgQFjAB&url=http%3A%2F%2Fwww.ccg.gov.uk%2Flandscape--wildlife%2Fprotecting-our-landscape%2Fspecial-sites-project%2Fidoc.ashx%3Fdocid%3D5132029d-c164-4950-809b-6ceff818b483%26version%3D-1&ei=SQeMVOz8H8rcaKG-gKgD&usg=AFQjCNH5S6jv jsX2imeqpR4i7y4f2RIWQ

Document relevance	Document Title	Document Location
		&bvm=bv.81828268,d.d2s
BCS, Policies BR1, BR2	Habitats Regulations Assessment – Interim Screening Assessment (Core Strategy Development Plan Document), <i>Wirral Council</i> , November 2009	https://www.google.co.uk/url?sa=t&rct=j&q=&esrc=s&source=web&cd=1&ved=0CCMQFjAA&url=https%3A%2F%2Fwww.wirral.gov.uk%2Fdownloads%2F1271&ei=jwiMVI2LDNKp7AbeqIDYAw&usg=AFQjCNHD4dvpLgoza2oa18iChubFE5CX0A&bvm=bv.81828268,d.ZGU&cad=rja
BCS, Policies BR1, BR2	The Conservation of Habitats and Species Regulations 2010	http://www.legislation.gov.uk/ukxi/2010/490/contents/made
CS, Policies BR1, BR2	Outline plan for Parade Gardens scheme, <i>Peter Buglass/Custard Pie Architects</i> , 2011	http://www.hoylakevision.org.uk/wp-content/uploads/2012/11/APR12BP.docx
BCS, Policies BR1, BR2	Wirral Coastal Strategy (commissioned by <i>Wirral Council</i>), <i>AECOM</i> , June 2012	http://www.wirral.gov.uk/downloads/4512
CS, Policies BR1, BR2	A Sustainable Vision for Hoylake Beach, <i>Hoylake Village Life</i> , 2012	http://www.hoylakevision.org.uk/wp-content/uploads/2012/11/Sustainable-beach_Layout-1.pdf
CS	<i>Spartina anglica</i> : a review of its status, dynamics and management (Report Number 527), <i>English Nature</i> , 2004	http://publications.naturalengland.org.uk/file/130009
CS	Battle on the beach to beat grass invader, Mike Hornby writing for <i>Liverpool Daily Post</i> , 7 March 2002	http://www.thefreelibrary.com/Battle+on+the+beach+to+beat+grass+invader.-a083545587

Document relevance	Document Title	Document Location
CS, Policies BR1, BR2	Irish Sea Conservation Zones Stakeholder Group Meeting 1: Workshop outputs – word for word report, <i>Dialogue Matters</i> , 18 March 2010	http://media.irishseaconservation.org.uk/sites/default/files/First%20Regional%20Stakeholder%20Group%20meeting%20-%20full%20report.pdf
CS, BCS, Policies BR1, BR2	Sand Dune Processes and Management for Flood and Coastal Defence – part 3: the geomorphological and management status of coastal dunes in England and Wales, <i>DEFRA</i> , May 2007	http://www.hoylakevision.org.uk/wp-content/uploads/2012/11/FD1302_5397_TRP.pdf.pdf
CS	The Sands of Time at Hoylake and Meols, <i>G Limb</i> , February 2013	http://www.diff.co.uk/sands/
CS	The Sands of Time, <i>Sand Dune and Shingle Network</i> , Liverpool Hope University Department of Geography	http://www.sandsoftime.hope.ac.uk/
CS	Wind power, <i>Greenpeace</i> , 18 March 2011	http://www.greenpeace.org.uk/climate/wind-power
CS	Wind power: your questions answered, <i>Friends of the Earth</i> , May 2012	http://www.foe.co.uk/sites/default/files/downloads/wind_power_your_questions.pdf
CS	Country Guardian's website, <i>Country Guardian</i>	http://www.countryguardian.net/
CS	Wind Energy and Justice for Disadvantaged Communities, <i>Joseph</i>	http://www.hoylakevision.org.uk/wp-content/uploads/2012/11/wind-farms-communities-

Document relevance	Document Title	Document Location
	<i>Rowntree Foundation</i> , May 2012	summary.pdf
CS, BCS	Awarded UK Underground Coal Gasification Licences, <i>Cluff Natural Resources plc</i> , RNS, 14 January 2013	http://www.investigate.co.uk/ArticlePrint.aspx?id=201301140700084218V
CS	Is the future of British coal burning it underground?, <i>Channel 4 News</i> , 4 January 2012	http://www.channel4.com/news/is-the-future-of-british-coal-burning-it-underground
CS	Coal gas exploration bid approved, <i>BBC News</i> , 9 December 2009	http://news.bbc.co.uk/1/hi/in_depth/wales/2009/green_wales/8403517.stm
CS	Underground Coal Gasification, <i>Wikipedia</i> , 11 December 2014	http://en.wikipedia.org/wiki/Underground_coal_gasification
CS, Policies CL1, CL2	Underground or Below Ground Railway for Hoylake: an outline analysis of the benefits, <i>Hoylake Village Life</i> , 1 June 2010	http://www.hoylakevision.org.uk/wp-content/uploads/2012/11/Railway-drop-01.06_Layout-1.pdf
CS, Policies CL1, CL2	Hoylake Railway Crossing, <i>Hoylake Village Life</i> , 2012	http://www.hoylakevision.org.uk/wp-content/uploads/2012/11/Bridge_Layout-1.pdf
CS, Policies HS5, TR1, CL1, CL2	Carr Lane level crossing traffic survey, 2 May 2012	http://www.hoylakevision.org.uk/wp-content/uploads/2012/11/Level-crossing-traffic-count.pdf
Policies HS5, TR1, CL1, CL2	Hoylake: a unique International Golf Resort Opportunity, <i>Wirral Council</i> , DTZ, 2013	http://www.hoylakevision.org.uk/wp-content/uploads/2013/01/Hoylake-Golf-Resort-Brochure.pdf
Policies BR1, BR2, CL1, CL2	Biodiversity and Wildlife report (commissioned by <i>Wirral Council</i> in	http://www.hoylakevision.org.uk/wp-content/uploads/2012/11/wildlife-and-biodiversity-

Document relevance	Document Title	Document Location
	relation to Hoylake Golf Resort proposal), <i>Capita Symonds</i> , 2008	3.doc
CS, Policies BR1, BR2, CL1, CL2	The Hoylake Eco Golf Resort, Wildlife and Wetland Centre, <i>Hoylake Village Life</i> , 2011	http://www.hoylakevision.org.uk/wp-content/uploads/2012/11/Eco-resort Layout-1.pdf
Policies HS2, HS3, HS4, BR1	West Kirby Public Realm Improvements: final report (commissioned by <i>Wirral Council</i>), <i>Atkins</i> , December 2007	http://www.hoylakevision.org.uk/wp-content/uploads/2012/11/West-Kirby-Report-final-Dec-07-small.pdf
CS, Policy HS4	Shopfront Design Guide, <i>Hoylake Village Life</i> , 2011	http://www.hoylakevision.org.uk/wp-content/uploads/2012/11/Hoylake-shopfront - design guide.pdf
Policy HS4	Wirral Unitary Development Plan saved Policy SH8 –Criteria for Shopfronts, <i>Wirral Council</i> , February 2000	http://www.wirral.gov.uk/udp/oneudp1.asp?id=SH8
Policy HS4	Wirral Unitary Development Plan, Supplementary Planning Guidance: Planning out crime (see 4.4.1 ‘Roller Shutters’), <i>Wirral Council</i> , February 2000	http://www.wirral.gov.uk/my-services/environment-and-planning/planning/planning-advice-and-guidance/planning-out-crime-guidance
Policy HS4	Shopfront security and design guides: 12 UK Council examples, <i>Hoylake Vision</i>	http://www.hoylakevision.org.uk/wp-content/uploads/2012/11/shopfront-security-and-design-guides.zip

Document relevance	Document Title	Document Location
Policies HS1, HS6	Use Classes Survey (commissioned by <i>Hoylake Vision</i>), November 2014	See Proposals Map
Policies HS1, HS2, HS3, HS4, HS5, HS6	Re-imagining the high street: escape from clone town Britain, <i>New Economics Foundation</i> , 2010	http://b.3cdn.net/nefoundation/1da089b4b1e66ba2b3_v8m6b0c0w.pdf
Policies HS1, HS2, HS3, HS4, HS5, HS6	Portas Pilots	http://www.maryportas.com/portaspilots/
Policies HS1, HS2, HS3, HS4, HS5, HS6	Goad Category Report: Hoylake, <i>Experian</i> , 22 January 2009	http://www.hoylakevision.org.uk/wp-content/uploads/2012/11/Hoylake.pdf
CS, Policies HS1, HS2, HS3, HS4, HS5, HS6	Hoylake Town Team video	http://www.youtube.com/watch?v=5rI3l1jAebQ
Policies HS1, HS2, HS3, HS4, HS5, HS6	Town Centre Futures 2020, <i>Experian/ATCM</i> , September 2012	http://www.experian.co.uk/assets/business-strategies/white-papers/town-centre-futures-whitepaper.pdf
Policies HS1, HS2, HS3, HS4, HS5, HS6	Wirral Retail Study Update (commissioned by <i>Wirral Council</i>), <i>GVA</i> , March 2012	http://www.hoylakevision.org.uk/wp-content/uploads/2013/01/WirralRetailStudyUpdateMainReportMarch2012.pdf-1.pdf
Policies HS1, HS2, HS3, HS4, HS5, HS6	<i>GVA</i> Retail Study Appendix 1 (Comparison)	http://www.hoylakevision.org.uk/wp-content/uploads/2013/01/WirralRetailStudyUpdateAppendix3March2012.pdf-1.pdf
Policies HS1, HS2, HS3, HS4, HS5, HS6	<i>GVA</i> Retail Study Appendix 2 (Convenience)	http://www.hoylakevision.org.uk/wp-content/uploads/2013/01/WirralRetailStudyUpdateAppendix1March2012.pdf-1.pdf
CS, Policies HS1, HS2, HS3, HS4, HS5, HS6	<i>A Sustainable Vision for Hoylake Town Centre, Hoylake Village Life</i> ,	http://www.hoylakevision.org.uk/wp-content/uploads/2013/01/Market-Street_Layout-

Document relevance	Document Title	Document Location
	2013	1.pdf
Policies HS1, HS2, HS3, HS4, HS5, HS6	Wirral Council Strategy for Town Centres, Retail and Commercial Leisure: volume 2 – figures and spreadsheets, <i>Roger Tym & Partners</i> , December 2009	http://www.hoylakevision.org.uk/wp-content/uploads/2013/01/Volume-2-Figures-and-Spreadsheets.pdf
Policy TR1	Public transport journey times to Hoylake, 2010	http://www.hoylakevision.org.uk/wp-content/uploads/2013/01/Pages-from-Appendix-A-part-10.pdf
Policy HS6	Breakdown of Upper Floor uses, 2010	http://www.hoylakevision.org.uk/wp-content/uploads/2013/01/Upper-floor-uses.pdf
Policies HS1, HS2, HS3, HS4, HS5, HS6	Hoylake shops, 2011	http://www.hoylakevision.org.uk/wp-content/uploads/2013/01/Hoylake-shops-2011.pdf
Policies HS1, HS2, HS3, HS4, HS5, HS6	Wirral's Town, District and Local Centres: study and delivery framework, <i>Wirral Council</i> , June 2011	http://www.hoylakevision.org.uk/wp-content/uploads/2013/01/Wirral-Town-Centre-Strategy.pdf
Policies HS1, HS2, HS3, HS4, HS5, HS6	The Evening & Night-Time Economy: realising the potential for destination organisations, <i>Association of Town & City Management</i> and <i>Visit England</i> , September 2012	http://www.visitengland.org/Images/VE_TheEveningNightTimeEconomy_tcm30-34984.pdf
Policies HS1, HS2, HS3, HS4, HS5, HS6	Welcome to Purple Flag, <i>Association of Town & City Management</i>	https://www.atcm.org/programmes/purple flag/WelcomeToPurpleFlag

Document relevance	Document Title	Document Location
Policies HS1, HS2, HS3, HS4, HS5, HS6	Purple Flag's Night Time Economy Best Practice Guide, <i>Purple Flag</i> , 2012	http://www.hoylakevision.org.uk/wp-content/uploads/2012/11/82-NTE_Best_Practice_Guide_Introduction.pdf
Policies HS1, HS2, HS3, HS4, HS5, HS6	Purple Flag Kickstart Workshop scheme, <i>Association of Town & City Management</i> ,	http://www.hoylakevision.org.uk/wp-content/uploads/2012/11/362-ATCM_PurpleFlagMainCreative1a4Kickstart.pdf
Policies HS1, HS2, HS3, HS4, HS5, BR2,	Crime Map (West Wirral), <i>Police.uk</i>	http://www.police.uk/merseyside/A2/crime/
Policies H1, H2, H3	Ref: APP/12/00321 permission granted for 32 dwellings at Hoose Court, Market Street, <i>Wirral Council</i> , 25 April 2012	http://www.wirral.gov.uk/planning/Docs/DMZfiles/11506_1.pdf
Policies H1, H2, H3, BR1, CL1, CL2	Ref: APP/W4325/A/12/2184753 Appeal dismissed for 62 affordable homes in Carr Lane, <i>Inspector Karen Baker</i> , 18 March 2013	http://www.pcs.planningportal.gov.uk/pcsportal/fscdav/READONLY?OBJ=COO.2036.300.12.5222019&NAME=/2184753%20Decision%20letter.pdf
Policies H1, H2, H3, BR1, CL1, CL2	Ref: APP/W4325/A/14/2220745 Appeal dismissed for 26 affordable homes in Carr Lane, <i>Inspector Jane Miles</i> , 24 November 2014	http://www.pcs.planningportal.gov.uk/pcsportal/fscdav/READONLY?OBJ=COO.2036.300.12.7181229&NAME=/Decision.pdf
Policy BR1	Ref: 12.04.09.04/221 Development Consent Order granted for extension to <i>DONG Energy</i> Burbo Bank wind farm, <i>Examiner Rynd Smith</i> and	http://infrastructure.planningportal.gov.uk/wp-content/ipc/uploads/projects/EN010026/3.%20Post%20Decision%20Information/Decision/Decision%20letter%20and%20Statement%20of%20Reasons%20of

Document relevance	Document Title	Document Location
	<i>Department of Energy & Climate Change</i> , 26 September 2014	rom%20the%20Secretary%20of%20State%20for%20Energy%20and%20Climate%20Change.pdf
Policy BR1	Underground Coal Gasification Licence for the Dee Estuary awarded to <i>Cluff Natural Resources</i> plc, RNS number: 4218V, 14 January 2013	http://www.rns-pdf.londonstockexchange.com/rns/4218V-2013-1-13.pdf
CS, BCS	First meeting of <i>Hoylake Community Planning Forum</i> , 20 July 2012	Minutes 20.07.12
CS, BCS	<i>Hoylake Community Planning Forum</i> management committee meeting, 16 August 2012	Minutes 16.08.12
CS, BCS	<i>Hoylake Community Planning Forum</i> management committee meeting, 18 September 2012	Minutes 18.09.12
CS, BCS	<i>Hoylake Community Planning Forum</i> management committee meeting, 8 October 2012	Minutes 08.10.12
CS, BCS	<i>Hoylake Community Planning Forum</i> management committee meeting, 31 October 2012	Minutes 31.10.12
CS, BCS	Second meeting of <i>Hoylake Community Planning Forum</i> , 15 November 2012	Minutes 15.11.12
CS, BCS	<i>Hoylake Community Planning Forum</i> management committee meeting, 13	Minutes 13.12.12

Document relevance	Document Title	Document Location
	December 2012	
CS, BCS	<i>Hoylake Community Planning Forum</i> management committee meeting, 24 January 2013	<u>Minutes 24.01.13</u>
CS	Conversation: the beach, <i>Hoylake Vision</i> , 21 February 2013	<u>Minutes 21.02.13</u>
CS, BCS	<i>Hoylake Community Planning Forum</i> management committee meeting, 15 March 2013	<u>Minutes 15.03.13</u>
CS	Conversation: the future of Hoylake at night, <i>Hoylake Vision</i> , 25 April 2013	<u>Minutes 25.04.13</u>
CS, BCS	<i>Hoylake Community Planning Forum</i> management committee meeting, 16 May 2013	<u>Minutes 16.05.13</u>
CS, BCS	<i>Hoylake Community Planning Forum</i> management committee meeting, 27 June 2013	<u>Minutes 27.06.13</u>
CS, BCS	<i>Hoylake Community Planning Forum</i> management committee meeting, 8 August 2013	<u>Minutes 08.08.13</u>
CS, BCS	<i>Hoylake Community Planning Forum</i> management committee meeting, 19 September 2013	<u>Minutes 19.09.13</u>
CS, BCS	<i>Hoylake Community Planning Forum</i>	<u>Minutes 17.10.13</u>

Document relevance	Document Title	Document Location
	annual general meeting, 17 October 2013	
CS, BCS	<i>Hoylake Community Planning Forum</i> management committee meeting, 27 November 2013	<u>Minutes 27.11.13</u>
CS, BCS	<i>Hoylake Community Planning Forum</i> management committee meeting, 14 January 2014	<u>Minutes 14.01.14</u>
CS, BCS	<i>Hoylake Community Planning Forum</i> management committee meeting, 24 February 2014	<u>Minutes 24.02.14</u>
CS, BCS	<i>Hoylake Community Planning Forum</i> management committee meeting, 24 March 2014	<u>Minutes 24.03.14</u>
CS, BCS	<i>Hoylake Community Planning Forum</i> management committee meeting, 24 April 2014	<u>Minutes 24.04.14</u>
CS, BCS	<i>Hoylake Community Planning Forum</i> management committee meeting, 14 August 2014	<u>Minutes 14.08.14</u>
CS, BCS	<i>Hoylake Community Planning Forum</i> management committee meeting, 24 September 2014	<u>Informal minutes 24 Sep 14</u>
CS, BCS	<i>Hoylake Community Planning Forum</i> annual general meeting (Powerpoint	<u>AGM presentation 6 November 2014 (this is a large file [67Mb] and may not work with some web</u>

Document relevance	Document Title	Document Location
	presentation), 6 November 2014	browsers)
CS, BCS	Neighbourhood Planning Vanguard Plan Boundary, Hoylake Village Life, 14 February 2011	Submission to DCLG 14.02.11
BCS	Neighbourhood Planning Vanguard Proposal, <i>Wirral Council</i> , 14 February 2011	Submission to DCLG 14.02.11
BCS	Hoylake Village Life Neighbourhood Planning Vanguard Pilot information sheet, <i>Wirral Council</i> , 14 February 2011	Submission to DCLG 14.02.11
BCS	New Plans for Wirral Neighbourhoods (Press release), <i>Wirral Council</i> , February 2012	Press release February 2012
CS, BCS	Letter explaining redesignation requirements, <i>Wirral Council</i> , 27 April 2012	Letter 27.04.12
BCS	Formal designation of <i>Hoylake Community Planning Forum</i> , <i>Wirral Council</i> , 18 September 2012	Notice of executive decision 18 September 2012
CS, BCS	Adopted constitution, <i>Hoylake Community Planning Forum</i> , 20 July 2012	Constitution 20.07.12
BCS	Response to <i>Wirral Council</i> request for clarification of redesignation	Letter 25.08.12

Document relevance	Document Title	Document Location
	details, <i>Hoylelake Village Life</i> , 25 August 2012	
BCS	Formal notice of redesignation application, <i>Wirral Council</i> , 24 October 2012	Public Notice 24.10.12
CS, BCS	Application/Confirmation of Membership Form, <i>Hoylelake Neighbourhood Planning Forum</i>	Proforma application
BCS	Planning Aid in Action: Hoylelake Village Life Front Runner, <i>Planning Aid England</i> , 2011	Press release
CS	Town, District & Local Centre Action Plan for Hoylelake meeting invitation, <i>Wirral Council</i> , 28 August 2013	Letter 28.08.13

APPENDIX IV

TABLE 2: POLICY APPRAISAL

TABLE 2: POLICY APPRAISAL

NDP Policy	Objectives met	Associated Priorities	Evidence base	Strategic policies compliance
<p>NC1. PROTECTION OF NATURA 2000 SITES Proposals which may result in a likely significant effect on an internationally important site must be accompanied by sufficient evidence to enable the Council to make a Habitats Regulations assessment.</p>	None	None	None	<p>Included in response to representations by <i>Natural England</i> and advice from the Council to ensure compliance with European Union Regulations pending adoption of the Core Strategy Local Plan.</p>

NDP Policy	Objectives met	Associated Priorities	Evidence base	Strategic policies compliance
<p>Adverse effects should be avoided, or where this is not possible they should be mitigated, to make sure that the integrity of internationally important sites is protected.</p> <p>Proposals which may adversely affect the integrity of internationally important sites will only be permitted where there are no alternative solutions and there are imperative</p>				

NDP Policy	Objectives met	Associated Priorities	Evidence base	Strategic policies compliance
<p>reasons of overriding public interest and where compensatory provision has been made. This also applies to sites and habitats outside the designated boundaries that support species listed as being important in the designations of the internationally important sites (i.e. functionally-linked habitat).</p>				
<p>HS1. ACTIVE FRONTAGES In each area defined on the</p>	<p>1. To ensure that Hoylake remains an attractive, socially inclusive and</p>	<ul style="list-style-type: none"> The priorities and projects of the Town 	<ul style="list-style-type: none"> Use Classes Survey (commissioned by <i>Hoylake Vision</i>), 	<p>National Planning Policy Framework (2012): Sections 2; 7; 8</p>

NDP Policy	Objectives met	Associated Priorities	Evidence base	Strategic policies compliance
<p>Proposals Map as a 'key shopping area', development proposals, including those for a change of use to Use Class A1, A2, A3, A4, and/or A5, will be permitted, provided that a consistent active frontage would be maintained at ground floor level. In each area defined on the Proposals Map as secondary frontage, development proposals for a change of use to key shopping area</p>	<p>sustainable place to live.</p> <p>2. To strengthen the rôle of the Town Centre as a place for shopping, service and community facilities. To assist in increasing footfall in order to retain existing businesses and jobs as well as attract new businesses and grow the number of local jobs.</p> <p>3. To support a vibrant evening economy which provides high quality food, drink and entertainment</p>	<p>Centre Action Plan for Hoylake should be embraced and pursued by all partners and stakeholders.</p> <ul style="list-style-type: none"> Continuing street improvements in the more easterly parts of the Town Centre, along Market Street and Birkenhead Road, should include improved paving, lighting, street furniture, 	<p>November 2014</p> <ul style="list-style-type: none"> "What's Your Vision?" survey results, Hoylake Village Life, 2012 Review of Liverpool City Region Tourism, Locum Consulting, May 2008 Regeneration Plan for Hoylake and West Kirby: final masterplan report (commissioned by Wirral Council), BDP Associates, November 2004 Draft Core Strategy 	<p>Wirral Unitary Development Plan, adopted February 2000: Policies SH1; SH3; SH6; SH7; TR9</p> <p>Joint Waste Local Plan for Merseyside and Halton, adopted 18 July 2013: Policies WM8; WM9</p> <p>Core Strategy for Wirral Proposed Submission Draft (December 2012): Policies CS2; CS9; CS25; CS26; CS42</p>

NDP Policy	Objectives met	Associated Priorities	Evidence base	Strategic policies compliance
uses and/or Use Class C1, C2, C3, D1 and/or D2 will be permitted.	<p>opportunities, cultural attractions and later retail trading without prejudicing good living conditions.</p> <p>6. To ensure that Carr Lane Industrial Estate remains an attractive location for micro-enterprises and small and medium-sized enterprises that provide local jobs.</p>	<p>crossing points, signage and parking bays.</p> <ul style="list-style-type: none"> Better communication and co-ordination of traders, residents and the Council to shape the evening economy together will be encouraged. The Marketing Plan, endorsed by <i>Hoylelake Vision</i>, <i>Hoylelake Village Life</i>, the <i>Town Team</i> and 	<p>Preferred Options report (commissioned by Wirral Council), Roger Tym, 2010</p> <ul style="list-style-type: none"> Hoylelake Village Life response to Draft Core Strategy Preferred Options report (commissioned by Wirral Council), Roger Tym, 2010 Wirral visitor research, IPSOS MORI, 2012 A New Vision for North West Coastal resorts, including 	
HS2. NEW DEVELOPMENT Selective redevelopment of buildings within	<p>1. To ensure that Hoylelake remains an attractive, socially inclusive and sustainable place to</p>			

NDP Policy	Objectives met	Associated Priorities	Evidence base	Strategic policies compliance
<p>the town centre boundary shown on the Proposals Map will be supported where proposals are able to demonstrate that they would make a positive contribution to a vibrant mix of uses and would deliver buildings and external space of high quality design.</p>	<p>live.</p> <p>2. To strengthen the rôle of the Town Centre as a place for shopping, service and community facilities. To assist in increasing footfall in order to retain existing businesses and jobs as well as attract new businesses and grow the number of local jobs.</p> <p>5. To provide a range of good quality and socially inclusive public open spaces and outdoor leisure</p>	<p><i>Business Network</i> is focused on sports, arts, environment and food & drink. This is currently being promoted online and is a useful tool for co-ordination and inward investment.</p> <ul style="list-style-type: none"> Proposals that would bring additional jobs to Hoylake will generally be encouraged. 	<p><u>Hoylake, Northwest Development Agency, 2003</u></p> <ul style="list-style-type: none"> <u>Draft Core Strategy Settlement Area Policy – Settlement Area 6 – Hoylake and West Kirby, Wirral Council, December 2012</u> <u>West Kirby Public Realm Improvements: final report (commissioned by Wirral Council), Atkins, December 2007</u> <u>Shopfront Design</u> 	

NDP Policy	Objectives met	Associated Priorities	Evidence base	Strategic policies compliance
	<p>opportunities.</p> <p>7. To preserve and enhance the distinctive Victorian and Edwardian character of Hoylake and its maritime and sporting heritage, recognising that these are key elements in making Hoylake a special place.</p>		<p><u>Guide, Hoylake Village Life, 2011</u></p> <ul style="list-style-type: none"> • <u>Wirral Unitary Development Plan, Supplementary Planning Guidance: Planning out crime (see 4.4.1 'Roller Shutters'), Wirral Council, February 2000</u> • <u>Re-imagining the high street: escape from clone town Britain, New Economics Foundation, 2010</u> 	
<p>HS3. PUBLIC SPACE In the area defined as HS3 on the Proposals Map a comprehensive redevelopment</p>	<p>5. To provide a range of good quality and socially inclusive public open spaces and outdoor leisure opportunities.</p>		<ul style="list-style-type: none"> • <u>Portas Pilots</u> 	

NDP Policy	Objectives met	Associated Priorities	Evidence base	Strategic policies compliance
scheme, or individual proposals delivered as part of a phased masterplan approach will be permitted, so long as they would deliver a high quality public space that would be well-integrated into the key shopping area.			<ul style="list-style-type: none"> • Goad Category Report: Hoylake, Experian, 22 January 2009 • Town Centre Futures 2020, Experian/ATCM, September 2012 • Wirral Retail Study Update (commissioned by Wirral Council), GVA, March 2012 	
HS4. SHOPFRONT DESIGN All proposals that would involve the alteration, replacement or creation of a	1. To ensure that Hoylake remains an attractive, socially inclusive and sustainable place to live.		<ul style="list-style-type: none"> • A Sustainable Vision for Hoylake Town Centre, Hoylake Village Life, 2013 • Purple Flag's Night 	National Planning Policy Framework (2012): Sections 2; 7; 8; 12 Wirral Unitary Development Plan, adopted February 2000:

NDP Policy	Objectives met	Associated Priorities	Evidence base	Strategic policies compliance
shopfront within the town centre boundary shown on the Proposals Map will be expected to comply with the advice found in the Shopfront Design Guide, published in 2011 by <i>Hoylake Village Life</i> .	7. To preserve and enhance the distinctive Victorian and Edwardian character of Hoylake and its maritime and sporting heritage, recognising that these are key elements in making Hoylake a special place.		Time Economy Best Practice Guide, Purple Flag, 2012 <ul style="list-style-type: none"> • Crime Map (West Wirral), Police.uk 	<p>Policy SH8</p> <p>Core Strategy for Wirral Proposed Submission Draft (December 2012): Policies CS26; CS42.</p>
HS5. EVENING ECONOMY Within the town centre boundary shown on the Proposals Map all development proposals, including those for	<p>1. To ensure that Hoylake remains an attractive, socially inclusive and sustainable place to live.</p> <p>3. To support a vibrant evening</p>			<p>National Planning Policy Framework (2012): Sections 2; 8</p> <p>Wirral Unitary Development Plan, adopted February 2000: Policies SH1; SH6;</p>

NDP Policy	Objectives met	Associated Priorities	Evidence base	Strategic policies compliance
a change of use, that would promote and/or support early evening activity related to high quality food and drink, arts and cultural uses and later retail trading will be permitted, subject to the proposal being able to demonstrate that it would have no significantly adverse effect upon the living conditions of occupants of nearby buildings with a residential	economy which provides high quality food, drink and entertainment opportunities, cultural attractions and later retail trading without prejudicing good living conditions.			<p>Joint Waste Local Plan for Merseyside and Halton, adopted 18 July 2013: Policies WM8; WM9</p> <p>Core Strategy for Wirral Proposed Submission Draft (December 2012): Policies CS27; CS42</p>

NDP Policy	Objectives met	Associated Priorities	Evidence base	Strategic policies compliance
use.				
<p>HS6. UPPER FLOORS Within the town centre boundary shown on the Proposals Map all proposals for buildings with an active frontage at ground floor level that seek to create, rehabilitate or change the use of upper floors for a residential (Use Class C1, C2 or C3) use will be permitted, subject to the proposal being able to demonstrate that</p>	<p>1. To ensure that Hoylake remains an attractive, socially inclusive and sustainable place to live.</p> <p>6. To ensure that Carr Lane Industrial Estate remains an attractive location for micro-enterprises and small and medium-sized enterprises that provide local jobs.</p>			<p>National Planning Policy Framework (2012): Sections 2; 6; 7</p> <p>Wirral Unitary Development Plan, adopted February 2000: Policy SH7</p> <p>Joint Waste Local Plan for Merseyside and Halton, adopted 18 July 2013: Policy WM9</p> <p>Core Strategy for Wirral Proposed Submission Draft (December 2012): Policies CS26; CS42</p>

NDP Policy	Objectives met	Associated Priorities	Evidence base	Strategic policies compliance
<p>it would have no significantly adverse effect upon the living conditions of occupants of nearby buildings with a residential use. All proposals for upper storey office (Use Class B1) space will be permitted, subject to the provisions of Policy CL1. This policy shall apply equally to proposals where the upper floor use(s) would be either directly related to or separate from the</p>				

NDP Policy	Objectives met	Associated Priorities	Evidence base	Strategic policies compliance
existing ground floor use.				
BR1. SEAFRONT RECREATION Proposals that would meet an evidenced community need for better recreational facilities or would make sustainable use of the promenade for public recreation by: <ul style="list-style-type: none"> Enhancing the public realm; Improving existing community and/or visitor 	<p>1. To ensure that Hoylake remains an attractive, socially inclusive and sustainable place to live.</p> <p>4. To more fully realise the potential of the Promenade as an accessible leisure and tourism destination for residents and visitors.</p> <p>5. To provide a range of good quality and socially inclusive public</p>	<ul style="list-style-type: none"> Enhancing existing public space on the Promenade for relaxation, socialising and active leisure, for all age groups. Developing visitor facilities to support use of the beach, i.e. a car park and public toilets. Creating better quality play 	<ul style="list-style-type: none"> “What’s Your Vision?” survey results, Hoylake Village Life, 2012 Review of Liverpool City Region Tourism, Locum Consulting, May 2008 Regeneration Plan for Hoylake and West Kirby: final masterplan report (commissioned by Wirral Council), BDP Associates, November 2004 	<p>National Planning Policy Framework (2012): Sections 4; 8; 10</p> <p>Wirral Unitary Development Plan, adopted February 2000: Policies CO1; GR1; GR2</p> <p>Joint Waste Local Plan for Merseyside and Halton, adopted 18 July 2013: Policies WM8; WM9</p> <p>Core Strategy for Wirral Proposed Submission Draft (December 2012): Policies CS2; CS9; CS30; CS31; CS34; CS42</p>

NDP Policy	Objectives met	Associated Priorities	Evidence base	Strategic policies compliance
<p>facilities;</p> <ul style="list-style-type: none"> • Creating new community and/or visitor facilities, or • Providing high quality and sensitively located food and drink outlets <p>will be supported. Proposals that would accord with the above criteria and would be located within the areas defined on the Proposals Map as 'focal points for seafront recreation' will be</p>	<p>open spaces and outdoor leisure opportunities.</p> <p>7. To preserve and enhance the distinctive Victorian and Edwardian character of Hoylake and its maritime and sporting heritage, recognising that these are key elements in making Hoylake a special place.</p> <p>9. To improve pedestrian links between the Town Centre, the Promenade and the</p>	<p>areas with activities for children of all ages</p> <ul style="list-style-type: none"> • Providing a properly constructed skate park in an appropriate location. • The Council's Beach Management Plan should be supported and followed, with regular review of practices for monitoring development. 	<ul style="list-style-type: none"> • Draft Core Strategy Preferred Options report (commissioned by Wirral Council), Roger Tym, 2010 • Wirral visitor research, IPSOS MORI, 2012 • A New Vision for North West Coastal resorts, including Hoylake, Northwest Development Agency, 2003 • Draft Core Strategy Settlement Area Policy – Settlement Area 6 – Hoylake and 	

NDP Policy	Objectives met	Associated Priorities	Evidence base	Strategic policies compliance
<p>permitted.</p> <p>Development that would have a detrimental effect upon the character or coastal defence function of the promenade or adjacent internationally or nationally important nature sites, will not be permitted.</p>	<p>railway stations to meet the needs and expectations of residents and visitors.</p>	<ul style="list-style-type: none"> Improved cycle infrastructure. 	<ul style="list-style-type: none"> West Kirby, Wirral Council, December 2012 The Beaches at West Kirby and Hoylake: options for managing wind-blown sand and habitat change, Lemmett et al, January 2000 Sand Dune Processes and Management for Flood and Coastal Defence – part 1: project overview and recommendations, DEFRA, May 2007 Hoylake Beach Site Management Agreement, Wirral 	
<p>BR2. OPEN SPACE AND RECREATION</p> <p>Proposals that would meet an evidenced community need</p>	<p>1. To ensure that Hoylake remains an attractive, socially inclusive and sustainable place to live.</p>			<p>National Planning Policy Framework (2012): Section 8</p> <p>Wirral Unitary Development Plan, adopted February 2000:</p>

NDP Policy	Objectives met	Associated Priorities	Evidence base	Strategic policies compliance
for new or enhanced areas of public open space and recreation (including Grove Park) will be supported.	5. To provide a range of good quality and socially inclusive public open spaces and outdoor leisure opportunities.		<p><u>Council, September 2010</u></p> <ul style="list-style-type: none"> • <u>North West England and North Wales Shoreline Management Plan SMP2 final report (commissioned by Blackpool Council), Halcrow Group, 18 February 2011</u> • <u>North West England and North Wales Shoreline Management Plan: Policy Statement 11a 6 (North Wirral), 2011</u> • <u>Dee Estuary Special</u> 	<p>Policies GR1; GR2; RE1</p> <p>Joint Waste Local Plan for Merseyside and Halton, adopted 18 July 2013: Policies WM8; WM9</p> <p>Core Strategy for Wirral Proposed Submission Draft (December 2012): Policies CS9; CS30; CS31; CS42</p>

NDP Policy	Objectives met	Associated Priorities	Evidence base	Strategic policies compliance
			<p data-bbox="1272 339 1603 419"><u>Area of Conservation boundary map</u></p> <ul style="list-style-type: none"> <li data-bbox="1227 475 1603 818">• <u>Mersey Narrows and North Wirral Foreshore Special Protection Area, Sefton Council Planning Committee report, 18 September 2013</u> <li data-bbox="1227 874 1603 1129">• <u>The Dee Estuary European Marine Site, Natural England & Countryside Council for Wales, January 2010</u> <li data-bbox="1227 1185 1603 1340">• <u>Habitats Regulations Assessment – Interim Screening Assessment (Core</u> 	

NDP Policy	Objectives met	Associated Priorities	Evidence base	Strategic policies compliance
			<p data-bbox="1272 339 1570 547"><u>Strategy Development Plan Document</u>], <u>Wirral Council</u>, November 2009</p> <ul style="list-style-type: none"> <li data-bbox="1227 608 1601 727">• <u>The Conservation of Habitats and Species Regulations 2010</u> <li data-bbox="1227 783 1570 991">• <u>Wirral Coastal Strategy</u> [commissioned by <u>Wirral Council</u>], <u>AECOM</u>, June 2012 <li data-bbox="1227 1046 1592 1214">• <u>A Sustainable Vision for Hoylake Beach</u>, <u>Hoylake Village Life</u>, 2012 <li data-bbox="1227 1270 1608 1343">• <u>Sand Dune Processes and Management for</u> 	

NDP Policy	Objectives met	Associated Priorities	Evidence base	Strategic policies compliance
			Flood and Coastal Defence – part 3: the geomorphological and management status of coastal dunes in England and Wales, DEFRA, May 2007	
TR1. MARKET STREET Inside the ‘key shopping areas’ defined on the Proposals Map, proposals that would assist in: <ul style="list-style-type: none"> Managing traffic speeds; Improving pedestrian and cycle connections 	1. To ensure that Hoylake remains an attractive, socially inclusive and sustainable place to live. 2. To strengthen the rôle of the Town Centre as a place for shopping, service and community facilities. To assist in increasing footfall	<ul style="list-style-type: none"> Working in partnership with <i>Network Rail</i> to ensure safe and convenient rail crossings for all users. Working in partnership with <i>Merseytravel</i>, 	<ul style="list-style-type: none"> “What’s Your Vision?” survey results, Hoylake Village Life, 2012 Regeneration Plan for Hoylake and West Kirby: final masterplan report (commissioned by Wirral Council), BDP Associates, November 2004 	National Planning Policy Framework (2012): Section 4 Wirral Unitary Development Plan, adopted February 2000: Policies TR8; TR11; TR12; TR13 Joint Waste Local Plan for Merseyside and Halton, adopted 18 July 2013: Policy WM8

NDP Policy	Objectives met	Associated Priorities	Evidence base	Strategic policies compliance
<p>between Market Street, the promenade and the railway stations;</p> <ul style="list-style-type: none"> • Addressing traffic congestion, or • Providing well-designed on-street parking that supports local businesses <p>will be supported.</p>	<p>in order to retain existing businesses and jobs as well as attract new businesses and grow the number of local jobs.</p> <p>8. To balance the need to maintain a safe and attractive pedestrian environment with the desire to improve on-street parking within the Town Centre, promote public transport and minimise traffic congestion.</p> <p>9. To improve</p>	<p><i>Merseyrail</i>, bus operators and the Council to improve public transport by extending services to include a wider range of destinations and making physical improvements at bus stops and railway stations, including the proposed 'Hoylake Station gateway and passenger interchange'.</p> <ul style="list-style-type: none"> • Improving the 	<ul style="list-style-type: none"> • Draft Core Strategy Preferred Options report (commissioned by Wirral Council), Roger Tym, 2010 • Draft Core Strategy Settlement Area Policy – Settlement Area 6 – Hoylake and West Kirby, Wirral Council, December 2012 • Underground or Below Ground Railway for Hoylake: an outline analysis of the benefits, Hoylake Village Life, 1 June 2010 	<p>Core Strategy for Wirral Proposed Submission Draft (December 2012): Policies CS9; CS40; CS41; CS42</p>

NDP Policy	Objectives met	Associated Priorities	Evidence base	Strategic policies compliance
	pedestrian links between the Town Centre, the Promenade and the railway stations to meet the needs and expectations of residents and visitors.	quality and accessibility of public rights of way by influencing the Council's Rights of Way Improvement Plan.	<ul style="list-style-type: none"> • Hoylake Railway Crossing, Hoylake Village Life, 2012 • Carr Lane level crossing traffic survey, 2 May 2012 	
DI1. CHARACTER BUILDINGS The extension or alteration of any building displaying the significant characteristic features typified by the examples in Appendix 1 of this Plan will be permitted unless the proposed	1. To ensure that Hoylake remains an attractive, socially inclusive and sustainable place to live. 7. To preserve and enhance the distinctive Victorian and Edwardian character of Hoylake and its maritime	<ul style="list-style-type: none"> • Heritage interpretation including building plaques, signs (that do not create street clutter), leaflets and online resources • The creation of 	<ul style="list-style-type: none"> • "What's Your Vision?" survey results, Hoylake Village Life, 2012 • Regeneration Plan for Hoylake and West Kirby: final masterplan report (commissioned by Wirral Council), BDP Associates, 	National Planning Policy Framework (2012): Sections 7; 12 Wirral Unitary Development Plan, adopted February 2000: Policies CH1; CH2; CH3; HS5 Joint Waste Local Plan for Merseyside and Halton, adopted 18 July 2013: Policies WM8; WM9

NDP Policy	Objectives met	Associated Priorities	Evidence base	Strategic policies compliance
change(s) would materially diminish the significant character of the building. Proposals must identify how the design would preserve or enhance the significant character of the building.	and sporting heritage, recognising that these are key elements in making Hoylake a special place.	a heritage trail <ul style="list-style-type: none"> Improving local identity by celebrating Hoylake through the physical improvement of key gateways into the area. Creative lighting of key character buildings and listed buildings Better promotion of Hoylake to attract more visitors 	<ul style="list-style-type: none"> November 2004 Draft Core Strategy Preferred Options report (commissioned by Wirral Council), Roger Tym, 2010 Draft Core Strategy Settlement Area Policy – Settlement Area 6 – Hoylake and West Kirby, Wirral Council, December 2012 West Kirby Public Realm Improvements: final report (commissioned by Wirral Council), 	Core Strategy for Wirral Proposed Submission Draft (December 2012): Policies CS2; CS9; CS42; CS43
DI2. SCALE AND DESIGN OF NEW DEVELOPMENT All proposals for new buildings and for the extension or alteration of existing buildings,				

NDP Policy	Objectives met	Associated Priorities	Evidence base	Strategic policies compliance
<p>whether inside or outside the Conservation Areas, must respond to the distinctive character of the area in terms of their size, design and materials of construction. Where development is likely to affect the significance of any heritage asset identified on the Proposals Map, whether listed or not, the proposal must specify how it would preserve or enhance that</p>		<ul style="list-style-type: none"> • Hosting events such as arts festivals, film nights and street parties 	<p><i>Atkins, December 2007</i></p> <ul style="list-style-type: none"> • <i>Shopfront Design Guide, Hoylake Village Life, 2011</i> • <i>Merseyside Historic Characterisation Project, Museum of Liverpool, 2011</i> • www.hoylakeconservationarea.org • <i>Good Practice Guide for Local Listing, English Heritage, 2012</i> 	

NDP Policy	Objectives met	Associated Priorities	Evidence base	Strategic policies compliance
significance and should, where appropriate, promote high levels of sustainability.				
H1. RESIDENTIAL DEVELOPMENT All proposals for the construction of new dwellings and those for a change of use of buildings or land to a residential use (Use Classes C1, C2, C3 and C4) will be supported, provided that they would accord with Policies DI2 and CL2 (where	1. To ensure that Hoylake remains an attractive, socially inclusive and sustainable place to live. 7. To preserve and enhance the distinctive Victorian and Edwardian character of Hoylake and its maritime and sporting heritage, recognising that	None relevant	<ul style="list-style-type: none"> • “What’s Your Vision?” survey results, Hoylake Village Life, 2012 • Regeneration Plan for Hoylake and West Kirby: final masterplan report (commissioned by Wirral Council), BDP Associates, November 2004 • Draft Core Strategy 	National Planning Policy Framework (2012): Sections 6; 7; 12 Wirral Unitary Development Plan, adopted February 2000: Policies HS4; HS5; HS7; HS8; HS10; HS13; HS14; HS15; GR5; GR6; GR7; TR9 Joint Waste Local Plan for Merseyside and Halton, adopted 18 July 2013: Policies WM8; WM9

NDP Policy	Objectives met	Associated Priorities	Evidence base	Strategic policies compliance
relevant) and would not have a significantly adverse effect upon the living conditions of occupants of surrounding dwellings.	these are key elements in making Hoylake a special place.		Preferred Options report (commissioned by Wirral Council), Roger Tym, 2010 <ul style="list-style-type: none"> • Draft Core Strategy Settlement Area Policy – Settlement Area 6 – Hoylake and West Kirby, Wirral Council, December 2012 	Core Strategy for Wirral Proposed Submission Draft (December 2012): Policies CS2; CS9; CS21; CS22; CS23; CS42
H2. HOUSING TYPE AND TENURE All major residential proposals (i.e. 10 dwellings or more) must ensure that they address the housing needs of the whole community, including	1. To ensure that Hoylake remains an attractive, socially inclusive and sustainable place to live.	None relevant	<ul style="list-style-type: none"> • Strategic Housing Market Assessment Update Report (commissioned by Wirral Council), Fordham Research, September 2010 	

NDP Policy	Objectives met	Associated Priorities	Evidence base	Strategic policies compliance
those who require affordable and specialist housing, based upon an up-to-date assessment of housing need in Hoylake.			<ul style="list-style-type: none"> • Strategic Housing Land Availability Assessment Update, Wirral Council, 2012 	
H3. INFILL DEVELOPMENT Infill development of existing residential areas and the residential development of garden land, whether sub-divided or not, is likely to prejudice the distinctive character of Hoylake and will not be supported	1. To ensure that Hoylake remains an attractive, socially inclusive and sustainable place to live. 7. To preserve and enhance the distinctive Victorian and Edwardian character of Hoylake and its maritime and sporting heritage,	None relevant		

NDP Policy	Objectives met	Associated Priorities	Evidence base	Strategic policies compliance
unless proposals are able to demonstrate that substantial new social, economic or environmental benefits would be achieved.	recognising that these are key elements in making Hoylake a special place.			
CL1. LOCAL EMPLOYMENT DEVELOPMENT Proposals for local employment development (Use Classes B1, B2, B8 and sui generis) shall be subject to a sequential test, with suitable and available sites within the existing Carr Lane	1. To ensure that Hoylake remains an attractive, socially inclusive and sustainable place to live. 2. To strengthen the rôle of the Town Centre as a place for shopping, service and community facilities. To assist in increasing footfall	<ul style="list-style-type: none"> Improving the environment of the Carr Lane Industrial Estate. Targeting investment to promote and develop the manufacturing base. 	<ul style="list-style-type: none"> “What’s Your Vision?” survey results, Hoylake Village Life, 2012 Regeneration Plan for Hoylake and West Kirby: final masterplan report (commissioned by Wirral Council), BDP Associates, November 2004 	National Planning Policy Framework (2012): Sections 1; 2 Wirral Unitary Development Plan, adopted February 2000: Policies EMP6; EMP7; EMP8 Joint Waste Local Plan for Merseyside and Halton, adopted 18 July 2013: Policies WM8; WM9

NDP Policy	Objectives met	Associated Priorities	Evidence base	Strategic policies compliance
Industrial Estate being the sequentially most preferable. Only if there are no suitable and available sites within the Carr Lane Industrial Estate will proposals for other sites be considered, subject to the proposal being able to demonstrate that it would have no significantly adverse effect upon either the living conditions of occupants of	<p>in order to retain existing businesses and jobs as well as attract new businesses and grow the number of local jobs.</p> <p>6. To ensure that Carr Lane Industrial Estate remains an attractive location for micro-enterprises and small and medium-sized enterprises that provide local jobs.</p>	<ul style="list-style-type: none"> Proposals that bring additional jobs to Hoylake will generally be supported. Improving access to and from the industrial estate near Hoylake Station. 	<ul style="list-style-type: none"> Draft Core Strategy Preferred Options report (commissioned by Wirral Council), Roger Tym, 2010 Draft Core Strategy Settlement Area Policy – Settlement Area 6 – Hoylake and West Kirby, Wirral Council, December 2012 Underground or Below Ground Railway for Hoylake: an outline analysis of the benefits, Hoylake Village Life, 1 June 2010 	<p>Core Strategy for Wirral Proposed Submission Draft (December 2012): Policies CS15; CS17; CS42</p>

NDP Policy	Objectives met	Associated Priorities	Evidence base	Strategic policies compliance
nearby buildings with a residential use or the distinctive character of the area.			<ul style="list-style-type: none"> • Hoylake Railway Crossing, Hoylake Village Life, 2012 • Carr Lane level crossing traffic survey, 2 May 2012 	
CL2. COMPREHENSIVE REDEVELOPMENT In the area defined as CL2 on the Proposals Map a comprehensive mixed-use redevelopment scheme, or individual proposals delivered as part of a phased masterplan approach will be	1. To ensure that Hoylake remains an attractive, socially inclusive and sustainable place to live. 6. To ensure that Carr Lane Industrial Estate remains an attractive location for micro-enterprises and small and medium-sized enterprises that provide local		<ul style="list-style-type: none"> • Hoylake: a unique International Golf Resort Opportunity, Wirral Council, DTZ, 2013 • Biodiversity and Wildlife report (commissioned by Wirral Council in relation to Hoylake Golf Resort proposal), Capita Symonds, 2008 	National Planning Policy Framework (2012): Sections 1; 2; 3; 5; 6; 9; 11 Wirral Unitary Development Plan, adopted February 2000: Policies GB2; LA3; TR8 Joint Waste Local Plan for Merseyside and Halton, adopted 18 July 2013: Policy WM8 Core Strategy for Wirral Proposed Submission

NDP Policy	Objectives met	Associated Priorities	Evidence base	Strategic policies compliance
<p>permitted, subject to the strict controls upon development within the Green Belt and provided that:</p> <ul style="list-style-type: none"> the living conditions of existing residents would be improved; the long term needs of businesses would be catered for, and Any area in need of landscape renewal would be improved. 	jobs.		<ul style="list-style-type: none"> The Hoylake Eco Golf Resort, Wildlife and Wetland Centre, Hoylake Village Life, 2011 Wirral Employment Land and Premises Study Refresh: Final Report (commissioned by Wirral Council), BE Group, September 2012 	<p>Draft (December 2012): Policies CS3; CS40; CS41; CS42</p>

APPENDIX V

HABITATS REGULATIONS ASSESSMENT STAGE 1

Habitats Regulations Assessment

Report for
Hoylake Neighbourhood Development Plan

Wirral Council

20 July 2015

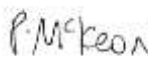
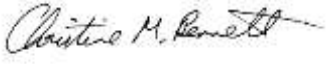

Project: Hoylake Neighbourhood Development Plan

Prepared for: Wirral Council

File Reference: 11/6/13

File Origin: G:\MerseysideEAS\HRA\Plan level and DPD HRA\Wirral Core Strategy\Neighbourhood Plan - Hoylake

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Issue	Date	Status
A	17 July 2015	Draft for internal review
B	20 July 2015	Final draft for internal review and sign off

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Summary

1. This document sets out Wirral Council's assessment of likely significant effects of the proposed Hoylake Neighbourhood Development Plan 2015 to 2020 in accordance with the Habitats Regulations¹ and the EU Habitats Directive². It is the Habitats Regulations Assessment (HRA) report for this Development Plan and it has been prepared for Wirral Council by Merseyside Environmental Advisory Service.

Approach

2. Our approach is based on the EU document "Assessment of plans and projects significantly affecting Natura 2000 sites: Methodological guidance on the provisions of Article 6(3) and (4) of the Habitats Directive 92/43/EEC" prepared by Oxford Brookes University for Natura 2000 Commission Environment DG and published by Natura 2000 Commission Environment DG, 2001, in particular the Annex 2 assessment forms³.
3. HRA is an assessment of the potential effects of a proposed project or plan (such as a Neighbourhood Development Plan (NDP)) on one or more sites of international nature conservation importance. Projects and plans can only be permitted where the 'competent authority' (in this case Wirral Council) is satisfied that there will be no adverse effects on integrity of the relevant Natura 2000 sites.
4. HRA is already applied in practice throughout Hoylake. Whether in relation to beach management practices or planning proposals for housing extensions or replacement dwellings, proposals are assessed for likely significant effects on Natura 2000 sites in accordance with the approach described below.
5. These sites of international nature conservation importance are the network of Natura 2000 sites. The Natura 2000 sites are of exceptional importance in respect of rare, endangered or vulnerable natural habitats and species. Natura 2000 sites include Special Protection Areas (SPAs) designated under the EU 'Wild Birds' Directive, Special Areas of Conservation (SACs) designated under the EU 'Habitats' Directive and Offshore Marine Sites (OMSs).
6. The National Planning Policy Framework (NPPF) (paragraph 118) states that Ramsar sites should be taken to be part of the Natura 2000 network and treated accordingly. Ramsar sites are wetlands of international importance designated under the International Wetlands Convention, which took place at Ramsar, Iran. NPPF also states that proposed sites should be treated in the same way as designated sites for all practical purposes, including for HRA. We have followed this Government guidance and have used the term 'Natura 2000 sites' to refer to all these designations and proposed designations.

¹ The Conservation of Habitats and Species Regulations, 2010 (SI 2010 No. 490) and amendments in 2011 (SI 2011 No. 625) and 2012 (SI 2012 No. 1927).

² The European Communities (1992) Council Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora.

³ Oxford Brookes University for European Commission Environment DG (2001). *Assessment of plans and projects significantly affecting Natura 2000 sites: Methodological guidance on the provisions of Article 6(3) and (4) of the Habitats Directive 92/43/EEC*

7. Stage 1 of the HRA process is the assessment of proposed plans and projects for likely significant effects. If there is none, then no further steps need to be taken. Where significant effects seem likely, a more detailed Appropriate Assessment of the proposed plan or project is necessary. This is known as Stage 2. This process will often establish mitigation measures or alternatives, which can offset all significant adverse effects and enable the plan or project to go forward. Where this is not the case, other more stringent measures need to be considered. This report forms a rigorous assessment of likely significant effects.
8. The source-pathway-receptor model is used to assess individual elements of the project likely to give rise to effects on the Natura 2000 sites. In using this method all potential effects are assessed to determine whether there is a pathway which could lead to an effect on the Natura 2000 sites. If there is a source-pathway-receptor link for any potential effect then this effect is assessed for likely significant effects within the HRA. Where no source or pathway is present then these effects are screened out at this stage. All potential effects, no matter how small are identified and assessed for their level of significance. Even if the potential effects are small and thought likely to be insignificant they must be assessed to confirm this is the case. Figure 1 below shows how the model works.

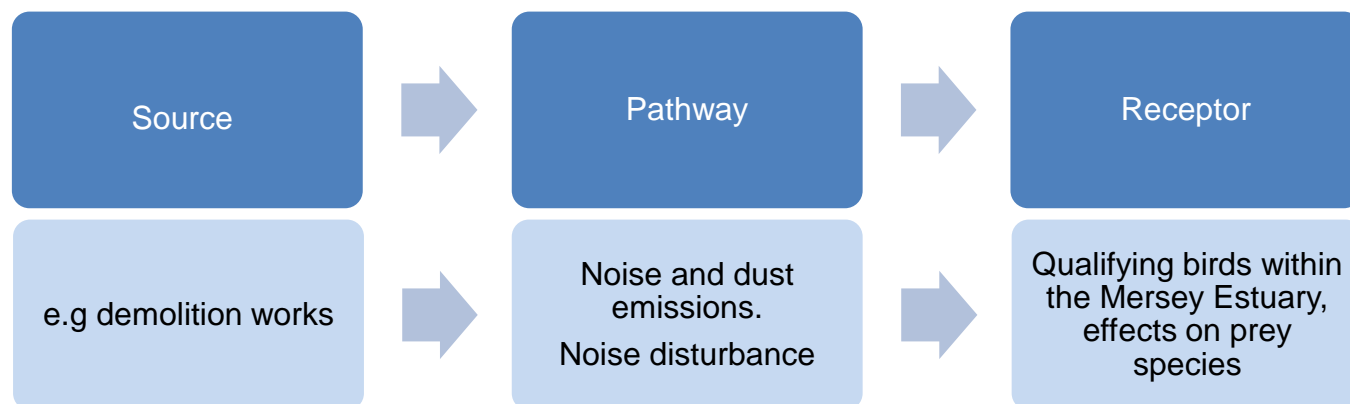


Figure 1 – Source-Pathway-Receptor Model

9. The approach used in this report has been scoped with Natural England and has been acceptable to them in the past. Natural England's standing advice is that when a finding of no significant effect is reached, consultation is not required.
10. The NDP lists various 'priorities' in relation to NDP policies. However, these have not been considered in this HRA as the priorities are aspirational and will not be delivered through the Plan. Also, the proposed Golf Resort has not been included in the HRA, as it is not promoted by the NDP.

Conclusions

11. After carrying out the Habitats Regulations Assessment, we conclude that the Hoylake NDP:
 - a. is not directly connected with or necessary to the management of the Natura 2000 sites;
 - b. does not intrude into the boundary of Natura 2000 sites; and
 - c. is not considered, either alone or in-combination with other plans or projects, to have a likely significant effects on the following Natura 2000 sites:
 - Mersey Narrows and North Wirral Foreshore SPA;
 - Mersey Narrows and North Wirral Foreshore Ramsar;
 - Dee Estuary SAC;
 - Dee Estuary SPA;
 - Dee Estuary Ramsar;
 - Ribble and Alt Estuaries SPA;
 - Ribble and Alt Estuaries Ramsar;
 - Mersey Estuary SPA;
 - Mersey Estuary Ramsar; and
 - Liverpool Bay SPA.
12. The NDP includes a dedicated policy (NC1) for the protection of Natura 2000 sites. This should ensure that likely significant effects are avoided.
13. Accordingly, no appropriate assessment is required to be made under Regulations 61, 62 and 68 of the Habitats Regulations, before the Council decides to adopt and implement the NDP.
14. This Habitats Regulations Assessment report has assessed the final draft Hoylake NDP (dated July 2015). However, if there are any changes to the plan at a later date, further assessment will be required. This is part of the iterative process of undertaking Habitats Regulations Assessment.

Brief Description of the project or plan

15. The plan area is centered approximately at National Grid Reference SJ218887 and five Natura 2000 sites fall partially with the boundary of the plan area (See Figure 2).

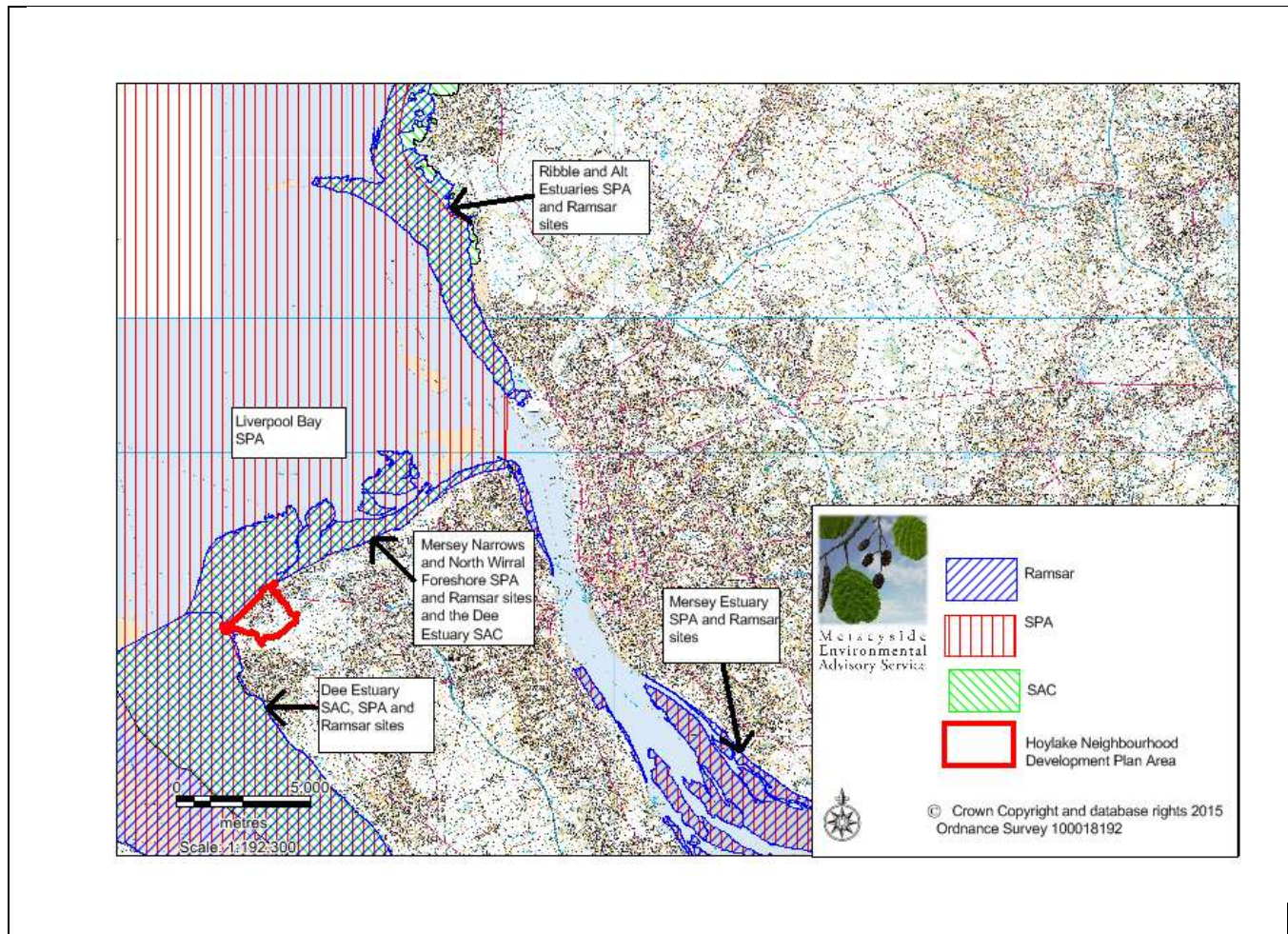


Figure 2: Map to show application site in relation to Natura 2000 sites

16. The Hoylake Neighbourhood Development Plan (NDP) has been produced in order to guide development within Hoylake and allow more local control of planning decisions. The NDP provides a vision for the future of Hoylake and sets out policies and objectives to assist in achieving this vision. The policies of the Hoylake NDP policies will apply from 2015 to 2020 and are structured around six themes:

- Improving the Town Centre;
- The Promenade and Recreation;
- Getting Around Hoylake;
- Special Buildings and Places;
- Homes in Hoylake; and

- Enhancing Carr Lane Industrial Estate.

17. For each of these six themes, policies and priorities have been developed.

Assessment of likely significant effects - Source-Pathway-Receptor model

18. Table 1 below provides a summary of the sources, pathways and receptors identified for the plan. Further details are provided within subsequent sections of this report.

NDP Vision, Objectives & Policies	Source	Pathway	Receptor	Mitigation / Avoidance measures	Likely Significant Effects?
Vision Statement – <i>“To maintain Hoylake as an attractive seaside town and a popular place to live in and visit. To be a healthier, socially conscious community with a thriving economy which values creativity and entrepreneurialism. To support a vibrant town centre, which meets the day-to-day needs of local people and provides high quality food, drink and entertainment opportunities for residents and visitors. To support the town centre and the Carr Lane Industrial Estate as the foci for a wide range of easily accessible jobs.”</i>	From the vision, objectives and policies will be adopted which give support to the development and enhancement of visitor and recreation facilities and new employment development.	<p>Increase in visitor numbers, leading to increased disturbance to qualifying species and degradation to qualifying habitats.</p> <p>Also, any development works required to meet vision could lead to the direct and indirect loss and degradation of qualifying habitats</p>	<p>Qualifying species and habitats of the Dee Estuary SAC, SPA and Ramsar sites. Qualifying species of the Mersey Narrows and North Wirral Foreshore SPA and Ramsar sites, the Mersey Estuary SPA and Ramsar sites and the Liverpool Bay SPA.</p> <p>Supporting habitats outside of designation boundaries.</p>	The NDP includes policy NC1 for the protection of Natura 2000 sites and functionally linked habitats which will ensure that likely significant effects are avoided.	No likely significant effects
Objectives					
Objective 1: To ensure that Hoylake remains an attractive, socially inclusive and sustainable place to live	No source	No pathway	No receptor	Not applicable	No likely significant effects
Objective 2: To strengthen the role of the town centre as a place for shopping,	No source	No pathway	No receptor	Not applicable	No likely significant effects

NDP Vision, Objectives & Policies	Source	Pathway	Receptor	Mitigation / Avoidance measures	Likely Significant Effects?
services and community facilities. To assist in increasing footfall in order to retain existing business and jobs as well as attract new businesses and grow the number of local jobs					
Objective 3: To support a vibrant evening economy which provides high quality food, drink and entertainment opportunities, cultural attractions and later retail trading without prejudicing good living conditions	No source	No pathway	No receptor	Not applicable	No likely significant effects
Objective 4: To more fully realise the potential of the promenade as an accessible leisure and tourism destination for residents and visitors	Improvement and/or development of community and visitor facilities on the seafront, leading to increase in visitor numbers	Increase in visitor numbers, leading to increased disturbance to qualifying species and degradation to qualifying habitats. Also, any development works required to achieve objective could lead to loss and degradation of qualifying habitats	Qualifying species and habitats of the Dee Estuary SAC, SPA and Ramsar sites. Qualifying species of the Mersey Narrows and North Wirral Foreshore SPA and Ramsar sites, the Mersey Estuary SPA and Ramsar sites and the Liverpool Bay SPA	The NDP includes policy NC1 for the protection of Natura 2000 sites and functionally linked habitats which will ensure that likely significant effects are avoided.	No likely significant effects
Objective 5: To provide a range of good quality and socially inclusive public open spaces and outdoor leisure opportunities	Improvement and/or development of outdoor leisure opportunities	Increase in users of the beach leading to increased noise and disturbance effects, habitat loss and	Qualifying species and habitats of the Dee Estuary SAC, SPA and Ramsar sites. Qualifying species of the Mersey Narrows	The NDP includes policy NC1 for the protection of Natura 2000 sites and functionally linked habitats which will ensure that likely	No likely significant effects

NDP Vision, Objectives & Policies	Source	Pathway	Receptor	Mitigation / Avoidance measures	Likely Significant Effects?
		degradation.	and North Wirral Foreshore SPA and Ramsar sites, the Mersey Estuary SPA and Ramsar sites and the Liverpool Bay SPA	significant effects are avoided.	
Objective 6: To ensure that Carr Lane Industrial Estate remains an attractive location for micro-enterprises and small and medium-sized enterprises that provide jobs	Development works within, or adjacent to, green belt at Carr Lane	Loss of supporting habitat and displacement of qualifying species from roosting and foraging grounds	Qualifying species of the Dee Estuary SAC, SPA and Ramsar sites. Qualifying species of the Mersey Narrows and North Wirral Foreshore SPA and Ramsar sites, the Mersey Estuary SPA and Ramsar sites and the Liverpool Bay SPA Supporting habitats outside of designation boundaries - green belt land around Carr Lane Industrial Estate provides important supporting habitat for qualifying species.	The NDP includes policy NC1 for the protection of Natura 2000 sites and functionally linked habitats which will ensure that likely significant effects are avoided.	No likely significant effects
Objective 7: To preserve and enhance the distinctive Victorian and Edwardian character of Hoylake and its maritime and sporting heritage, recognizing that these are key elements in making Hoylake a special	Improvement of maritime and sporting heritage facilities	Loss and degradation of qualifying habitat and displacement of qualifying species from roosting and foraging grounds	Qualifying species and habitats of the Dee Estuary SAC, SPA and Ramsar sites. Qualifying species of the Mersey Narrows and North Wirral Foreshore SPA and Ramsar sites, the	The NDP includes policy NC1 for the protection of Natura 2000 sites and functionally linked habitats which will ensure that likely significant effects are avoided.	No likely significant effects

NDP Vision, Objectives & Policies	Source	Pathway	Receptor	Mitigation / Avoidance measures	Likely Significant Effects?
place			Mersey Estuary SPA and Ramsar sites and the Liverpool Bay SPA		
Objective 8: To balance the need to maintain a safe and attractive pedestrian and cycling environment with the desire to improve on-street car parking within the town centre, promote public transport and minimize traffic congestion	No source	No pathway	No receptor	Not applicable	No likely significant effects
Objective 9: To improve pedestrian links between the town centre, the promenade and the railway stations to meet the needs and expectations of residents and visitors	No source	No pathway	No receptor	Not applicable	No likely significant effects
Natura 2000 sites					
Policy NC1: Protection of Natura 2000 sites	No source	No pathway	No receptor	Not applicable	No likely significant effects
Theme 1: Improving the Town Centre					
HS1: Active frontages	No source	No pathway	No receptor	Not applicable	No likely significant effects
HS2: New Development	No source	No pathway	No receptor	Not applicable	No likely

NDP Vision, Objectives & Policies	Source	Pathway	Receptor	Mitigation / Avoidance measures	Likely Significant Effects?
					significant effects
HS3: Public Space	No source	No pathway	No receptor	Not applicable	No likely significant effects
HS4: Shopfront Design	No source	No pathway	No receptor	Not applicable	No likely significant effects
HS5: Evening Economy	No source	No pathway	No receptor	Not applicable	No likely significant effects
HS6: Upper Floors	No source	No pathway	No receptor	Not applicable	No likely significant effects
Theme 2: The Promenade and Recreation					
BR1: Seafront Recreation	Improvement and/or development of community and visitor facilities on the seafront, leading to increase in visitor numbers	Displacement of qualifying species from foraging and roosting grounds during construction works. Transfer of construction-related pollutants into protected sites during development works. Increase in visitor numbers following completion of development, leading to increased disturbance to qualifying species and degradation to qualifying habitats	Qualifying species and habitats of the Dee Estuary SAC, SPA and Ramsar sites. Qualifying species of the Mersey Narrows and North Wirral Foreshore SPA and Ramsar sites, the Mersey Estuary SPA and Ramsar sites and the Liverpool Bay SPA	The NDP includes policy NC1 for the protection of Natura 2000 sites and functionally linked habitats which will ensure that likely significant effects are avoided. Also, any new development would have to accord with policy NC1 of the existing UDP which protects Natura 2000 sites. Furthermore, policy BR1 of the NDP, states that development which would have a ' <i>detrimental effect</i> ' upon	No likely significant effects

NDP Vision, Objectives & Policies	Source	Pathway	Receptor	Mitigation / Avoidance measures	Likely Significant Effects?
				<p>the internationally important nature sites will not be permitted.</p> <p>Any project or event would require compliance with the Habitats Regulations</p> <p>Potential mitigation measures at the project level could include the following:</p> <ul style="list-style-type: none"> • undertaking works when numbers of qualifying species would be at their lowest (e.g. from April to September); • undertaking works following a Construction Environment Management Plan (CEMP) which included details of pollution prevention measures and of how external lighting used during construction would be minimised; • restricting access to qualifying habitats to construction operatives during works; 	

NDP Vision, Objectives & Policies	Source	Pathway	Receptor	Mitigation / Avoidance measures	Likely Significant Effects?
				<ul style="list-style-type: none"> the design of facilities, e.g. footpath and access points, so as to direct visitors away from sensitive qualifying habitats; and lighting. 	
BR2: Open Space and Recreation	Development of new and enhanced areas for public open space and recreation	Displacement of qualifying species from foraging and roosting grounds, loss and degradation of habitats during development and enhancement of visitor facilities. Increase in visitor numbers following completion of development, leading to increased disturbance to qualifying species and degradation to qualifying habitats	<p>Qualifying species and habitats of the Dee Estuary SAC, SPA and Ramsar sites. Qualifying species of the Mersey Narrows and North Wirral Foreshore SPA and Ramsar sites and the Liverpool Bay SPA</p> <p>The extent of the NDP area to which policy BR2 applies has not been defined on the NDP Proposals Map. It is therefore assumed that the policy applies to all of the NDP area.</p> <p>In this case, it is considered that some of the policy 'priorities', such as car parking, may be situated on green belt land around Carr Lane which is prime supporting</p>	<p>The NDP includes policy NC1 for the protection of Natura 2000 sites and functionally linked habitats which will ensure that likely significant effects are avoided. Also, any new development would have to accord with policy NC1 of the existing UDP which protects Natura 2000 sites.</p> <p>Furthermore, policy BR2 of the NDP, states that development which would have a '<i>detrimental effect</i>' upon the internationally important nature sites will not be permitted.</p> <p>Natural England has assented the Beach Management Plan until 2015. Any revisions or</p>	No likely significant effects

NDP Vision, Objectives & Policies	Source	Pathway	Receptor	Mitigation / Avoidance measures	Likely Significant Effects?
			habitat for qualifying species.	<p>updates to this would require new Natural England assent and Habitats Regulations Assessment.</p> <p>Any project or event would require compliance with the Habitats Regulations.</p> <p>Potential mitigation measures at the project level could include the following:</p> <ul style="list-style-type: none"> • undertaking works when numbers of qualifying species would be at their lowest (e.g. from April to September); • undertaking works following a Construction Environment Management Plan (CEMP) which included details of pollution prevention measures and of how external lighting used during construction would be minimised; • restricting access to qualifying habitats to construction 	

NDP Vision, Objectives & Policies	Source	Pathway	Receptor	Mitigation / Avoidance measures	Likely Significant Effects?
				operatives during works; • the design of facilities, e.g. footpath and access points, so as to direct visitors away from sensitive qualifying habitats; and • lighting.	
Theme 3: Getting Around Hoylake					
TR1: Market Street	No source	No pathway	No receptor	Not applicable	No likely significant effects
Theme 4: A Distinctive Identity: Special Buildings and Places					
DI1: Character Buildings	No source	No pathway	No receptor	Not applicable	No likely significant effects
DI2: Scale and Design of New Development	Development of new buildings and extension or alteration of existing buildings	Loss of supporting habitats and displacement of qualifying species from roosting and foraging grounds	Qualifying species of the Dee Estuary SPA and Ramsar sites, the Mersey Narrows SPA and Ramsar sites, the Mersey Estuary SPA and Ramsar sites and the Liverpool Bay SPA Supporting habitats outside of designation	The NDP includes policy NC1 for the protection of Natura 2000 sites and functionally linked which will ensure that likely significant effects are avoided. Also, any new development would have to accord with policy NC1 of the existing UDP which	No likely significant effects

NDP Vision, Objectives & Policies	Source	Pathway	Receptor	Mitigation / Avoidance measures	Likely Significant Effects?
			boundaries	<p>protects Natura 2000 sites.</p> <p>Habitats Regulations Assessment would be required at the project level.</p> <p>Potential mitigation measures at the project level could include the following:</p> <ul style="list-style-type: none"> • undertaking works when numbers of qualifying species would be at their lowest (e.g. from April to September); • undertaking works following a Construction Environment Management Plan (CEMP) which included details of pollution prevention measures and of how external lighting used during construction would be minimised; 	
Theme 5: Homes in Hoylake					
H1: Residential	Construction and occupation of new	Loss of supporting habitats and	Qualifying species of the Dee Estuary SPA	The NDP includes policy NC1 for the protection of	No likely

NDP Vision, Objectives & Policies	Source	Pathway	Receptor	Mitigation / Avoidance measures	Likely Significant Effects?
Development	residential properties	displacement of qualifying species from roosting and foraging grounds	and Ramsar sites, the Mersey Narrows SPA and Ramsar sites, the Mersey Estuary SPA and Ramsar sites and the Liverpool Bay SPA	<p>Natura 2000 sites and functionally linked habitats which will ensure that likely significant effects are avoided. The NDP does not propose any sites for residential development. However, any new residential development would also have to accord with policy NC1 of the existing UDP which protects Natura 2000 sites.</p> <p>Habitats Regulations Assessments will be required at the project level.</p> <p>Potential mitigation measures at the project level could include the following:</p> <ul style="list-style-type: none"> • undertaking works when numbers of qualifying species would be at their lowest (e.g. from April to September); • undertaking works following a Construction Environment Management Plan 	significant effects

NDP Vision, Objectives & Policies	Source	Pathway	Receptor	Mitigation / Avoidance measures	Likely Significant Effects?
				(CEMP) which included details how any external lighting used during construction would be minimised.	
H2: Housing Type and Tenure	No source	No pathway	No receptor	Not applicable	No likely significant effects
H3: Infill Development	Construction works in proximity to Natura 2000 sites	Noise and lighting disturbance effects during works leading to the displacement of qualifying species from roosting and foraging grounds	Qualifying species of the Dee Estuary SPA and Ramsar sites, the Mersey Narrows and North Wirral Foreshore SPA and Ramsar sites, the Mersey Estuary SPA and Ramsar sites and the Liverpool Bay SPA	<p>The NDP includes policy NC1 for the protection of Natura 2000 sites and functionally linked habitats which will ensure that likely significant effects are avoided. Also, any new development would have to accord with policy NC1 of the existing UDP which protects Natura 2000.</p> <p>Projects will still require assessment on a case-by-case basis. Potential mitigation and avoidance measures at the project level could include undertaking works when numbers of qualifying species will be at their lowest (e.g. April to September) and avoiding the use of</p>	No likely significant effects

NDP Vision, Objectives & Policies	Source	Pathway	Receptor	Mitigation / Avoidance measures	Likely Significant Effects?
				piling.	
Theme 6: Enhancing Carr Lane Industrial Estate					
CL1: Local Employment Development	Construction and operation of new employment facilities	Loss of supporting habitat and displacement of qualifying species from roosting and foraging grounds	Qualifying species of the Dee Estuary SPA and Ramsar sites, the Mersey Narrows and North Wirral Foreshore SPA and Ramsar sites, the Mersey Estuary SPA and Ramsar sites and the Liverpool Bay SPA	<p>The NDP includes policy NC1 for the protection of Natura 2000 sites and functionally linked habitats which will ensure that likely significant effects are avoided. Any proposals for employment development would also have to comply with policy NC1 of the existing UDP which protects Natura 2000 sites.</p> <p>Policy CL1 does not allocate specific sites, and would give preference for any new employment development to be situated within the existing Carr Lane industrial estate.</p> <p>An Assessment of Likely Significant Effects would be required at the project level for any employment development which</p>	No likely significant effects

NDP Vision, Objectives & Policies	Source	Pathway	Receptor	Mitigation / Avoidance measures	Likely Significant Effects?
				<p>could have an effect on green belt land outside of the existing industrial estate boundary.</p> <p>Potential mitigation measures at the project level could include the following:</p> <ul style="list-style-type: none"> • undertaking works when numbers of qualifying species would be at their lowest (e.g. from April to September); • undertaking works following a Construction Environment Management Plan (CEMP) which included details how any external lighting used during construction would be minimised; • provision of compensatory habitats; and • improved management of retained habitats for qualifying species. 	

NDP Vision, Objectives & Policies	Source	Pathway	Receptor	Mitigation / Avoidance measures	Likely Significant Effects?
CL2: Comprehensive Redevelopment	Construction and operation of new employment facilities	Loss of supporting habitat and displacement of qualifying species from roosting and foraging grounds	Qualifying species of the Dee Estuary SPA and Ramsar sites, the Mersey Narrows and North Wirral Foreshore SPA and Ramsar sites and the Liverpool Bay SPA	<p>The NDP includes policy NC1 for the protection of Natura 2000 sites and functionally linked habitats which will ensure that likely significant effects are avoided.</p> <p>Any proposals for employment development within CL2 would also have to comply with policy NC1 of the existing UDP.</p> <p>The area defined as CL2 on the NDP proposals map includes green belt land to the south of Hoylake. There is a preference in the NDP for any new employment development to be situated within the existing Carr Lane industrial estate (CL1).</p> <p>Habitats Regulations Assessments would be required at the project level for any employment development which</p>	No likely significant effects

NDP Vision, Objectives & Policies	Source	Pathway	Receptor	Mitigation / Avoidance measures	Likely Significant Effects?
				<p>could have an effect on green belt land outside of the existing industrial estate boundary.</p> <p>Potential mitigation measures at the project level could include the following:</p> <ul style="list-style-type: none"> • undertaking works when numbers of qualifying species would be at their lowest (e.g. from April to September); • undertaking works following a Construction Environment Management Plan (CEMP) which included details how any external lighting used during construction would be minimised; • provision of compensatory habitats; and • improved management of retained habitats for qualifying species. 	

Table 1: Source-Pathway-Receptor Summary

Brief Description of the Natura 2000 sites

19. The plan area falls partly within the following Natura 2000 sites:

- Mersey Narrows and North Wirral Foreshore SPA;
- Mersey Narrows and North Wirral Foreshore Ramsar;
- Dee Estuary SAC;
- Dee Estuary SPA; and
- Dee Estuary Ramsar.

20. It is considered that the following Natura 2000 sites may also be influenced by the plan:

- Ribble and Alt Estuaries SPA;
- Ribble and Alt Estuaries Ramsar;
- Mersey Estuary SPA;
- Mersey Estuary Ramsar; and
- Liverpool Bay SPA.

21. The Mersey Narrows and North Wirral Foreshore SPA and Ramsar sites comprise of internationally important feeding and roosting habitat for wintering wading birds. The sites include intertidal habitats at Egremont foreshore, man-made lagoons at Seaforth and the extensive intertidal flats at North Wirral Foreshore. The Mersey Narrows and North Wirral Foreshore site has clear links in terms of bird movements with the nearby Dee Estuary SPA and Ramsar sites, Ribble and Alt Estuaries SPA and Ramsar sites, and to a lesser extent, the Mersey Estuary SPA and Ramsar sites.

22. The Dee Estuary SAC includes the Dee Estuary itself and areas of intertidal flats on the north-west coast of the Wirral (North Wirral Foreshore) and on the north east Wales coast, east of Prestatyn (Gronant Dunes and Talacre Warren). The SAC has been designated because of its size and biological interest including its saltmarshes, intertidal mudflats and sandflats, sand dunes, drift line vegetation and sea cliffs, the presence of petalwort *Petalophyllum ralfsii*, and sea lamprey *Petromyzon marinus* and river lamprey *Lampetra fluviatilis* that migrate through the area. Upstream of an enclosing line across the mouth of the estuary between Point of Ayr (Wales) and Hilbre Point (England), the estuary is the sixth largest in the UK.

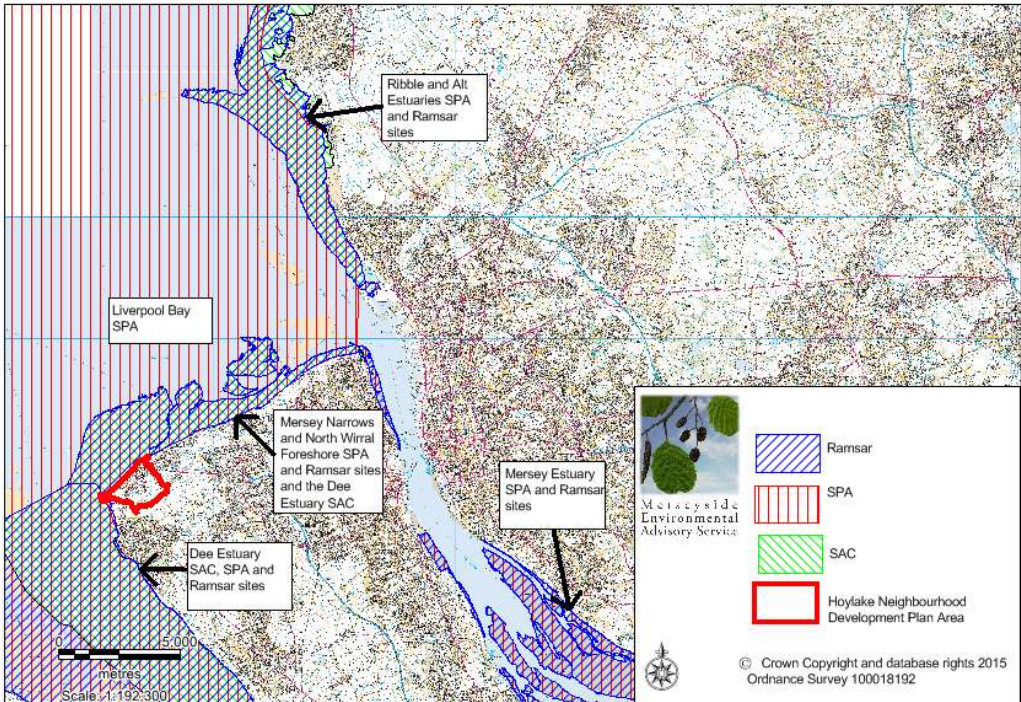
23. The Dee Estuary SPA and Ramsar sites are of major importance for waterbirds; during the winter the intertidal flats, saltmarshes and fringing habitats including coastal grazing marsh provide feeding and roosting sites for internationally important numbers of ducks and waders. In the summer the site supports nationally important breeding colonies of two species of tern. The site is also important during migration periods, particularly for wader populations moving along the west coast of Britain and sandwich terns post-breeding.

24. The Ribble and Alt Estuaries SPA and Ramsar sites are composed of extensive intertidal mud and sandflats and large areas of saltmarsh. The inner flats of the Ribble Estuary are flanked by very large areas of saltmarsh. The outer flats of the Ribble Estuary are sandy. They run south as a wide sandy shore along the Sefton Coast, merging into the Alt Estuary and extending as far south as Crosby. There is a large area

of developing saltmarsh at Southport extending north. The intertidal sandflats on the Sefton Coast are extensive and have the highest exposure to wave action. The central flats of the Alt Estuary are also sandy but with a higher mud content, and a small saltmarsh on the east bank of the channel.

25. The large areas of intertidal sand and mudflats are submerged at high tide and exposed in the estuaries at low tide. They provide an important feeding habitat for birds. The estuary also provides extensive roosting sites for large populations of waterbirds. It is of major importance during the winter for duck and wader species and for supporting wader populations moving along the west coast of Britain during the spring and autumn migration periods.
26. The Mersey Estuary SPA and Ramsar sites are composed of extensive intertidal mud and sandflats, distinct areas of rocky shore, and areas of saltmarsh.
27. On the northern shore, fragmented areas of saltmarsh are constantly eroding and accreting at Oglet Bay, Hale Head and Halegate. These areas of saltmarsh are either on firm sand or are interspersed with muddy creeks. In addition, an area of saltmarsh at Hale Marsh (approximately 59ha) incorporates 3.23ha of fresh water habitat known as Hale Duck Decoy.
28. The large areas of intertidal sand and mudflats are submerged at high tide and exposed in the estuary at low tide. They provide an important feeding habitat for birds. The estuary also provides extensive roosting sites for large populations of waterbirds. It is of major importance during the winter for duck and wader species and for supporting wader populations moving along the west coast of Britain during the spring and autumn migration periods.
29. Liverpool Bay is located in the south-eastern region of the northern part of the Irish Sea, bordering north west England and north Wales. The SPA is a broad arc from Rossall Point near Fleetwood, Lancashire to Moelfre on the north-east coast of Anglesey. The sea bed of the SPA consists of a wide range of mobile sediments. Large areas of muddy sand stretch from Rossall Point to the Ribble Estuary, and sand predominates in the remaining areas, with a concentrated area of gravelly sand off the Mersey Estuary and a number of prominent sandbanks off the English and Welsh coasts. The tidal currents throughout the SPA are generally weak, which combined with a relatively large tidal range facilitates the deposition of sediments. The seabed and waters of the site provide an important habitat in the non-breeding season for major concentrations of red-throated divers *Gavia stellata* and sea-ducks, notably common scoter *Melanitta nigra*, which visit the area to feed on the fish, mollusc, and crustacean populations. The area is also a feeding ground for breeding and passage terns.
30. Descriptions of the SPA and Ramsar sites plus their conservation objectives and vulnerabilities are available from the websites www.gov.uk/government/organisations/natural-england and www.jncc.defra.gov.uk.

Findings of HRA - Hoylake Neighbourhood Development Plan

Name of Project or Plan	Hoylake Neighbourhood Development Plan
Name and location of Natura 2000 sites	<p>The following Natura 2000 sites all fall adjacent to the plan area:</p> <ul style="list-style-type: none"> • Mersey Narrows and North Wirral Foreshore SPA; • Mersey Narrows and North Wirral Foreshore Ramsar; • Dee Estuary SAC; • Dee Estuary SPA; and • Dee Estuary Ramsar. <p>It is considered that the following Natura 2000 sites may also be influenced by the plan:</p> <ul style="list-style-type: none"> • Ribble and Alt Estuary SPA; • Ribble and Alt Estuary Ramsar; • Mersey Estuary SPA; • Mersey Estuary Ramsar; and • Liverpool Bay SPA. <p>The locations of the Natura 2000 sites relative to the project are presented in Figure 3 below. Other Natura 2000 sites in the region are not considered to be influenced by this plan as no pathways exist according to the source-pathway-receptor model.</p>
Location of Project in relation to Natura 2000 sites	 <p>Figure 3: Map showing the plan area in relation to Natura 2000 sites</p>

Description of the project or plan	The Hoylake Neighbourhood Development Plan (NDP) has been produced in order to guide development within Hoylake and allow more local control of planning decisions. The NDP provides a vision for the future of Hoylake and sets out policies and objectives to assist in achieving this vision. Wirral Council's UDP will remain the principle basis upon which applications for planning permission are decided. The NDP will be referred to by the Local Planning Authority and Government when planning decisions are made.
Is the project or plan directly connected with or necessary to the management of the sites	No
Are there other projects or plans that together with the project or plan being assessed could affect the site (provide details)?	<p>Relevant plans assessed for in combination effects in relation to this project are:</p> <p>1. <u>Wirral Council Unitary Development Plan (UDP) (2000)</u> The Wirral UDP⁴ is currently the key land-use planning document for Wirral. The protection of Natura 2000 sites within Wirral are provided for by UDP policies NC01 (<i>Principles for Nature Conservation Strategic Policy</i>) and NC1 (<i>The Protection of Sites of International Importance for Nature Conservation</i>). Policy NC01 states that Wirral Council will only permit proposals which will not adversely affect, directly or indirectly, the integrity of the borough's international, national and locally designated sites for nature conservation. Policy NC1 ensures that any development proposals which may affect a Natura 2000 site are subject to a rigorous examination and that proposals identified as having an adverse effect on the integrity of the site will not be permitted, except when there are no alternative solutions and there are imperative reasons of overriding public interest. A Habitats Regulations Assessment of the UDP was not undertaken, as the UDP adoption date preceded the legal requirement for it to be assessed under the Habitats Regulations. However, it is considered that policies NC01 and NC1 would avoid and mitigate harm to Natura 2000 sites which may occur through development.</p> <p>2. <u>Emerging Core Strategy (CS) Local Plan</u> Wirral Council is currently producing a Core Strategy⁵ which will eventually replace the UDP. The Core Strategy will set out the Council's long-term vision, objectives and spatial strategy for the Borough. The final Core Strategy is currently expected to be published for public comment towards the middle of 2015 before being submitted to the Secretary of State for public examination.</p> <p>The need to protect sites of internationally designated sites and their supporting</p>

⁴ Wirral Council (2000). *Unitary Development Plan*. Wirral Council. <http://www.wirral.gov.uk/my-services/environment-and-planning/planning/local-development-framework/unitary-development-plan>

⁵ Wirral Council (2012). *Proposed Submission Draft Core Strategy*. Wirral Council. <http://www.wirral.gov.uk/my-services/environment-and-planning/planning/local-development-framework/core-strategy-development-plan>

	<p>habitats is expressed in various Core Strategy policies. Policy CS2 (<i>Broad Spatial Strategy</i>) states that tourism investment will be targeted to provide improvements within the coastal resorts, including Hoylake, and to improve public access to the coast and countryside subject to the protection of European sites and their supporting habitats. Of particular relevance to the Hoylake NDP is policy CS9 (<i>Priorities for Hoylake and West Kirby</i>) which supports the delivery of a strategy to promote sustainable growth. An objective of CS9 is to maintain and enhance facilities for visitors, including coastal recreation, whilst maintaining and enhancing the national and international nature conservation value of the intertidal foreshores and their supporting habitats.</p> <p>Policy CS33 (<i>Biodiversity and Geodiversity</i>) will apply to all development in Wirral. This policy seeks to protect the natural environment in the borough and states that development which could have effects on a European site or its supporting habitat must provide sufficient information to enable compliance with the Habitats Regulations. It is proposed that Policy CS42 (<i>Development Management</i>) will be used as the starting point for determining planning applications in Wirral. This policy will require any new development to comply with the legal requirements associated with the protection of European sites and their supporting habitat, together with the provision of any relevant on-site or off-site mitigation and / or compensation.</p> <p>A Habitats Regulations Assessment of the emerging Core Strategy was undertaken in 2012⁶. This concluded that there will be no adverse effect on the integrity of European sites, with the recommendation that matters relating to the loss of supporting habitats can be deferred to individual planning applications.</p> <p><u>3. Merseyside Joint Waste Local Plan (2013)</u></p> <p>The Merseyside Joint Waste Local Plan⁷ provides for sub-regional waste management needs until 2027. Any excavation, construction or demolition works within the Hoylake NDP area will need to accord with policy WM8 (Waste Prevention and Resource Management) and policy WM9 (Sustainable Waste Management Design and Layout for New Development). However, the plan does not propose the allocation of new waste sites within the NDP area, therefore in-combination effects are not likely.</p>
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⁶ URS/Merseyside Environmental Advisory Service (2012). *Wirral Core Strategy Local Plan - Draft Habitats Regulations Assessment*, September 2012. <http://www.wirral.gov.uk/my-services/environment-and-planning/planning/local-development-framework/core-strategy-development-plan>

⁷ Halton Council, Knowsley Council, Liverpool City Council, Sefton Council, St Helens Council and Wirral Council (2013). *Joint Waste Local Plan*. Waste Planning Merseyside.

	<p>4. <u>North West England and North Wales Shoreline Management Plan (SMP) 2</u> The purpose of the SMP2⁸ is to provide a large-scale assessment of the risks associated with coastal processes and to present a policy framework to reduce these risks to people and the developed, historic and natural environment in a sustainable way. The SMP2 therefore considers objectives, policy setting and management requirements for three main timescales; the present day or short-term (0 to 20 years), the medium-term (20 to 50 years) and the long-term (50 to 100 years). The SMP2 area is sub-divided into 5 areas, with Hoylake beach being in cell 11. The aspiration of the SMP2 is to 'hold the line' and maintain the position of the existing shoreline at Hoylake.</p> <p>5. <u>Hoylake Beach - Site Management Agreement (2010)</u> The Hoylake Beach management agreement⁹ was written to provide details of management proposals for five years (2010 - 2015) at Hoylake beach and includes an appropriate assessment for beach management activities including control of common cord-grass (<i>Spartina anglica</i>), control of all other vegetation and removal of designated sand. Natural England assented the plan in 2010 and gave assent to the hand digging of <i>Spartina anglica</i> in April 2012¹⁰. This assent has a duration of five years. The Environment Agency assented the use of herbicides on Hoylake beach in July 2013¹¹. This assent will expire in 2016.</p> <p>6. <u>Wirral Coastal Strategy</u> Wirral Council has consulted on the Wirral Coastal Strategy¹². The objective of the Strategy is to provide a plan for the next 100 years to cover the appraisal system, management and economics of a sustainable and structured response to flood and coastal erosion risk management around the Wirral coast. The Strategy divides the Wirral coast into different units. The NDP area falls under Unit 7 Hoylake and Meols. A Habitats Regulations Assessment of the draft Strategy was undertaken in 2012¹³. This identified various potential effects on European sites including habitat loss and fragmentation as a result of sea defence maintenance and disturbance to qualifying species. However, it was concluded that within the short term (0-20 years) and the medium term (20-50</p>
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⁸ North West England and North Wales Coastal Group (2010) *North West England and North Wales Shoreline Management Plan SMP2*. http://www.allerdale.gov.uk/downloads/nw_shoreline_management_plan_2.pdf

⁹ Hanik, J (2010). *Hoylake Beach - Site Management Agreement*. Wirral Council

¹⁰ Natural England (2012). *Assent of Natural England under Section 28H of the Wildlife and Countryside Act 1981 (as amended) North Wirral Foreshore SSSI (unit 1 East Hoyle Bank) Mersey Narrows and North Wirral Foreshore pSPA and Mersey Narrows and North Wirral Foreshore pRamsar*. Letter from Hannah Birtles (Natural England) to J Hanik (Senior Ranger, Wirral Council), dated 10 April 2012, Natural England reference 50564.

¹¹ Environment Agency (2013). *Food and Environment Protection Act 1995 (Control of Pesticides Regulations 1986, as amended) - request for Environment Agency agreement to the use of herbicides to control the growth of weeds near to a water body - reference number: HERBC000694 & HERBC000746*. Letter from Becky McAllister (Environment Agency) to J Hanik (Senior Ranger, Wirral Council), dated 30 July 2013, EA references HERBC000694 and HERBC000746.

¹² AECOM (2012). *Wirral Coastal Strategy - Main Document*. <https://www.wirral.gov.uk/my-services/council-and-democracy/have-your-say/consultations/closed-consultations/coastal-strategy-phase-2>

¹³ AECOM (2012). *Wirral Coastal Strategy - Appendix F Habitat Regulation Assessment*. <https://www.wirral.gov.uk/my-services/council-and-democracy/have-your-say/consultations/closed-consultations/coastal-strategy-phase-2>

	years) significant effects could be reduced to negligible if appropriate mitigation measures were in place. In the long-term (50-100 years), it was concluded that significant effects may still arise from habitat loss as a result of coastal squeeze.
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The assessment of significance of effects

Describe how the project or plan (alone or in-combination) is likely to affect the Natura 2000 site	<p>Potential effects identified are:</p> <ol style="list-style-type: none"> 1. Loss and degradation of qualifying habitats 2. Loss and degradation of supporting habitats 3. Disturbance to qualifying species and displacement from feeding and foraging ground
Explain why these effects are not considered potentially significant.	The NDP includes a dedicated policy (NC1) for the protection of Natura 2000 sites. This, along with the existing protection provided by the existing UDP, will provide sufficient protection to ensure that likely significant effects are avoided.
List of agencies consulted: provide contact name and telephone or e-mail address.	None
Response to Consultation.	Not applicable

Data collected to carry out the assessment

Assessor	Peter McKeon MCIEEM Ecologist Merseyside Environmental Advisory Service
Data Sources	1. Wirral Council 2. Hoylake Vision (website) 3. Joint Nature Conservation Committee (website) 4. Natural England
Level of assessment completed:	Review of the documents and data sources listed above.
Where can the full results of the assessment be accessed and viewed?	Regeneration and Environment Town Hall, North Annexe Brighton Street, Wallasey, Wirral CH44 8ED Or Wirral Council Website: http://www.wirral.gov.uk via the Neighbourhood Planning pages
Conclusion	On the basis of the above information, it is Wirral Council's opinion that the proposed NDP to which this HRA relates: <ul style="list-style-type: none"> a. is not directly connected with or necessary to the management of the sites; b. does not intrude into the boundary of Natura 2000 sites; and c. is not considered either alone or in-combination with other plans or projects, to have a likely significant effects on the following sites: <ul style="list-style-type: none"> • Mersey Narrows and North Wirral Foreshore SPA; • Mersey Narrows and North Wirral Foreshore Ramsar; • Dee Estuary SAC; • Dee Estuary SPA; • Dee Estuary Ramsar; • Ribble and Alt Estuaries SPA; • Ribble and Alt Estuaries Ramsar; • Mersey Estuary SPA; • Mersey Estuary Ramsar; and • Liverpool Bay SPA.
	This HRA report has assessed the NDP at the final draft submission consultation stage. If there are changes to the Plan e.g. changes in

	allocations, which may affect the conclusions then the Plan will require further assessment. This is part of the iterative process of undertaking HRA.
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APPENDIX VI

STRATEGIC ENVIRONMENTAL ASSESSMENT SCREENING REPORT

HOYLAKE NEIGHBOURHOOD PLAN – SEA SCREENING REPORT

Screening Statement on the determination of the need for a Strategic Environmental Assessment (SEA) in accordance with the Environmental Assessment of Plans and Programmes Regulations 2004 and European Directive 2001/42/EC for the proposed Hoylake Neighbourhood Development Plan (2015)

SUMMARY DETERMINATION

Wirral Metropolitan Borough Council, as the responsible authority under the terms of the Environmental Assessment of Plans and Programmes Regulations 2004, has determined that the Hoylake Neighbourhood Development Plan (“NDP”) is not likely to have significant environmental effects and, accordingly will not require an environmental assessment.

Introduction

1. The Localism Act 2011 provided a new statutory regime for Neighbourhood Planning, with detailed provisions set out in the Neighbourhood Planning (General) Regulations 2012 (SI 2012/637) (as amended). It is part of the ‘basic conditions’ to be tested by an independent examiner that the making of the NDP is compatible with European Union obligations, including Strategic Environmental Assessment (“SEA”).
2. The legislative basis for Strategic Environmental Assessment is European Directive 2001/42/EC which was transposed into English law by the Environmental Assessment of Plans and Programmes Regulations 2004, (“SEA Regulations”). The SEA Regulations explain the process to be followed in undertaking an SEA in respect of plans and programmes. Detailed Guidance on the application of the Directive can be found in the Government publication 'A Practical Guide to the Strategic Environmental Assessment Directive' (ODPM 2005).
3. An SEA is required to be undertaken for certain categories of plans and programmes where they are determined to be likely to have significant environmental effects. To assess whether an SEA is required, a screening process must be undertaken, based on a standard set of criteria. This must be subject to consultation with English Heritage, the Environment Agency and Natural England. The results of the screening process must be detailed in a Screening Statement, available to the public.
4. The process set out in Appendix 1 accords with the diagram (Figure 2) of the Practical Guide to Strategic Environmental Assessment. Separate criteria for determining the likely significance of effects referred to in Article 3(5) of Directive 2001/42/EC are set out in Schedule 1 of the SEA Regulations and are set out in Appendix 2.

The Hoylake Neighbourhood Development Plan (“Hoylake NDP”)

5. The National Planning Policy Framework (paragraph 183) advises that neighbourhood forums can use neighbourhood planning to set planning policies

through neighbourhood plans to determine decisions on planning applications. Hoylake has been designated as a Neighbourhood Area and the Hoylake Community Planning Forum is the Neighbourhood Forum responsible for the production of the Hoylake Neighbourhood Development Plan. It was established following an application for funding by Hoylake Village Life. To comply with the Localism Act 2011 and the Neighbourhood Planning Regulations 2012, Hoylake Community Planning Forum (Hoylake Vision) was formally designated as the Neighbourhood Forum for the plan area in 2013 (Wirral Council, 30 April 2013, Minute 147 refers), authorised to act for the purposes of preparing a Neighbourhood Development Plan.

6. The Hoylake NDP is considered to be in general conformity with the Wirral Unitary Development Plan ("Wirral UDP") and the emerging Core Strategy for Wirral, which has been subject to its own SEA process as part of a wider Sustainability Appraisal.

The Screening Process

7. The screening process set out in Regulation 9 and Schedule 1 of the SEA Regulations includes two sets of criteria for determining whether the Plan is likely to have significant effects on the environment. These relate to the likely characteristics of the Plan and to the characteristics of the effects and of the area likely to be effected. These criteria are set out in the table in Appendix 1, alongside the response in relation to the Hoylake NDP.
8. Regulation 14 also requires the Council to determine whether the Hoylake NDP is likely to have significant effects on the environment of another European Member State.

Consultation

9. The consultation bodies specified in the Environmental Assessment of Plans and Programmes Regulations 2004 that must be consulted on the screening determination for the Hoylake NDP are as follows;
 - Natural England
 - Historic England
 - Environment Agency
10. The consultation bodies have not raised any objection to the conclusions of this determination that the Hoylake NDP is not likely to have significant environmental effects and that an environmental report will not be required.

DRAFT DETERMINATION

11. On the basis of the Council's responses to the criteria in Schedule 1 and Regulation 14 of the 2004 Regulations, and the responses of the Consultation Bodies, the Council has determined that the Hoylake NDP is not likely to have significant environmental effects and that an environmental report will not be required.

Statement of Reasons for Determination

12. The reasons for this determination are:

- It has been demonstrated through the Council's responses to the criteria set out in Schedule 1 of the Regulations that the proposed Hoylake NDP is not likely to have significant effects on the environment.
- The Consultation Bodies have not raised any objection to the conclusions of this determination that the Hoylake NDP is not likely to have significant environmental effects and that an environmental report will not be required.
- The proposed Hoylake NDP will supplement existing planning policies in the adopted Wirral UDP, Joint Waste Local Plan for Merseyside and Halton and the emerging Wirral Core Strategy Local Plan. The Hoylake NDP will not impact on the strategic location, nature, size and operating conditions of new development over and above that set by these documents. The NDP will provide local level guidance within this strategic framework on the nature of development in the Hoylake Neighbourhood Area and work alongside other development management measures and environmental protection legislation.
- The Hoylake NDP does not propose the allocation of any sites for housing development but does identify a potential development opportunity in the town centre to meet local needs. The Hoylake NDP is structured around six themes:
 - Improving the Town Centre;
 - The Promenade and Recreation;
 - Getting around Hoylake;
 - A Distinctive Identity: Special Buildings and Places;
 - Homes in Hoylake; and
 - Enhancing Carr Lane Industrial Estate

These are in accordance with, and will supplement, existing planning policies in the adopted Wirral UDP.

- The themes in the Hoylake NDP additionally conform with the vision, spatial objectives, broad spatial strategy and local priorities of the emerging Wirral Core Strategy Local Plan. The Core Strategy has been subject to its own SEA process as part of a wider sustainability appraisal.. Any environmental effects of the Hoylake NDP – which are likely to be positive in nature given its objectives - will therefore be localised and not extend beyond the Plan area.
- A separate Habitats Regulations Assessment of Likely Significant Effects report has concluded that that the Hoylake NDP:
 - Is not directly connected with or necessary to the management of the Natura 2000 sites;
 - Does not intrude into the boundary of Natura 2000 sites; and

- Is not considered, either alone or in-combination with other plans or projects, to have a likely significant effects on the following Natura 2000 sites:
 - Mersey Narrows and North Wirral Foreshore SPA;
 - Mersey Narrows and North Wirral Foreshore Ramsar;
 - Dee Estuary SAC;
 - Dee Estuary SPA;
 - Dee Estuary Ramsar;
 - Ribble and Alt Estuaries SPA;
 - Ribble and Alt Estuaries Ramsar;
 - Mersey Estuary SPA;
 - Mersey Estuary Ramsar; and
 - Liverpool Bay SPA.

- The NDP includes a dedicated policy (NC1) for the protection of Natura 2000 sites. This should ensure that likely significant effects are avoided.

- Accordingly, no appropriate assessment is required to be made under Regulations 61, 62 and 68 of the Habitats Regulations, before the Council decides to adopt and implement the NDP.

- The Hoylake NDP will reinforce environmental and related policies in higher tier plans with no negative effects. The proposed Hoylake NDP will not have any significant effects on the environment of another Member State.

Appendix 1

Application of the SEA Directive to the Hoylake NDP

Stage	Yes/No	Reason
<i>1. Is the NDP subject to preparation and/or adoption by a national, regional or local authority OR prepared by an authority for adoption through a legislative procedure by Parliament or Government? (Art. 2(a))</i>	Yes	The preparation of and adoption of the NDP is enabled under the Town and Country Planning Act 1990 (as amended by the Localism Act 2011). The NDP is prepared by Hoylake Forum (as the 'relevant body') and will be 'made' by Wirral Council as the local authority. The preparation of NDPs is subject to the Neighbourhood Planning (General) Regulations 2012 (as amended) and the Neighbourhood Planning (referendums) Regulations 2012 (as amended).
<i>2. Is the NDP required by legislative, regulatory or administrative provisions? (Art. 2(a))</i>	No	Under the provisions of the Town and Country Planning Act 1990 (as amended by the Localism Act 2011), communities have the right to produce an NDP but are not required by legislative, regulatory or administrative purposes to produce one. However, once 'made' by a resolution of Wirral Council, the Hoylake NDP will form part of the statutory Development Plan for the Borough. It is therefore important that the screening process considers whether it is likely to have significant environmental effects and hence whether SEA is required under the Directive.
<i>3. Is the NDP prepared for agriculture, forestry, fisheries, energy, industry, transport, waste management, water management, telecommunications, tourism, town and country planning or land use, AND does it set a framework for future development consent of projects in Annexes I and II (see Appendix 2) to the EIA Directive? (Art 3.2(a))</i>	No	The Hoylake NDP is prepared to set out a framework for future development within Hoylake with particular emphasis on the town centre, although it does not anticipate being a tool to manage development of the scale and nature envisaged by Annex I and Annex II.
<i>4. Will the NDP, in view of its likely effect on sites, require an assessment for future development under Article 6</i>	No	A separate Habitats Regulations Assessment of Likely Significant Effects report (screening assessment) has been prepared to ascertain whether an Appropriate Assessment is required under Conservation of Habitats and Species Regulations 2010 (as amended),

<i>or 7 of the Habitats Directive? (Art. 3.2 (b))</i>		which relate to Articles 6(3) and (4) of the Habitats Directive. A policy (NC1) has been included in the Hoylake NDP to ensure the protection of Natura 2000 sites adjacent to the Neighbourhood Plan Area. The screening assessment concludes that with Policy NC1 in place the Hoylake NDP is unlikely to have a significant effect on the Natura 2000 network of protected sites and no appropriate assessment is required to be made under Regulations 61, 62 and 68 of the Habitats Regulations.
<i>5. Does the NDP determine the use of small areas at local level, OR is it a minor modification of a PP subject to Art. 3.2? (Art. 3.3)</i>	Yes	The Hoylake NDP will determine the use of small areas at a local level.
<i>6. Does the NDP set the framework for future development consent of projects (not just projects in annexes to the EIA Directive)? (Art 3.4)</i>	Yes	The Hoylake NDP is to be used for determining future planning applications
<i>7. Is the NDPs sole purpose to serve the national defence or civil emergency, OR is it a financial or budget PP, OR is it co-financed by structural funds or EAGGF programmes 2000 to 2006/7? (Art 3.8, 3.9)</i>	No	Not applicable
<i>8. Is it likely to have a significant effect on the environment? (Art. 3.5)</i>	No	Assessment against the criteria in Schedule 1 of the 2004 SEA Regulations (set out in Appendix 2 below) concludes that the Hoylake NDP is not likely to have significant effects on the environment. Whilst development enabled through the NDP will have some impact on the environment, these impacts are not expected to be significant, in so far as they will be localised and minimised. No Habitats Regulations Assessment is required.

Appendix 2 – Assessment against the criteria for determining likely significance of effects on the environment set out in Schedule 1 of the Environmental Assessment of Plans and Programmes Regulations 2004

The Characteristics of the Proposed Neighbourhood Plan

Schedule 1 Criteria	Significant Environmental effect likely?	Reasons
<i>a) 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;</i>	No	The Hoylake NDP would, when 'made' following a resolution of Wirral Council, form part of the statutory Development Plan for Wirral and as such will contribute to the framework for future development consent of projects. However, the Hoylake NDP will sit within, and have to be in conformity with, the wider strategic framework set by the National Planning Policy Framework, the saved policies in the Wirral UDP, the policies in the adopted Joint Waste Local Plan for Merseyside and Halton and also have regard to the emerging Core Strategy Local Plan. The Hoylake NDP will not impact on the strategic location, nature, size and operating conditions of new development over and above that set by these documents. The NDP will provide local level guidance within this strategic framework on the nature of development in the Hoylake Neighbourhood Area and work alongside other development management measures and environmental protection legislation.
<i>(b) the degree to which the plan or programme influences other plans and programmes including those in a hierarchy;</i>	No	The Hoylake NDP will be the lowest tier in the hierarchy of planning policy for the area. The Hoylake NDP is required to be in conformity with the higher tier National Planning Policy Framework, the saved policies in the adopted Wirral UDP, the policies in the adopted Joint Waste Local Plan for Merseyside and Halton and have regard to the policies in the emerging Core Strategy Local Plan. The Hoylake NDP policies will guide the consideration of planning applications in the plan area and could inform the preparation of supplementary planning documents, development briefs or other site specific guidance notes in the Hoylake NDP plan area but will otherwise have limited

Schedule 1 Criteria	Significant Environmental effect likely?	Reasons
		influence over changing the policies in plans at the higher strategic level. The bulleted items under the 'Priorities' headings in the main body of the NDP are wider aspirations of the community which fall outside the scope of (and would not be delivered by), the NDP policies, but could have some influence over other plans or programmes outside the statutory land-use planning process.
<i>(c) the relevance of the plan or programme for the integration of environmental considerations in particular with a view to promoting sustainable development;</i>	No	It is a "basic condition", independently examined, that the Hoylake NDP contributes to the achievement of sustainable development. It is considered that the Hoylake NDP will promote sustainable development, which has been demonstrated through the preparation of an accompanying Sustainability Assessment Report. 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 UDP, Waste Local Plan and emerging Core Strategy Local Plan for the Borough. The Hoylake NDP will have limited influence over changing the sustainable development policies in plans and policies at a higher strategic level.
<i>(d) environmental problems relevant to the plan or programme;</i>	No	The Sustainability Appraisal Scoping Report and Sustainability Baseline update and Spatial Portrait for the Wirral Core Strategy provides a comprehensive overview of environmental issues in Wirral. There are no specific additional environmental problems identified for the Hoylake area. The Hoylake NDP aims to address environmental impacts arising from certain forms of development, without any negative effects.
<i>(e) the relevance of the plan or programme for the implementation of Community legislation</i>	No	The Hoylake NDP will have no direct role in the implementation of community legislation on the environment. A screening assessment has concluded that

Schedule 1 Criteria	Significant Environmental effect likely?	Reasons
<i>on the environment (for example, plans and programmes linked to waste management or water protection).</i>		an Appropriate Assessment is not required under Conservation of Habitats and Species Regulations 2010 (as amended), which relate to Articles 6(3) and (4) of the Habitats Directive.

The Characteristics of the Neighbourhood Development Plan's Effects and the Area Likely to be Affected

Schedule 1 Criteria	Significant environmental effect likely?	Reasons
<i>a) the probability, duration, frequency and reversibility of the effects;</i>	No	The Hoylake NDP is likely to have positive and enduring localized environmental effects on the plan area
<i>(b) the cumulative nature of the effects</i>	No	It is intended that the positive effects will have positive cumulative benefits for the area.
<i>(c) the transboundary nature of the effects</i>	No	There are no trans-boundary issues across member states. It applies to the Hoylake Neighbourhood Plan area only. Any effects on adjoining Wirral Council wards are likely to be positive.
<i>(d) the risks to human health or the environment (for example, due to accidents);</i>	No	There are no significant risks to human health or the environment. No significant strategic environmental effects are foreseen.
<i>(e) the magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected)</i>	No	The Hoylake NDP relates to the Hoylake area of Wirral which has an area of approx. 270 hectares (compared with the Borough land area of 15,560 HA). The Hoylake NDP lies within the Hoylake and Meols Ward which has a population of estimated at 12,834 in 2011 (the NDP area is considerably smaller than this) compared with a total Borough population of 319,800 in 2011. The magnitude and spatial extent of the effects are therefore expected to be highly localised.

Schedule 1 Criteria	Significant environmental effect likely?	Reasons
<p><i>f) the value and vulnerability of the area likely to be affected due to:</i></p> <p><i>-special natural characteristics or cultural heritage;</i></p> <p><i>-exceeded environmental quality standards or limit values; or</i></p> <p><i>-intensive land-use; and</i></p> <p><i>(g) the effects on areas or landscapes which have a recognised national, Community or international protection status</i></p>	No	<p>The NDP area includes a Conservation Area and there are a number of listed buildings in the plan area. While there is a risk that these could be affected by the NDP, it aims to protect the character of the area and proposes measures to safeguard other buildings of identified local importance. The Hoylake NDP will reinforce environmental and related policies in higher tier plans with no negative effects.</p> <p>The Hoylake NDP does not propose the allocation of any sites for housing development but does identify a potential development opportunity in the town centre to meet local needs. The HRA screening demonstrates that the level of development proposed is not going to impact on the adjacent Natura 2000 sites and the Mersey Narrows and North Wirral Foreshore SSSI. Development which may be enabled by the NDP will not impact on any nationally recognised landscape designations. There are areas at risk of flooding in the edges of the Plan area along the Promenade and in the vicinity of the Birket in the Green Belt but the NDP should ensure that appropriate development only takes place in suitable locations which will not increase the risk of flooding in the vicinity or the wider area. The listed buildings and Conservation Area within the Neighbourhood Area are recognised within the NP and not affected by any development.</p>

APPENDIX VII

SUSTAINABILITY APPRAISAL

SUBMISSION DRAFT HOYLAK NEIGHBOURHOOD PLAN – SUSTAINABILITY ASSESSMENT REPORT

1.0 INTRODUCTION

- 1.1 This document is a Sustainability Assessment of the Submission Draft Hoylake Neighbourhood Development Plan (“Hoylake NDP”). It considers whether the Hoylake NDP is likely to contribute to the delivery of sustainable development, in particular on the likely effects of the NDP and the extent to which its implementation will impact upon local social, economic and environmental objectives.
- 1.2 Sustainability appraisal is a mandatory requirement for Development Plan Documents (DPDs) such as the emerging Wirral Core Strategy Local Plan and must meet the requirements of two principal pieces of legislation:
- Planning and Compulsory Purchase Act 2004; and
 - Environmental Assessment of Plans and Programmes Regulations 2004, which implement the EU Strategic Environmental Assessment (SEA) Directive
- 1.3 There is no statutory requirement for an NDP to be accompanied by a statutory sustainability appraisal. It is, however, a ‘basic condition’ that the making of the NDP should contribute to the achievement of sustainable development. This requires a demonstration of how the NDP will contribute to improvements in social, economic and environmental conditions and a demonstration that consideration has been given to how any potential adverse effects of the NDP may be prevented, reduced or offset (referred to as mitigation measures).
- 1.4 The Council has carried out a sustainability assessment of the Hoylake NDP as a means of demonstrating that the principles of sustainable development, as defined by paragraphs 6 to 9 of the National Planning Policy Framework (NPPF, March 2012), have been taken into account in the preparation of the NDP and to support the formal assessment of the need for Strategic Environmental Assessment (SEA).
- 1.5 The Hoylake NDP does not allocate any specific sites for development but will provide additional detail to be taken into consideration within Hoylake alongside the other policies in the statutory Development Plan¹.
- 1.6 The Hoylake NDP will also operate alongside Policy WM8 (*Waste Prevention and Resource Management*) and Policy WM9 (*Sustainable Waste Management Design and Layout for New Development*) in the Joint Waste Local Plan for Merseyside and Halton adopted in July 2013².

¹ UDP Policies can be viewed online at <http://www.wirral.gov.uk/my-services/environment-and-planning/planning/local-development-framework/unitary-development-plan>

- 1.7 The UDP, emerging Core Strategy³ and Joint Waste Local Plan have all been subject to sustainability appraisal, with the Core Strategy and Waste Local Plan additionally addressing the requirements of the SEA Regulations.

2.0 Methodology

- 2.1 The sustainability assessment has involved:

- An assessment of the compatibility of the plan objectives, with the sustainability objectives the Council uses for the preparation of statutory Development Plan Documents
- Assessing the policies from the Hoylake NDP against the sustainability appraisal objectives that the Council uses for the preparation of statutory Development Plan Documents. The assessment has been undertaken on a thematic basis, reflecting the structure of the draft NDP.

- 2.2 The results of the assessment are set out below, in the following tables, for each of the policies in the Hoylake NDP. The SA has been an iterative process, with the Pre-Submission Consultation Draft Hoylake NDP (January 2015) subject to an Initial Sustainability Appraisal in March 2015, with the findings and suggested mitigation fed into the drafting of the Submission Draft Hoylake NDP, which is the subject of this assessment.

3.0 Assessment of the Hoylake NDP objectives

- 3.1 The Hoylake NDP is structured around six themes, which reflect the issues and priorities identified as important by people who live and work in Hoylake:
- Improving the Town Centre
 - The Promenade and Recreation
 - Getting Around Hoylake
 - Special Buildings and Places
 - Homes in Hoylake
 - Enhancing Carr Lane Industrial Estate

² Joint Waste Local Policies can be viewed online at <http://www.wirral.gov.uk/my-services/environment-and-planning/planning/local-development-framework/joint-merseyside-waste-development-plan>

³ The policies of the emerging Core Strategy Local Plan can be viewed online at <http://www.wirral.gov.uk/my-services/environment-and-planning/planning/local-development-framework/core-strategy-development-plan>

It follows that the vision for Hoylake set out in the NDP is:

“To maintain Hoylake as an attractive seaside town and a popular place to live in and to visit. To be a healthier, socially conscious community with a thriving economy which values creativity and entrepreneurialism. To support a vibrant town centre, which meets the day-to-day needs of local people and provides high quality food, drink and entertainment opportunities for residents and visitors. To support the town centre and the Carr Lane Industrial Estate as the foci for a wide range of easily accessible jobs.”

To achieve this vision, the following objectives for the Hoylake NDP have been identified:

- 1. To ensure that Hoylake remains an attractive, socially inclusive and sustainable place to live.**
- 2. To strengthen the role of the town centre as a place for shopping, services and community facilities. To assist in increasing footfall in order to retain existing businesses and jobs as well as attract new businesses and grow the number of local jobs.**
- 3. To support a vibrant evening economy which provides high quality food, drink and entertainment opportunities, cultural attractions and later retail trading without prejudicing good living conditions.**
- 4. To more fully realise the potential of the promenade as an accessible leisure and tourism destination for residents and visitors.**
- 5. To provide a range of good quality and socially inclusive public open spaces and outdoor leisure opportunities.**
- 6. To ensure that Carr Lane Industrial Estate remains an attractive location for micro-enterprises and small and medium-sized enterprises that provide local jobs.**
- 7. To preserve and enhance the distinctive Victorian and Edwardian character of Hoylake and its maritime and sporting heritage, recognising that these are key elements in making Hoylake a special place.**
- 8. To balance the need to maintain a safe and attractive pedestrian and cycling environment with the desire to improve on-street car parking within the town centre, promote public transport and minimise traffic congestion.**
- 9. To improve pedestrian links between the town centre, the promenade and the railway stations to meet the needs and expectations of residents and visitors.**

- 3.2 As part of the SA process the above objectives of the Hoylake NDP have been tested for compatibility with the local sustainability objectives identified for the Borough within the Wirral Core Strategy Sustainability Appraisal Scoping Report 2007. The outcome of this testing is shown in Appendix 1. This assessment concludes that where there is a clear link, the plan objectives are generally positively compatible or have a neutral effect on the SA objectives.

4.0 Assessment of the Hoylake NDP Vision and Policies against the Sustainability Objectives

- 4.1 The appraisal has been undertaken on a thematic basis, along with the stand-alone policy (NC1) relating to the protection of Natura 2000 sites. The six themes are:

Theme 1 – Improving the Town Centre (Policies HS1 – HS6)

Theme 2 – The Promenade and Recreation (Policies BR1 – BR2)

Theme 3 – Getting Around Hoylake (Policy TR1)

Theme 4 – A distinctive Identity – Special Buildings and Places (Policies DI1-DI2)

Theme 5 – Homes in Hoylake (Policies H1-H3)

Theme 6 – Enhancing Carr Lane Industrial Estate (Policy CL1 – CL2)

- 4.2 A matrix has been used to assess the ability of the Vision, Policy NC1 and the six policy themes to meet the local objectives for sustainable development. The tables include columns in which the nature of the effect is summarised including an indication of its permanence and duration, any available evidence which has informed the decision and suggested mitigation and enhancement measures.
- 4.3 A summary of the sustainability assessment against the five headings – Social Inclusion, Sustainable Consumption and Production, Environmental Protection and Enhancement, Natural Resources and Quality of Life - is presented at the bottom of each table, together with a summary of any recommended mitigation or enhancement measures. The results of the appraisal are contained within Appendix 2 of this document.
- 4.4 Although the sustainability objectives and their decision criteria are presented under a number of separate headings, the Sustainability Appraisal has sought to provide an integrated assessment, seeking to optimise the benefits across all the relevant objectives. A summary of the headline findings is presented below:

Environmental: The policies of the Hoylake NDP recognise the importance of the coastal setting of the town and seek to protect and enhance this. The Plan also identifies assets within Hoylake such as the town centre, promenade, and character buildings as an important part of the character and identity of the plan area. These are afforded protection and encouragement is given to enhancement where possible. Design quality is an important environmental consideration which is given weight across the range of policies of the NDP.

Economic: A strong local economy is a key element of the Hoylake NDP. Provision is made for this in policies which seek to strengthen the role of Hoylake Town Centre and the Carr Lane Industrial Estate as focal points for employment. It is recognised that the visitor and evening economy has a significant role to play. There is general support for the existing visitor infrastructure but also encouragement for appropriate new facilities in the town centre and along the promenade, in particular. Encouragement of improvements to pedestrian/cycle routes between the town centre and promenade 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 at Carr Lane 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 policies to improve local green spaces and the promenade and the links between them should also deliver community benefits.

Mitigation Measures

The Submission Draft Hoylake NDP incorporates suggested mitigation measures identified in an initial Sustainability Assessment undertaken on the Pre-Submission Consultation Draft (January 2015) and no further mitigation/enhancement measures have been identified as being necessary as a result of this Sustainability Assessment of the Submission Draft Hoylake NDP.

5.0 Conclusions

- 5.1. On the basis of the assessment set out below, it is considered that the policies in the Submission Draft Hoylake NDP would support the delivery of local sustainability objectives and the three dimensions for sustainable development set out in the National Planning Policy Framework (March 2012). Given the nature and scale of the changes likely to be promoted within Hoylake by the Hoylake NDP, it is concluded, that it will, on balance continue to support a sustainable pattern of future development.

Appendix 1 – Assessment of Hoylake NDP Objectives

Plan Objectives – test against Sustainability Objectives

This exercise tests the Hoylake NDP Objectives for compatibility with the local sustainability objectives identified for the Borough within the Wirral Core Strategy Sustainability Appraisal Scoping Report 2007. The links between the two are classified using symbols as follows:

- "++" - the Strategic Objective is likely to have a strongly positive impact on the achievement of the local Sustainability Objective;
- "+" - the Strategic Objective is likely to have a positive impact on the achievement of the local Sustainability Objective;
- "0" - there is no impact or relationship between the Strategic Objective and the local Sustainability Objective or the relationship is negligible;
- "x" - the Strategic Objective is likely to have a negative impact on the achievement of the local Sustainability Objective;
- "xx" - the Strategic Objective is likely to have a strongly negative impact on the achievement of the local sustainability objective; or
- "?" - the policy option would have an uncertain or unknown impact on the achievement of the local sustainability objective.

SA Objectives	Hoylake Neighbourhood Plan Objectives								
Social Inclusion	PO1	PO2	PO3	PO4	PO5	PO6	PO7	PO8	PO9
Balanced Population	++	+	+	+	+	++	+	0	0
Multiple Deprivation	+	+	0	+	+	+	0	+	0
Accessibility of Jobs and Services	++	++	0	0	0	++	0	++	+
Housing Need and Market Renewal	+	0	0	0	0	0	?	0	0
Healthy Communities	++	+	?	++	++	0	0	++	++

SA Objectives	Hoylake Neighbourhood Plan Objectives								
Sustainable Consumption and Production	PO1	PO2	PO3	PO4	PO5	PO6	PO7	PO8	PO9
Economic Performance	++	++	+	0	0	++	?	+	+
Employment Growth	++	++	+	0	0	++	?	+	+
Worklessness and Income Deprivation	+	+	+	0	0	++	?	+	+
Vitality of Town Centres	++	++	++	+	0	+	+	++	++
High Quality Tourism	++	++	++	++	+	?	++	++	++

SA Objectives	Hoylake Neighbourhood Plan Objectives								
Environmental Protection	PO1	PO2	PO3	PO4	PO5	PO6	PO7	PO8	PO9
Biodiversity and Natural Habitats	+	0	0	+	+	?	?	0	0
Pollution	+	0	?	0	+	?	0	+	+
Local Heritage	+	+	?	+	+	?	++	+	+
Separation of Uses	+	+	+	?	+	+	+	+	+
Traffic Intrusion	+	+	+	?	+	?	+	++	++

SA Objectives	Hoylake Neighbourhood Plan Objectives								
Natural Resources	PO1	PO2	PO3	PO4	PO5	PO6	PO7	PO8	PO9
Previously Developed Urban Land	+	++	++	+	?	+	+	0	0
Non-Renewable Energy	+	0	?	0	0	?	?	+	+
Water Conservation	+	0	0	0	0	?	?	0	0
Waste and Recycling	+	0	0	0	0	?	0	0	0
Flooding and Hazards	+	0	0	+	+	0	0	0	0

SA Objectives	Hoylake Neighbourhood Plan Objectives								
Quality of Life	PO1	PO2	PO3	PO4	PO5	PO6	PO7	PO8	PO9
Local distinctiveness	++	++	+	+	++	?	++	++	++
General attractiveness	++	++	+	+	++	?	++	++	++
Culture Sport and Leisure	+	+	+	++	++	0	++	+	+
Sustainable Travel	+	++	++	?	+	+	?	++	++
Crime Prevention	+	+	+	+	+	+	?	+	+

APPENDIX 2: Predicting the effects of the Submission Draft Hoylake NDP Vision and Policies

Key

Likely effect on the SA Objective	
Beneficial	Potential positive <i>short/medium/long-term permanent/temporary</i> effect.
Uncertain	Uncertain effect.
Adverse	Potential negative <i>short/medium/long-term permanent/temporary</i> effect
No effect	No significant effect

The Vision for Hoylake			
SA Objective	Assessment of Effects - nature of the predicted sustainability effect (positive/negative, duration, scale, permanence)	Evidence and reference (where available) and any other comments	Mitigation/enhancement measures
Social Inclusion			
1. Balanced Population	Potential positive long-term permanent effect. The Vision aims to ensure that Hoylake remains a socially inclusive and sustainable place to live.	Core Strategy Proposed Submission Draft SA (for SA Objectives and decision criteria) Wirral SA Baseline Review 2012 Submission Draft Hoylake NDP.	None required.
2. Multiple Deprivation	Potential positive long-term permanent effect. The Plan Area does not include any areas of greatest need (in terms of the Index of Multiple Deprivation) and the Vision does not as a result directly target the regeneration of deprived areas. However, the support given to the town centre, Carr Lane Industrial Estate and visitor economy in the plan vision could all have a positive impact on reducing social and	Core Strategy Proposed Submission Draft SA (for SA Objectives and decision criteria) Wirral SA Baseline Review 2012 Submission Draft Hoylake NDP.	None required.

	economic inequalities.		
3. Accessibility of jobs and services	Potential positive long-term permanent effect. The plan aims to create a thriving economy that values creativity and entrepreneurship and supports a vibrant town centre and Carr Lane as the focus for a wide range of easily accessible jobs.	Core Strategy Proposed Submission Draft SA (for SA Objectives and decision criteria) Wirral SA Baseline Review 2012 Submission Draft Hoylake NDP.	None required.
4. Housing Need and Market Renewal	Potential positive long-term effect. While Hoylake is not a priority location for housing regeneration, The NDP does include a suite of policies for housing development including meeting local needs.	Core Strategy Proposed Submission Draft SA (for SA Objectives and decision criteria) Wirral SA Baseline Review 2012 Submission Draft Hoylake NDP.	None required.
5. Healthy Communities	Potential positive long-term permanent effect. The Vision aspires to Hoylake being a healthier, socially conscious community.	Core Strategy Proposed Submission Draft SA (for SA Objectives and decision criteria) Wirral SA Baseline Review 2012 Submission Draft Hoylake NDP.	None required.
Sustainable Consumption and Production			
6. Economic Performance	Potential positive long-term permanent effect. The Vision aims to create a thriving economy that values creativity and entrepreneurship and support a vibrant town centre and Carr Lane as the focus for a wide range of easily accessible jobs.	Core Strategy Proposed Submission Draft SA (for SA Objectives and decision criteria) Wirral SA Baseline Review 2012 Submission Draft Hoylake NDP.	None required.
7. Employment Growth	Potential positive long-term permanent effect. The Vision aims to create a thriving economy that values creativity and entrepreneurship and supports a vibrant town centre and Carr Lane as the focus for a wide range of easily accessible jobs.	Core Strategy Proposed Submission Draft SA (for SA Objectives and decision criteria) Wirral SA Baseline Review 2012 Submission Draft Hoylake NDP.	None required.
8. Worklessness and Income Deprivation	Potential positive long-term permanent effect. The Vision aims to create a thriving economy that values creativity and entrepreneurship and supports a vibrant town centre and Carr Lane as the focus for a wide	Core Strategy Proposed Submission Draft SA (for SA Objectives and decision criteria) Wirral SA Baseline Review 2012 Submission Draft Hoylake NDP.	None required.

	range of easily accessible jobs.		
9. Vitality of Town Centres	Potential positive long-term permanent effect. The Vision aims to support a vibrant town centre which meets the day to day needs of local people and provides a food and drink offer for residents and visitors.	Core Strategy Proposed Submission Draft SA (for SA Objectives and decision criteria) Wirral SA Baseline Review 2012 Submission Draft Hoylake NDP.	None required.
10. Tourism	Potential positive long-term permanent effect. The Vision aims to maintain Hoylake as an attractive seaside town and a popular place to visit and a town centre offer which is attractive to visitors.	Core Strategy Proposed Submission Draft SA (for SA Objectives and decision criteria) Wirral SA Baseline Review 2012 Submission Draft Hoylake NDP.	None required.
Environmental Protection and Enhancement			
11. Biodiversity and Natural Habitats	Potential positive long-term permanent effect. While the Vision does not reference directly the natural environment it is addressed elsewhere in the plan, especially in Policy NC1.	Core Strategy Proposed Submission Draft SA (for SA Objectives and decision criteria) Wirral SA Baseline Review 2012 Submission Draft Hoylake NDP.	None required.
12. Pollution	Potential positive long-term permanent effect. The Vision aims for Hoylake to be a healthier community but otherwise does not reference this SA objective. However, there is no Air Quality Management Area in Hoylake to suggest a significant air quality issue. There is also encouragement for sustainable modes of travel in the NDP.	Core Strategy Proposed Submission Draft SA (for SA Objectives and decision criteria) Wirral SA Baseline Review 2012 Submission Draft Hoylake NDP.	None required.
13. Local Heritage	Potential positive long-term permanent effect. The Vision looks to maintain Hoylake as an attractive seaside town and safeguarding the distinctive identity of Hoylake is a significant element elsewhere in the plan.	Core Strategy Proposed Submission Draft SA (for SA Objectives and decision criteria) Wirral SA Baseline Review 2012 Submission Draft Hoylake NDP.	None required
14. Separation of Uses	Potential positive long-term permanent effect. The Vision looks to maintain Hoylake as an attractive	Core Strategy Proposed Submission Draft SA (for SA Objectives and decision criteria)	None required.

	seaside town. There are no hazardous installations in the Plan area, safeguards for residential amenity is referenced in policies throughout the plan.	Wirral SA Baseline Review 2012 Submission Draft Hoylake NDP.	
15. Traffic Intrusion	Potential positive long-term permanent effect. The Vision looks to maintain Hoylake as an attractive seaside town. There is a specific section in the Plan on transport issues in Hoylake and safeguards for residential amenity are referenced in policies throughout the plan.	Core Strategy Proposed Submission Draft SA (for SA Objectives and decision criteria) Wirral SA Baseline Review 2012 Submission Draft Hoylake NDP.	None required.
Natural Resources			
16. Previously Developed Urban Land	Potential positive long-term permanent effect. The focus of the Vision and the Plan as a whole is on the existing built up area of Hoylake and rather than promoting development in the open countryside (which is Green Belt in this case).	Core Strategy Proposed Submission Draft SA (for SA Objectives and decision criteria) Wirral SA Baseline Review 2012 Submission Draft Hoylake NDP.	None required.
17. Non-Renewable Energy	Potential positive long-term permanent effect. While the vision does not directly reference this SA Objective, promotion of high levels of sustainability in new development is referenced elsewhere in the Plan.	Core Strategy Proposed Submission Draft SA (for SA Objectives and decision criteria) Wirral SA Baseline Review 2012 Submission Draft Hoylake NDP.	None required.
18. Sustainable Drainage and Water Conservation	Potential positive long-term permanent effect. While the Vision does not directly reference this SA Objective, promotion of high levels of sustainability in new development is referenced elsewhere in the Plan	Core Strategy Proposed Submission Draft SA (for SA Objectives and decision criteria) Wirral SA Baseline Review 2012 Submission Draft Hoylake NDP.	None required.
19. Waste and Recycling	No significant effect. NDPs cannot include policies relating to waste.	Core Strategy Proposed Submission Draft SA (for SA Objectives and decision criteria) Wirral SA Baseline Review 2012 Submission Draft Hoylake NDP.	None required.

20. Flooding and Hazards	Potential positive long-term permanent effect. While the Vision does not directly reference this SA Objective, protecting the coastal defence role of the promenade and promotion of high levels of sustainability in new development is referenced elsewhere in the Plan.	Core Strategy Proposed Submission Draft SA (for SA Objectives and decision criteria) Wirral SA Baseline Review 2012 Submission Draft Hoylake NDP.	None required.
Quality of Life			
21. Local Distinctiveness	Potential positive long-term permanent effect. The Vision aims to maintain Hoylake as an attractive seaside town with a vibrant town centre. Safeguarding the distinctive identity of Hoylake is a significant element elsewhere in the plan.	Core Strategy Proposed Submission Draft SA (for SA Objectives and decision criteria) Wirral SA Baseline Review 2012 Submission Draft Hoylake NDP.	None required.
22. General Attractiveness	Potential positive long-term permanent effect. The Vision seeks to maintain Hoylake as a popular place to live in and visit and promote a thriving economy, town centre and Carr Lane Industrial Estate.	Core Strategy Proposed Submission Draft SA (for SA Objectives and decision criteria) Wirral SA Baseline Review 2012 Submission Draft Hoylake NDP.	None required.
23. Culture, Sport and Leisure	Potential positive long-term permanent effect. The Vision seeks to achieve a thriving economy which values creativity and entrepreneurship. There is a section in the NDP on the promenade and recreation.	Core Strategy Proposed Submission Draft SA (for SA Objectives and decision criteria) Wirral SA Baseline Review 2012 Submission Draft Hoylake NDP.	None required.
24. Sustainable Travel Choices	Potential positive long-term permanent effect. Promotion of the town centre and Carr Lane in the Vision will support this SA Objective, and there is a specific section in the Plan on transport in Hoylake.	Core Strategy Proposed Submission Draft SA (for SA Objectives and decision criteria) Wirral SA Baseline Review 2012 Submission Draft Hoylake NDP.	None required.
25. Crime Prevention	Potential positive long-term permanent effect. Improvements to the environment for the benefit of pedestrians and cyclists, will serve to create a safer environment. The	Core Strategy Proposed Submission Draft SA (for SA Objectives and decision criteria) Wirral SA Baseline Review 2012 Submission Draft Hoylake NDP.	None required.

	design of new development should make a positive contribution to community safety.		
Hoylake Draft NDP Vision Statement – Summary of Sustainability Assessment 1. Social Inclusion – Potential positive effects identified against all SA Objectives. 2. Sustainable Consumption and Production – Potential positive effects identified against all SA Objectives. 3. Environmental Protection and Enhancement – Potential positive effects identified against all SA Objectives – even where not directly referenced in the Vision, they are addressed or referenced elsewhere in the Plan. 4. Natural Resources – Potential positive effects identified against all SA Objectives (except for waste which falls outside the scope of NDPs) - even where not directly referenced in the Vision, they are addressed or referenced elsewhere in the Plan. 5. Quality of Life – Potential positive effects against all SA Objectives - even where not directly referenced in the Vision, they are addressed or referenced elsewhere in the Plan.			
Proposed mitigation/enhancements None required.			

Protection of Natura 2000 sites (Policy NC1)			
SA Objective	Assessment of Effects - nature of the predicted sustainability effect (positive/negative, duration, scale, permanence)	Evidence and reference (where available) and any other comments	Mitigation/enhancement measures
Social Inclusion			
1. Balanced Population	Potential positive, long-term, permanent effect. As part of a wider network of green infrastructure, safeguarding the internationally designated foreshore and other functionally-linked habitat could make a positive contribution to promoting the attractiveness of Hoylake and encourage population retention.	Core Strategy Proposed Submission Draft SA (for SA Objectives and decision criteria) Submission Draft Hoylake NDP.	None required.
2. Multiple Deprivation	No significant effect.	Core Strategy Proposed Submission Draft SA (for SA Objectives and decision criteria) Wirral SA Baseline Review 2012 Submission Draft Hoylake NDP.	None required.
3. Accessibility of jobs and services	No significant effect.	Core Strategy Proposed Submission Draft SA (for SA Objectives and decision criteria) Wirral SA Baseline Review 2012 Submission Draft Hoylake NDP.	None required.
4. Housing Need and Market Renewal	No significant effect	Core Strategy Proposed Submission Draft SA (for SA Objectives and decision criteria) Wirral SA Baseline Review 2012 Submission Draft Hoylake NDP.	None required.

5. Healthy Communities	Potential positive, long-term, permanent effect. As part of a wider network of green infrastructure, safeguarding the internationally designated foreshore and other functionally-linked habitat could make a positive contribution to promoting healthy communities. "Naturalistic" sites are considered to offer greater benefits for mental health.	Core Strategy Proposed Submission Draft SA (for SA Objectives and decision criteria) Wirral SA Baseline Review 2012 Submission Draft Hoylake NDP North West Green Infrastructure Guide. GI Frameworks for Liverpool City Region and Mersey Dee Alliance.	None required.
Sustainable Consumption and Production			
6. Economic Performance	Potential positive, long-term permanent effect. The internationally designated foreshore in particular is an important draw for visitors who help support the local economy. Potential uncertainty over whether Habitats Regulations Assessments (where required under Policy NC1) may require restrictions on new development such as the timing of works.	Core Strategy Proposed Submission Draft SA (for SA Objectives and decision criteria) Wirral SA Baseline Review 2012 Submission Draft Hoylake NDP	None required.
7. Employment Growth	Potential positive, long-term permanent effect. The internationally designated foreshore in particular is an important draw for visitors who help support the local economy. Potential uncertainty over whether Habitats Regulations Assessments (where required under NC1) may require restrictions on new development such as the timing of works.	Core Strategy Proposed Submission Draft SA (for SA Objectives and decision criteria) Wirral SA Baseline Review 2012 Submission Draft Hoylake NDP	None required.
8. Worklessness and Income Deprivation	Potential positive long-term permanent effect. The internationally designated foreshore in particular is an important draw for visitors who help support the local economy. Potential uncertainty over whether Habitats Regulations Assessments	Core Strategy Proposed Submission Draft SA (for SA Objectives and decision criteria) Wirral SA Baseline Review 2012 Submission Draft Hoylake NDP	None required.

	(where required under NC1) may require restrictions such as the timing of works.		
9. Vitality of Town Centres	No significant effect.	Core Strategy Proposed Submission Draft SA (for SA Objectives and decision criteria) Wirral SA Baseline Review 2012 Submission Draft Hoylake NDP	None required.
10. Tourism	Potential positive, long-term, permanent effect. The internationally designated foreshore is an important element of Hoylake's tourism offer. Potential uncertainty over whether Habitats Regulations Assessments (where required under NC1) may impact on recreational activity on or near the foreshore or functionally-linked habitat as the result of measures to minimise disturbance to birds.	Core Strategy Proposed Submission Draft SA (for SA Objectives and decision criteria) Wirral SA Baseline Review 2012 Submission Draft Hoylake NDP	None required.
Environmental Protection and Enhancement			
11. Biodiversity and Natural Habitats	Potential positive, long-term, permanent effect. The safeguarding requirements for the internationally designated foreshore and other functionally linked habitat will have beneficial effects for this SA Objective. These sites are the main biodiversity interest in Hoylake.	Core Strategy Proposed Submission Draft SA (for SA Objectives and decision criteria) Wirral SA Baseline Review 2012 Submission Draft Hoylake NDP	None required.
12. Pollution	Potential positive, long-term permanent effect. The safeguarding requirements for the internationally designated foreshore and other functionally linked habitat could have beneficial effects in safeguarding water quality and limiting noise or light intrusion.	Core Strategy Proposed Submission Draft SA (for SA Objectives and decision criteria) Wirral SA Baseline Review 2012 Submission Draft Hoylake NDP	None required.

13. Local Heritage	No significant effect.	Core Strategy Proposed Submission Draft SA (for SA Objectives and decision criteria) Wirral SA Baseline Review 2012 Submission Draft Hoylake NDP	None required.
14. Separation of Uses	Potential positive long-term permanent effect. The safeguarding requirements for the internationally-designated foreshore and other functionally-linked habitat could protect the amenity of adjoining residential areas.	Core Strategy Proposed Submission Draft SA (for SA Objectives and decision criteria) Wirral SA Baseline Review 2012 Submission Draft Hoylake NDP	None required.
15. Traffic Intrusion	No significant effect.	Core Strategy Proposed Submission Draft SA (for SA Objectives and decision criteria) Wirral SA Baseline Review 2012 Submission Draft Hoylake NDP	None required.
Natural Resources			
16. Previously Developed Urban Land	Potential positive long-term permanent effect. The safeguarding requirements for the internationally-designated foreshore and other functionally-linked habitat could further support the use of previously developed urban land and buildings.	Core Strategy Proposed Submission Draft SA (for SA Objectives and decision criteria) Wirral SA Baseline Review 2012 Submission Draft Hoylake NDP	None required.
17. Non-Renewable Energy	No significant effect.	Core Strategy Proposed Submission Draft SA (for SA Objectives and decision criteria) Wirral SA Baseline Review 2012 Submission Draft Hoylake NDP	None required.
18. Sustainable Drainage and Water Conservation	Potential positive long-term permanent effect. The quality of water resources and water pollution are matters which are covered in adopted and emerging Local Plans. However, the safeguarding requirements for the internationally designated foreshore and other functionally-linked habitat could minimise the impact of development	Core Strategy Proposed Submission Draft SA (for SA Objectives and decision criteria) Wirral SA Baseline Review 2012 Submission Draft Hoylake NDP	None required.

	on the water environment.		
19. Waste and Recycling	No significant effect. NDPs cannot include policies relating to waste	Core Strategy Proposed Submission Draft SA (for SA Objectives and decision criteria) Wirral SA Baseline Review 2012 Submission Draft Hoylake NDP	None required.
20. Flooding and Hazards	No significant effect. The NPPF, adopted UDP and emerging Core Strategy Local Plan address flooding and new development.	Core Strategy Proposed Submission Draft SA (for SA Objectives and decision criteria) Wirral SA Baseline Review 2012 Submission Draft Hoylake NDP	None required.
Quality of Life			
21. Local Distinctiveness	Potential positive long-term permanent effect. The safeguarding of the internationally-designated foreshore and functionally linked habitat can help maintain the character and distinctiveness of Hoylake.	Core Strategy Proposed Submission Draft SA (for SA Objectives and decision criteria) Wirral SA Baseline Review 2012 Submission Draft Hoylake NDP	None required.
22. General Attractiveness	Potential positive, long-term, permanent effect. The safeguarding of the internationally-designated foreshore and other functionally-linked habitat will have a positive impact on the attractiveness of the Hoylake area and the quality of life.	Core Strategy Proposed Submission Draft SA (for SA Objectives and decision criteria) Wirral SA Baseline Review 2012 Submission Draft Hoylake NDP	None required.
23. Culture, Sport and Leisure	Potential positive, long-term permanent effect. The policy seeks to safeguard the internationally-designated foreshore which is important for informal recreation. Potential uncertainty over whether Habitats Regulations Assessments (where required under NC1) may impact on recreational activity on or near the foreshore or functionally-linked habitat as the result of measures to minimise disturbance to birds.	Core Strategy Proposed Submission Draft SA (for SA Objectives and decision criteria) Wirral SA Baseline Review 2012 Submission Draft Hoylake NDP	None required.
24. Sustainable Travel Choices	No significant effect.	Core Strategy Proposed Submission	None required.

		Draft SA (for SA Objectives and decision criteria) Wirral SA Baseline Review 2012 Submission Draft Hoylake NDP	
25. Crime Prevention	No significant effect.	Core Strategy Proposed Submission Draft SA (for SA Objectives and decision criteria) Wirral SA Baseline Review 2012 Submission Draft Hoylake NDP	None required.
Protection of Natura 2000 sites (Policy NC1) – Summary of Sustainability Assessment 1. Social Inclusion – Potential positive effects identified in relation to balanced population and healthy communities, no significant effects identified with the other SA objectives under this theme. 2. Sustainable Consumption and Production – Generally potential positive effects identified (other than vitality of town centres where no significant effect identified), although some uncertainty over whether Habitats Regulations Assessments (where required under NC1) may require restrictions such as on the timing of works. 3. Environmental Protection and Enhancement – Potential positive effects identified in relation to biodiversity, separation of uses and pollution. No significant effects identified in relation to local heritage and traffic intrusion. 4. Natural Resources – Potential positive effects identified in relation to previously developed urban land and sustainable drainage, otherwise no significant effects identified in relation to the other SA objectives under this theme (waste falls outside the scope of NDPs) 5. Quality of Life – Potential positive effects identified for local distinctiveness, general attractiveness and Culture Sport and Leisure (with some uncertainty identified in relation to the latter over whether Habitats Regulations Assessments (where required under NC1) may require restrictions on recreational activity. No significant effects on sustainable travel or crime prevention.			
Proposed mitigation/enhancements None required.			

Theme 1 – Improving the Town Centre (Policies HS1 – HS6)			
SA Objective	Assessment of Effects - nature of the predicted sustainability effect (positive/negative, duration, scale, permanence)	Evidence and reference (where available) and any other comments	Mitigation/enhancement measures
Social Inclusion			
1. Balanced Population	Potential positive long term permanent effect. Policies HS1-HS6 have the potential to promote social regeneration and attract and retain the working age population.	Core Strategy Proposed Submission Draft SA (for SA Objectives and decision criteria) Submission Draft Hoylake NDP.	None required.
2. Multiple Deprivation	Potential positive long term permanent effect. Although the Plan Area is not an area of greatest need in terms of the Index of Multiple Deprivation, and while policies HS1-HS6 do not directly target the regeneration of deprived areas, they have the potential to promote social regeneration and attract and retain the working age population.	Core Strategy Proposed Submission Draft SA (for SA Objectives and decision criteria) Wirral SA Baseline Review 2012 Submission Draft Hoylake NDP.	None required.
3. Accessibility of jobs and services	Potential positive long term permanent effect. Delivering improvements to Hoylake town centre could increase the potential for key services to be retained and attracted.	Core Strategy Proposed Submission Draft SA (for SA Objectives and decision criteria) Wirral SA Baseline Review 2012 Submission Draft Hoylake NDP.	None required.
4. Housing Need and Market Renewal	Potential positive long term permanent effect. While Hoylake is not a priority location for housing regeneration, policy HS6 promotes upper floors within the town centre for residential uses.	Core Strategy Proposed Submission Draft SA (for SA Objectives and decision criteria) Wirral SA Baseline Review 2012 Submission Draft Hoylake NDP.	None required.

5. Healthy Communities	Potential positive long term permanent effect. There could be improvements to health indicators through attraction/retention of key services in the town centre, within walking distance of local residents.	Core Strategy Proposed Submission Draft SA (for SA Objectives and decision criteria) Wirral SA Baseline Review 2012 Submission Draft Hoylake NDP	None required.
Sustainable Consumption and Production			
6. Economic Performance	Potential positive long term permanent effect. Policies HS1-HS6 aim to deliver improvements to Hoylake town centre as a location for key services and a major source of local employment.	Core Strategy Proposed Submission Draft SA (for SA Objectives and decision criteria) Wirral SA Baseline Review 2012 Submission Draft Hoylake NDP	None required.
7. Employment Growth	Potential positive long term permanent effect. Policies HS1-HS6 aim to deliver improvements to Hoylake town centre as a location for key services and a major source of local employment.	Core Strategy Proposed Submission Draft SA (for SA Objectives and decision criteria) Wirral SA Baseline Review 2012 Submission Draft Hoylake NDP	None required.
8. Worklessness and Income Deprivation	Potential positive long term permanent effect. Policies HS1-HS6 aim to deliver improvements to Hoylake town centre as a major source of local employment.	Core Strategy Proposed Submission Draft SA (for SA Objectives and decision criteria) Wirral SA Baseline Review 2012 Submission Draft Hoylake NDP	None required.
9. Vitality of Town Centres	Potential positive long term permanent effect. Policies HS1-HS6 aim to attract and retain town centre uses and improving the health of the town centre.	Core Strategy Proposed Submission Draft SA (for SA Objectives and decision criteria) Wirral SA Baseline Review 2012 Submission Draft Hoylake NDP	None required.
10. Tourism	Potential positive long term permanent effect. The town centre is an important element of Hoylake's tourism offer.	Core Strategy Proposed Submission Draft SA (for SA Objectives and decision criteria) Wirral SA Baseline Review 2012 Submission Draft Hoylake NDP	None required.
Environmental Protection and Enhancement			
11. Biodiversity and Natural Habitats	No significant effect.	Core Strategy Proposed Submission Draft SA (for SA Objectives and decision criteria) Wirral SA Baseline Review 2012 Submission Draft Hoylake NDP	None required.

12. Pollution	No significant effect. There is no Air Quality Management Area in Hoylake to suggest a significant air quality issue. There is also encouragement for sustainable modes of travel in the NDP. As such the town centre policies of the Hoylake NDP are not likely to significantly affect air quality.	Core Strategy Proposed Submission Draft SA (for SA Objectives and decision criteria) Wirral SA Baseline Review 2012 Submission Draft Hoylake NDP	None required.
13. Local Heritage	Potential positive long term permanent effect. There is a strong focus on design quality in policies HS1-HS6.	Core Strategy Proposed Submission Draft SA (for SA Objectives and decision criteria) Wirral SA Baseline Review 2012 Submission Draft Hoylake NDP	None required.
14. Separation of Uses	Potential positive long term permanent effect. Promotion of the town centre (with specific safeguards for residential amenity in HS5) could minimise the potential for noise pollution/ complaints in residential areas.	Core Strategy Proposed Submission Draft SA (for SA Objectives and decision criteria) Wirral SA Baseline Review 2012 Submission Draft Hoylake NDP	None required.
15. Traffic Intrusion	Potential positive long term permanent effect. Promotion of the town centre could help to minimise traffic levels in residential areas.	Core Strategy Proposed Submission Draft SA (for SA Objectives and decision criteria) Wirral SA Baseline Review 2012 Submission Draft Hoylake NDP	None required.
Natural Resources			
16. Previously Developed Urban Land	Potential positive long term permanent effect. The policies focus development and potential redevelopment within the town centre and urban area rather than greenfield sites.	Core Strategy Proposed Submission Draft SA (for SA Objectives and decision criteria) Wirral SA Baseline Review 2012 Submission Draft Hoylake NDP	None required.
17. Non-Renewable Energy	No significant effect.	Core Strategy Proposed Submission Draft SA (for SA Objectives and decision criteria) Wirral SA Baseline Review 2012 Submission Draft Hoylake NDP	None required.
18. Sustainable Drainage and Water Conservation	No significant effect. The quality of water resources and water pollution are matters which are covered in	Core Strategy Proposed Submission Draft SA (for SA Objectives and decision criteria)	None required.

	adopted and emerging Local Plans.	Wirral SA Baseline Review 2012 Submission Draft Hoylake NDP	
19. Waste and Recycling	No significant effect. NDPs cannot include policies relating to waste.	Core Strategy Proposed Submission Draft SA (for SA Objectives and decision criteria) Wirral SA Baseline Review 2012 Submission Draft Hoylake NDP	None required.
20. Flooding and Hazards	No significant effect. The NPPF, adopted UDP and emerging Core Strategy Local Plan address flooding and new development.	Core Strategy Proposed Submission Draft SA (for SA Objectives and decision criteria) Wirral SA Baseline Review 2012 Submission Draft Hoylake NDP	None required.
Quality of Life			
21. Local Distinctiveness	Potential positive long term permanent effect. The town centre is a key element of Hoylake's identity and character; the policies promote high quality design and could reduce pressure for development in more sensitive locations.	Core Strategy Proposed Submission Draft SA (for SA Objectives and decision criteria) Wirral SA Baseline Review 2012 Submission Draft Hoylake NDP	None required.
22. General Attractiveness	Potential positive long term permanent effect. Promotion of the town centre with a focus on good design should serve to improve the attractiveness of the area.	Core Strategy Proposed Submission Draft SA (for SA Objectives and decision criteria) Wirral SA Baseline Review 2012 Submission Draft Hoylake NDP	None required.
23. Culture, Sport and Leisure	Potential positive long term permanent effect. Policies HS1 and HS5 promote the development of leisure uses including arts and cultural uses.	Core Strategy Proposed Submission Draft SA (for SA Objectives and decision criteria) Wirral SA Baseline Review 2012 Submission Draft Hoylake NDP	None required.
24. Sustainable Travel Choices	Potential positive long term permanent effect. By promoting the town centre, the policies could maximise the potential for sustainable travel choices.	Core Strategy Proposed Submission Draft SA (for SA Objectives and decision criteria) Wirral SA Baseline Review 2012 Submission Draft Hoylake NDP	None required.
25. Crime Prevention	Potential positive long term permanent effect. Policy HS5 includes the avoidance of adverse effects on living conditions of residential properties. Improvements	Core Strategy Proposed Submission Draft SA (for SA Objectives and decision criteria) Wirral SA Baseline Review 2012 Submission Draft Hoylake NDP	None required.

	to the environment for the benefit of pedestrians and cyclists will serve to create a safer environment. The design of new development should make a positive contribution to community safety.		
Theme 1 – Improving the Town Centre (Policies HS1 – HS6) – Summary of Sustainability Assessment 1. Social Inclusion – Potential positive effects against all SA Objectives through the attraction and retention of working age population and key services. 2. Sustainable Consumption and Production – Potential positive effects against all SA Objectives, through the attraction and retention of key services and town centre uses. 3. Environmental Protection and Enhancement – The focus on design quality and promotion of the town centre have potential positive effects for local heritage, separation of uses and traffic intrusion SA Objectives, with no significant effects identified in terms of biodiversity and pollution. 4. Natural Resources – Potential positive effects identified in relation to previously developed urban land, otherwise no significant effects are identified (waste falls outside the scope of NDPs). 5. Quality of Life – Potential positive effects identified against all quality of life SA objectives.			
Proposed mitigation/enhancements None required.			

Theme 2 – The Promenade and Recreation (Policies BR1 – BR2)			
SA Objective	Assessment of Effects - nature of the predicted sustainability effect (positive/negative, duration, scale, permanence)	Evidence and reference (where available) and any other comments	Mitigation/enhancement measures
Social Inclusion			
1. Balanced Population	Potential positive long term permanent effect. Promotion of open space and recreation on the seafront and elsewhere could help attract and retain the working age population.	Core Strategy Proposed Submission Draft SA (for SA Objectives and decision criteria) Wirral SA Baseline Review 2012 Submission Draft Hoylake NDP	None required.
2. Multiple Deprivation	Potential positive long term permanent effect. Although the Plan Area is not an area of greatest need in terms of the Index of Multiple Deprivation, enhancements to the promenade could result in new employment opportunities.	Core Strategy Proposed Submission Draft SA (for SA Objectives and decision criteria) Wirral SA Baseline Review 2012 Submission Draft Hoylake NDP.	None required.
3. Accessibility of jobs and services	Potential positive long term permanent effect. Enhancements to the promenade could result in new employment opportunities.	Core Strategy Proposed Submission Draft SA (for SA Objectives and decision criteria) Wirral SA Baseline Review 2012 Submission Draft Hoylake NDP	None required.
4. Housing Need and Market Renewal	No significant effect.	Core Strategy Proposed Submission Draft SA (for SA Objectives and decision criteria) Wirral SA Baseline Review 2012 Submission Draft Hoylake NDP	None required.
5. Healthy Communities	Potential positive long term permanent effect. These policies will promote healthy lifestyles through provision of outdoor recreation opportunities.	Core Strategy Proposed Submission Draft SA (for SA Objectives and decision criteria) Wirral SA Baseline Review 2012 Submission Draft Hoylake NDP.	
Sustainable Consumption and Production			
6. Economic Performance	Potential positive long term permanent effect. Enhancements to the promenade could result in new employment opportunities.	Core Strategy Proposed Submission Draft SA (for SA Objectives and decision criteria) Wirral SA Baseline Review 2012	None required.

		Submission Draft Hoylake NDP	
7. Employment Growth	Potential positive long term permanent effect. Enhancements to the promenade could result in new employment opportunities.	Core Strategy Proposed Submission Draft SA (for SA Objectives and decision criteria) Wirral SA Baseline Review 2012 Submission Draft Hoylake NDP	None required.
8. Worklessness and Income Deprivation	Potential positive long term permanent effect. Enhancements to the promenade could result in new employment opportunities.	Core Strategy Proposed Submission Draft SA (for SA Objectives and decision criteria) Wirral SA Baseline Review 2012 Submission Draft Hoylake NDP	None required.
9. Vitality of Town Centres	Potential positive long term permanent effect. Enhancements to the promenade could result in new employment opportunities.	Core Strategy Proposed Submission Draft SA (for SA Objectives and decision criteria) Wirral SA Baseline Review 2012 Submission Draft Hoylake NDP	None required.
10. Tourism	Potential positive long term permanent effect. Policies support the sustainable use of the promenade and the seafront is an important part of Hoylake's tourism offer.	Core Strategy Proposed Submission Draft SA (for SA Objectives and decision criteria) Wirral SA Baseline Review 2012 Submission Draft Hoylake NDP	None required.
Environmental Protection and Enhancement			
11. Biodiversity and Natural Habitats	Potential positive long term permanent effect. While potentially promoting more usage of the seafront, Policy BR1 (and NC1) include safeguards for the adjacent internationally important nature sites.	Core Strategy Proposed Submission Draft SA (for SA Objectives and decision criteria) Wirral SA Baseline Review 2012 Submission Draft Hoylake NDP	None required.
12. Pollution	Potential positive long term permanent effect. While potentially promoting more usage of the seafront, Policy BR1 (and NC1) include safeguards for the adjacent internationally important nature sites (which could be sensitive to pollution).	Core Strategy Proposed Submission Draft SA (for SA Objectives and decision criteria) Wirral SA Baseline Review 2012 Submission Draft Hoylake NDP	None required.

13. Local Heritage	Potential positive long term permanent effect. While potentially promoting more usage of the seafront, under BR1, development that would have detrimental effect on the character of the promenade will not be permitted.	Core Strategy Proposed Submission Draft SA (for SA Objectives and decision criteria) Wirral SA Baseline Review 2012 Submission Draft Hoylake NDP	None required.
14. Separation of Uses	Potential positive long term permanent effect. More usage of the promenade could result in greater impacts on residential amenity; however, under BR1 development that would have detrimental effect on the character of the promenade will not be permitted.	Core Strategy Proposed Submission Draft SA (for SA Objectives and decision criteria) Wirral SA Baseline Review 2012 Submission Draft Hoylake NDP	None required.
15. Traffic Intrusion	Potential positive long term permanent effect. Potentially promoting more usage of the seafront/promenade could result in increased traffic impacts on adjoining residential areas, but under BR1, development that would have detrimental effect on the character of the promenade will not be permitted.	Core Strategy Proposed Submission Draft SA (for SA Objectives and decision criteria) Wirral SA Baseline Review 2012 Submission Draft Hoylake NDP	None required.
Natural Resources			
16. Previously Developed Urban Land	Potential positive long term permanent effect. Policy BR2 ties additional open space provision to evidence of need, so should not be an impact on the availability of previously developed land over and above what would be needed to satisfy policy requirements.	Core Strategy Proposed Submission Draft SA (for SA Objectives and decision criteria) Wirral SA Baseline Review 2012 Submission Draft Hoylake NDP	None required.
17. Non-Renewable Energy	No significant effect.	Core Strategy Proposed Submission Draft SA (for SA Objectives and decision criteria) Wirral SA Baseline Review 2012 Submission Draft Hoylake NDP	None required.
18. Sustainable Drainage and Water Conservation	No significant effect. The quality of water resources and water pollution	Core Strategy Proposed Submission Draft SA (for SA Objectives and	None required.

	are matters which are covered in adopted and emerging Local Plans.	decision criteria) Wirral SA Baseline Review 2012 Submission Draft Hoylake NDP	
19. Waste and Recycling	No significant effect. NDPs cannot include policies relating to waste.	Core Strategy Proposed Submission Draft SA (for SA Objectives and decision criteria) Wirral SA Baseline Review 2012 Submission Draft Hoylake NDP	None required.
20. Flooding and Hazards	Potential positive long term permanent effect. Policy BR1 indicates that development which would have a detrimental effect on the coastal defence function of the promenade will not be permitted.	Core Strategy Proposed Submission Draft SA (for SA Objectives and decision criteria) Wirral SA Baseline Review 2012 Submission Draft Hoylake NDP	None required.
Quality of Life			
21. Local Distinctiveness	Potential positive long term permanent effect. Policies support the sustainable use of the promenade and enhanced open space which are an important element of Hoylake's character and identity.	Core Strategy Proposed Submission Draft SA (for SA Objectives and decision criteria) Wirral SA Baseline Review 2012 Submission Draft Hoylake NDP	None required.
22. General Attractiveness	Potential positive long term permanent effect. Policies support the sustainable use of the promenade and enhanced open space which are an important element of Hoylake's character and identity	Core Strategy Proposed Submission Draft SA (for SA Objectives and decision criteria) Wirral SA Baseline Review 2012 Submission Draft Hoylake NDP	None required.
23. Culture, Sport and Leisure	Potential positive long term permanent effect. The policies promote the meeting of evidenced needs for improved recreation facilities/the promenade and open space.	Core Strategy Proposed Submission Draft SA (for SA Objectives and decision criteria) Wirral SA Baseline Review 2012 Submission Draft Hoylake NDP	None required.
24. Sustainable Travel Choices	Potential positive long term permanent effect. While Policies BR1 and BR2 do not specifically reference the promotion of sustainable travel choices, the	Core Strategy Proposed Submission Draft SA (for SA Objectives and decision criteria) Wirral SA Baseline Review 2012 Submission Draft Hoylake NDP	None required.

	objective is referenced elsewhere in the Plan (Policy TR1).		
25. Crime Prevention	Potential positive long term permanent effect. Improvements to the promenade and open space, especially for the benefit of pedestrians and cyclists, will serve to create a safer environment. The design of new development should make a positive contribution to community safety.	Core Strategy Proposed Submission Draft SA (for SA Objectives and decision criteria) Wirral SA Baseline Review 2012 Submission Draft Hoylake NDP	None required.
Theme 2 – The Promenade and Recreation (Policies BR1 – BR2) – Summary of Sustainability Assessment 1. Social Inclusion – Potential positive effects for all SA Objectives through the attraction and retention of working age population and provision of recreation opportunities, with no significant effect identified in relation to Housing need and market renewal. 2. Sustainable Consumption and Production – Potential positive effects for all SA Objectives through provision of additional jobs in new/improved facilities and support for tourism. 3. Environmental Protection and Enhancement – Potential positive effects for all SA Objectives. Policy BR1 safeguards character, coastal defence role and adjacent internationally important nature sites. 4. Natural Resources – Potential positive effects for previously developed land and flooding: Policy BR1 now safeguards coastal defence function of the promenade. BR2 should safeguard Previously developed land. No significant effect on remaining SA Objectives (waste falls outside the scope of NDPs). 5. Quality of Life – Potential positive effects identified against all SA objectives.			
Proposed mitigation/enhancements None required.			

Theme 3 – Getting Around Hoylake (Policy TR1)			
SA Objective	Assessment of Effects - nature of the predicted sustainability effect (positive/negative, duration, scale, permanence)	Evidence and reference (where available) and any other comments	Mitigation/enhancement measures
Social Inclusion			
1. Balanced Population	No significant effect.	Core Strategy Proposed Submission Draft SA (for SA Objectives and decision criteria) Wirral SA Baseline Review 2012 Submission Draft Hoylake NDP	None required.
2. Multiple Deprivation	No significant effect.	Core Strategy Proposed Submission Draft SA (for SA Objectives and decision criteria) Wirral SA Baseline Review 2012 Submission Draft Hoylake NDP	None required.
3. Accessibility of jobs and services	Potential positive long term permanent effect. Improved pedestrian and cycle connections could improve access to key services in the town centre.	Core Strategy Proposed Submission Draft SA (for SA Objectives and decision criteria). Wirral SA Baseline Review 2012 Submission Draft Hoylake NDP	None required.
4. Housing Need and Market Renewal	No significant effect.	Core Strategy Proposed Submission Draft SA (for SA Objectives and decision criteria). Wirral SA Baseline Review 2012 Submission Draft Hoylake NDP	None required.
5. Healthy Communities	Potential positive long term permanent effect. Traffic management and improved pedestrian and cycle facilities could help promote healthy lifestyles.	Core Strategy Proposed Submission Draft SA (for SA Objectives and decision criteria). Wirral SA Baseline Review 2012 Submission Draft Hoylake NDP.	None required.
Sustainable Consumption and Production			
6. Economic Performance	Potential positive long term permanent effect. Traffic management and improved pedestrian and cycle facilities could help promote improved economic performance.	Core Strategy Proposed Submission Draft SA (for SA Objectives and decision criteria) Wirral SA Baseline Review 2012 Submission Draft Hoylake NDP	None required.

7. Employment Growth	Potential positive long term permanent effect. Traffic management and improved pedestrian and cycle facilities could help promote attractiveness of Hoylake to new businesses and investors.	Core Strategy Proposed Submission Draft SA (for SA Objectives and decision criteria) Wirral SA Baseline Review 2012 Submission Draft Hoylake NDP	None required.
8. Worklessness and Income Deprivation	Potential positive long term permanent effect. Traffic management and improved pedestrian and cycle facilities could help improve accessibility to job opportunities.	Core Strategy Proposed Submission Draft SA (for SA Objectives and decision criteria) Wirral SA Baseline Review 2012 Submission Draft Hoylake NDP	None required.
9. Vitality of Town Centres	Potential positive long term permanent effect. Traffic management and improved pedestrian and cycle facilities are seen as an important part of addressing the adverse effects of road traffic on Hoylake town centre.	Core Strategy Proposed Submission Draft SA (for SA Objectives and decision criteria) Wirral SA Baseline Review 2012 Submission Draft Hoylake NDP	None required.
10. Tourism	Potential positive long term permanent effect. Traffic management and improved pedestrian and cycle facilities between the town centre and promenade could improve the attractiveness of Hoylake's tourism offer.	Core Strategy Proposed Submission Draft SA (for SA Objectives and decision criteria) Wirral SA Baseline Review 2012 Submission Draft Hoylake NDP	None required.
Environmental Protection and Enhancement			
11. Biodiversity and Natural Habitats	Potential positive long term permanent effect. Increased emphasis on sustainable transport modes could reduce disturbance/noise/pollution impacts on sites subject to Policy NC1.	Core Strategy Proposed Submission Draft SA (for SA Objectives and decision criteria) Wirral SA Baseline Review 2012 Submission Draft Hoylake NDP	None required.
12. Pollution	Potential positive long term permanent effect. Traffic management and improved pedestrian and cycle facilities could reduce the pollution from road traffic.	Core Strategy Proposed Submission Draft SA (for SA Objectives and decision criteria) Wirral SA Baseline Review 2012 Submission Draft Hoylake NDP	None required.

13. Local Heritage	Potential positive long term permanent effect. Traffic management and improved pedestrian and cycle facilities could reduce the impact of vehicular road traffic of heritage assets in the Plan area.	Core Strategy Proposed Submission Draft SA (for SA Objectives and decision criteria) Wirral SA Baseline Review 2012 Submission Draft Hoylake NDP	None required.
14. Separation of Uses	Potential positive long term permanent effect. Promoting pedestrian and cycle linkages between the town centre and promenade could reduce the impact of traffic on sensitive uses.	Core Strategy Proposed Submission Draft SA (for SA Objectives and decision criteria) Wirral SA Baseline Review 2012 Submission Draft Hoylake NDP	None required.
15. Traffic Intrusion	Potential positive long term permanent effect. Promoting pedestrian and cycle linkages between the town centre and promenade could reduce the impact of traffic in residential areas between the town centre and promenade.	Core Strategy Proposed Submission Draft SA (for SA Objectives and decision criteria) Wirral SA Baseline Review 2012 Submission Draft Hoylake NDP	None required.
Natural Resources			
16. Previously Developed Urban Land	No significant effect.	Core Strategy Proposed Submission Draft SA (for SA Objectives and decision criteria) Wirral SA Baseline Review 2012 Submission Draft Hoylake NDP	None required.
17. Non-Renewable Energy	Potential positive long term permanent effect. Promoting pedestrian and cycle linkages between the town centre and promenade could reduce reliance on motor vehicles for short journeys.	Core Strategy Proposed Submission Draft SA (for SA Objectives and decision criteria) Wirral SA Baseline Review 2012 Submission Draft Hoylake NDP	None required.
18. Sustainable Drainage and Water Conservation	No significant effect. The quality of water resources and water pollution are matters which are covered in adopted and emerging Local Plans.	Core Strategy Proposed Submission Draft SA (for SA Objectives and decision criteria) Wirral SA Baseline Review 2012 Submission Draft Hoylake NDP	None required.
19. Waste and Recycling	No significant effect. NDPs cannot include policies relating to waste.	Core Strategy Proposed Submission Draft SA (for SA Objectives and decision criteria)	None required.

		Wirral SA Baseline Review 2012 Submission Draft Hoylake NDP	
20. Flooding and Hazards	No significant effect. The NPPF, adopted UDP and emerging Core Strategy Local Plan address flooding and new development.	Core Strategy Proposed Submission Draft SA (for SA Objectives and decision criteria) Wirral SA Baseline Review 2012 Submission Draft Hoylake NDP	None required.
Quality of Life			
21. Local Distinctiveness	Potential positive long term permanent effect. Promoting traffic management measures and pedestrian and cycle linkages between the town centre and promenade could reduce the impact of traffic on the character and distinctiveness of the town centre and residential areas between the town centre and promenade.	Core Strategy Proposed Submission Draft SA (for SA Objectives and decision criteria) Wirral SA Baseline Review 2012 Submission Draft Hoylake NDP	None required.
22. General Attractiveness	Potential positive long term permanent effect. Promoting traffic management measures and pedestrian and cycle linkages between the town centre and promenade could reduce the impact of traffic on the character and distinctiveness of the town centre and residential areas between the town centre and promenade.	Core Strategy Proposed Submission Draft SA (for SA Objectives and decision criteria) Wirral SA Baseline Review 2012 Submission Draft Hoylake NDP	None required.
23. Culture, Sport and Leisure	Potential positive long term permanent effect. Promoting traffic management measures and pedestrian and cycle linkages between the town centre and promenade could increase levels of physical activity within the local community.	Core Strategy Proposed Submission Draft SA (for SA Objectives and decision criteria) Wirral SA Baseline Review 2012 Submission Draft Hoylake NDP	None required.
24. Sustainable Travel Choices	Potential positive long term permanent effect. Promoting traffic management measures and pedestrian and cycle linkages	Core Strategy Proposed Submission Draft SA (for SA Objectives and decision criteria) Wirral SA Baseline Review 2012	None required.

	between the town centre and promenade will increase sustainable travel choices and reduced traffic congestion.	Submission Draft Hoylake NDP	
25. Crime Prevention	Potential positive long term permanent effect. Improvements for the benefit of pedestrians and cyclists, and reducing traffic speeds will serve to create a safer environment.	Core Strategy Proposed Submission Draft SA (for SA Objectives and decision criteria) Wirral SA Baseline Review 2012 Submission Draft Hoylake NDP	None required.
Theme 3 – Getting Around Hoylake (Policy TR1) – Summary of Sustainability Assessment 1. Social Inclusion – Potential positive effects through improved access to key services and promotion of healthy lifestyles, otherwise no significant effects. 2. Sustainable Consumption and Production – Potential positive effects against all SA Objectives resulting from improved access and improvements in traffic management. 3. Environmental Protection and Enhancement – Potential positive effects against all SA Objectives, resulting from focus on sustainable transport modes. 4. Natural Resources – No significant effects identified, except for the positive effect on non-renewable energy of reducing the reliance on the motor car for short journeys (waste falls outside the scope of NDPs). 5. Quality of Life – Potential positive effects are identified all SA Objectives, through reducing the impact of traffic, improving levels of physical activity and travel choices and creating a safer more attractive environment.			
Proposed mitigation/enhancements None required.			

Theme 4 – A distinctive Identity – Special Buildings and Places (Policies DI1-DI2)			
SA Objective	Assessment of Effects - nature of the predicted sustainability effect (positive/negative, duration, scale, permanence)	Evidence and reference (where available) and any other comments	Mitigation/enhancement measures
Social Inclusion			
1. Balanced Population	Potential positive long term permanent effect. Good quality design will assist in providing attractive places where people will want to live and work.	Core Strategy Proposed Submission Draft SA (for SA Objectives and decision criteria) Wirral SA Baseline Review 2012 Submission Draft Hoylake NDP	None required.
2. Multiple Deprivation	No significant effect.	Core Strategy Proposed Submission Draft SA (for SA Objectives and decision criteria) Wirral SA Baseline Review 2012 Submission Draft Hoylake NDP	None required.
3. Accessibility of jobs and services	No significant effect.	Core Strategy Proposed Submission Draft SA (for SA Objectives and decision criteria) Wirral SA Baseline Review 2012 Submission Draft Hoylake NDP	None required.
4. Housing Need and Market Renewal	Potential positive long term permanent effect. Good quality design can enhance the attractiveness of development and support the delivery of new housing.	Core Strategy Proposed Submission Draft SA (for SA Objectives and decision criteria) Wirral SA Baseline Review 2012 Submission Draft Hoylake NDP	None required.
5. Healthy Communities	Potential positive, long term permanent effect. Good design can enhance people's quality of life, improve public safety. The promotion of sustainability in DI2 could ensure buildings are more affordable to heat.	Core Strategy Proposed Submission Draft SA (for SA Objectives and decision criteria) Wirral SA Baseline Review 2012 Submission Draft Hoylake NDP.	None required.
Sustainable Consumption and Production			
6. Economic Performance	Potential positive, long term permanent effect. Good design can support economic performance by contributing to the attractiveness of	Core Strategy Proposed Submission Draft SA (for SA Objectives and decision criteria) Wirral SA Baseline Review 2012	None required.

	the area.	Submission Draft Hoylake NDP	
7. Employment Growth	Potential positive, long term permanent effect. Good design can support employment growth by contributing to the attractiveness of the area.	Core Strategy Proposed Submission Draft SA (for SA Objectives and decision criteria) Wirral SA Baseline Review 2012 Submission Draft Hoylake NDP	None required.
8. Worklessness and Income Deprivation	No significant effect.	Core Strategy Proposed Submission Draft SA (for SA Objectives and decision criteria) Wirral SA Baseline Review 2012 Submission Draft Hoylake NDP	None required.
9. Vitality of Town Centres	Potential positive long term permanent effect. Some character buildings in Appendix 1 are within the town centre and measures to safeguard them will contribute to the character and attractiveness of the town centre, but some uncertainty over whether it may be more difficult for town centre businesses to alter/extend these buildings to meet their requirements.	Core Strategy Proposed Submission Draft SA (for SA Objectives and decision criteria) Wirral SA Baseline Review 2012 Submission Draft Hoylake NDP	None required.
10. Tourism	Potential positive long term permanent effect. The policies seek to safeguard the special local seaside town character of Hoylake as an attractor to visitors.	Core Strategy Proposed Submission Draft SA (for SA Objectives and decision criteria) Wirral SA Baseline Review 2012 Submission Draft Hoylake NDP	None required.
Environmental Protection and Enhancement			
11. Biodiversity and Natural Habitats	No significant effect.	Core Strategy Proposed Submission Draft SA (for SA Objectives and decision criteria) Wirral SA Baseline Review 2012 Submission Draft Hoylake NDP	None required.
12. Pollution	Potential positive long term permanent effect. DI2 now requires development to promote high levels of sustainability where appropriate.	Core Strategy Proposed Submission Draft SA (for SA Objectives and decision criteria) Wirral SA Baseline Review 2012 Submission Draft Hoylake NDP	None required.

13. Local Heritage	Potential positive long term permanent effect. The policies seek to safeguard individual buildings of character ensure that new development responds to the distinctive character of Hoylake.	Core Strategy Proposed Submission Draft SA (for SA Objectives and decision criteria) Wirral SA Baseline Review 2012 Submission Draft Hoylake NDP	None required.
14. Separation of Uses	Potential positive long term permanent effect. Quality design can ensure that screening and separation distances are sufficient to prevent adverse effects on residential amenity.	Core Strategy Proposed Submission Draft SA (for SA Objectives and decision criteria) Wirral SA Baseline Review 2012 Submission Draft Hoylake NDP	None required.
15. Traffic Intrusion	No significant effect.	Core Strategy Proposed Submission Draft SA (for SA Objectives and decision criteria) Wirral SA Baseline Review 2012 Submission Draft Hoylake NDP	None required.
Natural Resources			
16. Previously Developed Urban Land	Uncertain effect. The policies could impact on the viability of proposals for the extension or alteration of existing buildings.	Core Strategy Proposed Submission Draft SA (for SA Objectives and decision criteria) Wirral SA Baseline Review 2012 Submission Draft Hoylake NDP	None required.
17. Non-Renewable Energy	Potential positive long term permanent effect. Policy DI2 now indicates that development should where appropriate promote high levels of sustainability.	Core Strategy Proposed Submission Draft SA (for SA Objectives and decision criteria) Wirral SA Baseline Review 2012 Submission Draft Hoylake NDP	None required.
18. Sustainable Drainage and Water Conservation	Potential positive long term permanent effect. The quality of water resources and water pollution are matters which are covered in adopted and emerging Local Plans; sustainable drainage is not directly referenced in these policies. However Policy DI2 now indicates that development should where appropriate promote high levels of sustainability.	Core Strategy Proposed Submission Draft SA (for SA Objectives and decision criteria) Wirral SA Baseline Review 2012 Submission Draft Hoylake NDP	None required
19. Waste and Recycling	No significant effect. NDPs cannot	Core Strategy Proposed Submission	None required.

	include policies relating to waste.	Draft SA (for SA Objectives and decision criteria) Wirral SA Baseline Review 2012 Submission Draft Hoylake NDP	
20. Flooding and Hazards	Potential positive effect. While the NPPF, adopted UDP and emerging Core Strategy Local Plan address flooding and new development, Policy DI2 now indicates that development should where appropriate promote high levels of sustainability. Improved energy efficiency will contribute to reducing CO2 emissions and future effects of climate change, including flooding.	Core Strategy Proposed Submission Draft SA (for SA Objectives and decision criteria) Wirral SA Baseline Review 2012 Submission Draft Hoylake NDP	None required.
Quality of Life			
21. Local Distinctiveness	Potential positive long term permanent effect. The policies seek to safeguard individual buildings of character and ensure that new development responds to the distinctive character of Hoylake.	Core Strategy Proposed Submission Draft SA (for SA Objectives and decision criteria) Wirral SA Baseline Review 2012 Submission Draft Hoylake NDP	None required.
22. General Attractiveness	Potential positive long term permanent effect. The policies seek to safeguard individual buildings of character and ensure that new development responds to the distinctive character of Hoylake.	Core Strategy Proposed Submission Draft SA (for SA Objectives and decision criteria) Wirral SA Baseline Review 2012 Submission Draft Hoylake NDP	None required.
23. Culture, Sport and Leisure	Potential positive long term permanent effect. The policies seeking to safeguard individual buildings of character and ensure that new development responds to the distinctive character of Hoylake.	Core Strategy Proposed Submission Draft SA (for SA Objectives and decision criteria) Wirral SA Baseline Review 2012 Submission Draft Hoylake NDP	None required.
24. Sustainable Travel Choices	No significant effect.	Core Strategy Proposed Submission Draft SA (for SA Objectives and decision criteria) Wirral SA Baseline Review 2012 Submission Draft Hoylake NDP	None required.
25. Crime Prevention	Potential positive long term	Core Strategy Proposed Submission	None required.

	permanent effect. The design of new development should make a positive contribution to community safety.	Draft SA (for SA Objectives and decision criteria) Wirral SA Baseline Review 2012 Submission Draft Hoylake NDP	
Theme 4 – A distinctive Identity – Special Buildings and Places (Policies DI1-DI2) – Summary of Sustainability Assessment			
<p>1. Social Inclusion – Potential positive effects identified, except for multiple deprivation and accessibility of jobs and services.</p> <p>2. Sustainable Consumption and Production – Potential positive effects identified for all SA Objectives except worklessness and income deprivation, but some uncertainty over whether it may be harder to alter/ extend town centre buildings.</p> <p>3. Environmental Protection and Enhancement – Potential positive effects are identified in pollution and terms of maintaining the local character and heritage of the town and separation of uses; No significant effects identified in relation to the remainder.</p> <p>4. Natural Resources – Potential positive effects identified for renewable energy, drainage and flood objectives as Policy DI2 now promotes where appropriate high levels of sustainability in new development. Uncertain effect on potential impact on viability of re-using buildings. Waste falls outside the scope of NDPs</p> <p>5. Quality of Life – Potential positive effects are identified against all SA objectives except sustainable travel where no significant effect identified.</p>			
Proposed mitigation/enhancements			
None required.			

Theme 5 – Homes in Hoylake (Policies H1-H3)			
SA Objective	Assessment of Effects - nature of the predicted sustainability effect (positive/negative, duration, scale, permanence)	Evidence and reference (where available) and any other comments	Mitigation/enhancement measures
Social Inclusion			
1. Balanced Population	Potential positive long term permanent effect. Policies H1 and H2 are aimed at supporting new residential development with major development (10 dwellings+) required to meet housing needs of the whole community. Policy H3 now allows for infill development if substantial sustainable development benefits can be demonstrated.	Core Strategy Proposed Submission Draft SA (for SA Objectives and decision criteria) Wirral SA Baseline Review 2012 Submission Draft Hoylake NDP	None required.
2. Multiple Deprivation	Potential positive long term permanent effect. The Plan Area is not an area of greatest need in terms of the Index of Multiple Deprivation, but policies H1 and H2 are aimed at supporting new residential development with major development (10 dwellings+) required to meet housing needs of the whole community. Policy H3 now allows for infill development if substantial sustainable development benefits can be demonstrated.	Core Strategy Proposed Submission Draft SA (for SA Objectives and decision criteria) Wirral SA Baseline Review 2012 Submission Draft Hoylake NDP	None required
3. Accessibility of jobs and services	Potential positive, long term permanent effect. Meeting local housing needs could contribute to improving the accessibility of jobs and services across Hoylake.	Core Strategy Proposed Submission Draft SA (for SA Objectives and decision criteria) Wirral SA Baseline Review 2012 Submission Draft Hoylake NDP	None required.
4. Housing Need and Market Renewal	Potential positive, long term permanent effect. Policies H1 and H2 are aimed at supporting new residential development with major	Core Strategy Proposed Submission Draft SA (for SA Objectives and decision criteria) Wirral SA Baseline Review 2012	None required.

	development (10 dwellings+) required to meet housing needs of the whole community. Policy H3 now allows for infill development if substantial sustainable development benefits can be demonstrated.	Submission Draft Hoylake NDP	
5. Healthy Communities	Potential positive, long term permanent effect. Meeting local housing needs could contribute to healthy communities. A greater choice of quality housing could improve residents' quality of life,.	Core Strategy Proposed Submission Draft SA (for SA Objectives and decision criteria) Wirral SA Baseline Review 2012 Submission Draft Hoylake NDP	None required.
Sustainable Consumption and Production			
6. Economic Performance	Potential positive long term effect. Providing for local housing needs should contribute to economic performance by making Hoylake attractive to a diverse and skilled community, enhancing productivity	Core Strategy Proposed Submission Draft SA (for SA Objectives and decision criteria) Wirral SA Baseline Review 2012 Submission Draft Hoylake NDP	None required.
7. Employment Growth	Potential positive long term effect. Providing for local housing needs should contribute to employment growth by making Hoylake attractive to the working age population.	Core Strategy Proposed Submission Draft SA (for SA Objectives and decision criteria) Wirral SA Baseline Review 2012 Submission Draft Hoylake NDP	None required.
8. Worklessness and Income Deprivation	Potential positive long term effect. The Plan Area does not include any areas of greatest need (in terms of the Index of Multiple Deprivation) and it does not as a result directly target the regeneration of deprived areas. Providing for local housing needs should contribute to employment growth by making Hoylake attractive to the working age population	Core Strategy Proposed Submission Draft SA (for SA Objectives and decision criteria) Wirral SA Baseline Review 2012 Submission Draft Hoylake NDP	None required.
9. Vitality of Town Centres	Potential positive long term effect. Providing for local housing needs should contribute to the vitality of the town centre by making Hoylake attractive to the working age population.	Core Strategy Proposed Submission Draft SA (for SA Objectives and decision criteria) Wirral SA Baseline Review 2012 Submission Draft Hoylake NDP	None required.

10. Tourism	Potential positive long term permanent effect. The policies aim to protect the distinctive character of Hoylake which forms part of its tourism offer.	Core Strategy Proposed Submission Draft SA (for SA Objectives and decision criteria) Wirral SA Baseline Review 2012 Submission Draft Hoylake NDP	None required.
Environmental Protection and Enhancement			
11. Biodiversity and Natural Habitats	No significant effect.	Core Strategy Proposed Submission Draft SA (for SA Objectives and decision criteria) Wirral SA Baseline Review 2012 Submission Draft Hoylake NDP	None required.
12. Pollution	Potential positive long term permanent effect. Policy H1 links to Policy DI2 which now seeks to promote high levels of sustainability in new development where appropriate.	Core Strategy Proposed Submission Draft SA (for SA Objectives and decision criteria) Wirral SA Baseline Review 2012 Submission Draft Hoylake NDP	None required.
13. Local Heritage	Potential positive long term permanent effect. The policies aim to protect the distinctive character of Hoylake and H1 cross refers to DI2 (scale and design of new development).	Core Strategy Proposed Submission Draft SA (for SA Objectives and decision criteria) Wirral SA Baseline Review 2012 Submission Draft Hoylake NDP	None required.
14. Separation of Uses	Potential positive long term permanent effect. Policy H1 safeguards living conditions of occupants of surrounding dwellings.	Core Strategy Proposed Submission Draft SA (for SA Objectives and decision criteria) Wirral SA Baseline Review 2012 Submission Draft Hoylake NDP	None required.
15. Traffic Intrusion	No significant effect.	Core Strategy Proposed Submission Draft SA (for SA Objectives and decision criteria) Wirral SA Baseline Review 2012 Submission Draft Hoylake NDP	None required.
Natural Resources			
16. Previously Developed Urban Land	Potential positive long term permanent effect. Policy H3 now allows for infill development if substantial sustainable development benefits can be demonstrated	Core Strategy Proposed Submission Draft SA (for SA Objectives and decision criteria) Wirral SA Baseline Review 2012 Submission Draft Hoylake NDP	None required.
17. Non-Renewable Energy	Potential positive long term	Core Strategy Proposed Submission	None required.

	permanent effect. Policy H1 links to Policy DI2 which now seeks to promote high levels of sustainability in new development where appropriate.	Draft SA (for SA Objectives and decision criteria) Wirral SA Baseline Review 2012 Submission Draft Hoylake NDP	
18. Sustainable Drainage and Water Conservation	Potential positive long term permanent effect. Policy H1 links to Policy DI2 which now seeks to promote high levels of sustainability in new development where appropriate.	Core Strategy Proposed Submission Draft SA (for SA Objectives and decision criteria) Wirral SA Baseline Review 2012 Submission Draft Hoylake NDP	None required.
19. Waste and Recycling	No significant effect. NDPs cannot include policies relating to waste	Core Strategy Proposed Submission Draft SA (for SA Objectives and decision criteria) Wirral SA Baseline Review 2012 Submission Draft Hoylake NDP	None required.
20. Flooding and Hazards	Potential positive effect. While the NPPF, adopted UDP and emerging Core Strategy Local Plan address flooding and new development, H1 cross refers to Policy DI2 which now seeks to promote high levels of sustainability in new development where appropriate. Improved energy efficiency will contribute to reducing CO2 emissions and future effects of climate change, including flooding.	Core Strategy Proposed Submission Draft SA (for SA Objectives and decision criteria) Wirral SA Baseline Review 2012 Submission Draft Hoylake NDP	None required.
Quality of Life			
21. Local Distinctiveness	Potential positive long term permanent effect. The policies aim to protect the distinctive character of Hoylake and H1 cross refers to DI2 (scale and design of new development).	Core Strategy Proposed Submission Draft SA (for SA Objectives and decision criteria) Wirral SA Baseline Review 2012 Submission Draft Hoylake NDP	None required.
22. General Attractiveness	Potential positive long term permanent effect. The policies aim to protect the distinctive character of Hoylake and H1 cross refers to DI2 (scale and design of new development).	Core Strategy Proposed Submission Draft SA (for SA Objectives and decision criteria) Wirral SA Baseline Review 2012 Submission Draft Hoylake NDP	None required.

23. Culture, Sport and Leisure	No significant effect.	Core Strategy Proposed Submission Draft SA (for SA Objectives and decision criteria) Wirral SA Baseline Review 2012 Submission Draft Hoylake NDP	None required.
24. Sustainable Travel Choices	No significant effect.	Core Strategy Proposed Submission Draft SA (for SA Objectives and decision criteria) Wirral SA Baseline Review 2012 Submission Draft Hoylake NDP	None required.
25. Crime Prevention	Potential positive long term permanent effect. The design of new housing development should make a positive contribution to community safety.	Core Strategy Proposed Submission Draft SA (for SA Objectives and decision criteria) Wirral SA Baseline Review 2012 Submission Draft Hoylake NDP	None required.
Theme 5 – Homes in Hoylake (Policies H1-H3) – Summary of Sustainability Assessment 1. Social Inclusion – Potential positive effects are identified in relation to all SA Objectives. 2. Sustainable Consumption and Production – Potential positive effects identified in relation to all SA Objectives. 3. Environmental Protection and Enhancement – Potential positive effects are identified in relation to pollution, local heritage and separation of uses, no significant effects in relation to the remainder. 4. Natural Resources – Potential positive effects identified in relation to all SA Objectives except waste which falls outside the scope of NDPs. 5. Quality of Life – Potential positive effects are identified in respect of local distinctiveness, general attractiveness and crime prevention, with no significant effects identified in relation to the remainder.			
Proposed mitigation/enhancements None required.			

Theme 6 – Enhancing Carr Lane Industrial Estate (policy CL1 – CL2)			
SA Objective	Assessment of Effects - nature of the predicted sustainability effect (positive/negative, duration, scale, permanence)	Evidence and reference (where available) and any other comments	Mitigation/enhancement measures
Social Inclusion			
1. Balanced Population	Potential positive long term permanent effect. Recognising the role of Carr Lane Industrial Estate as a source of local employment could help in attracting and retaining the working age population.	Core Strategy Proposed Submission Draft SA (for SA Objectives and decision criteria) Wirral SA Baseline Review 2012 Submission Draft Hoylake NDP	None required.
2. Multiple Deprivation	Potential positive long term permanent effect. The Plan Area is not an area of greatest need in terms of the Index of Multiple Deprivation, but recognising the role of Carr Lane Industrial Estate as a source of local employment will widen opportunity.	Core Strategy Proposed Submission Draft SA (for SA Objectives and decision criteria) Wirral SA Baseline Review 2012 Submission Draft Hoylake NDP	None required.
3. Accessibility of jobs and services	Potential positive long term permanent effect. Recognising the role of Carr Lane Industrial Estate as a source of local employment will promote local access to job opportunities.	Core Strategy Proposed Submission Draft SA (for SA Objectives and decision criteria) Wirral SA Baseline Review 2012 Submission Draft Hoylake NDP	None required.
4. Housing Need and Market Renewal	No significant effect.	Core Strategy Proposed Submission Draft SA (for SA Objectives and decision criteria) Wirral SA Baseline Review 2012 Submission Draft Hoylake NDP	None required.
5. Healthy Communities	No significant effect.	Core Strategy Proposed Submission Draft SA (for SA Objectives and decision criteria) Wirral SA Baseline Review 2012 Submission Draft Hoylake NDP	
Sustainable Consumption and Production			
6. Economic Performance	Potential positive long term permanent effect. Recognising the	Core Strategy Proposed Submission Draft SA (for SA Objectives and	None required.

	role of Carr Lane Industrial Estate as a source of local employment could contribute to improved economic performance, both within the Plan area and more widely.	decision criteria) Wirral SA Baseline Review 2012 Submission Draft Hoylake NDP	
7. Employment Growth	Potential positive long term permanent effect. Recognising the role of Carr Lane Industrial Estate as a source of local employment should contribute to employment growth.	Core Strategy Proposed Submission Draft SA (for SA Objectives and decision criteria) Wirral SA Baseline Review 2012 Submission Draft Hoylake NDP	None required.
8. Worklessness and Income Deprivation	Potential positive long term permanent effect. Recognising the role of Carr Lane Industrial Estate as a source of local employment should contribute to reducing unemployment and income deprivation and meeting the job aspirations of local people.	Core Strategy Proposed Submission Draft SA (for SA Objectives and decision criteria) Wirral SA Baseline Review 2012 Submission Draft Hoylake NDP	None required.
9. Vitality of Town Centres	Potential positive long term permanent effect. Recognising the role of Carr Lane Industrial Estate as a source of local employment should contribute to the vitality of nearby Hoylake town centre.	Core Strategy Proposed Submission Draft SA (for SA Objectives and decision criteria) Wirral SA Baseline Review 2012 Submission Draft Hoylake NDP	None required.
10. Tourism	No significant effect.	Core Strategy Proposed Submission Draft SA (for SA Objectives and decision criteria) Wirral SA Baseline Review 2012 Submission Draft Hoylake NDP	None required.
Environmental Protection and Enhancement			
11. Biodiversity and Natural Habitats	No significant effect. Policy NC1 safeguards adjacent functionally-linked habitat.	Core Strategy Proposed Submission Draft SA (for SA Objectives and decision criteria) Wirral SA Baseline Review 2012 Submission Draft Hoylake NDP	None required.
12. Pollution	Potential positive long term permanent effect. Policy CL1 now provides for general protection of residential amenity and distinctive character of the area in all cases.	Core Strategy Proposed Submission Draft SA (for SA Objectives and decision criteria) Wirral SA Baseline Review 2012 Submission Draft Hoylake NDP	None required.

13. Local Heritage	Potential positive long term permanent effect. Policy CL1 now provides for general protection of residential amenity and distinctive character of the area in all cases.	Core Strategy Proposed Submission Draft SA (for SA Objectives and decision criteria) Wirral SA Baseline Review 2012 Submission Draft Hoylake NDP	None required.
14. Separation of Uses	Potential positive long term permanent effect. Policy CL1 now provides for general protection of residential amenity and distinctive character of the area in all cases.	Core Strategy Proposed Submission Draft SA (for SA Objectives and decision criteria) Wirral SA Baseline Review 2012 Submission Draft Hoylake NDP	None required.
15. Traffic Intrusion	Potential positive long term permanent effect. Policy CL1 now provides for general protection of residential amenity and distinctive character of the area in all cases.	Core Strategy Proposed Submission Draft SA (for SA Objectives and decision criteria) Wirral SA Baseline Review 2012 Submission Draft Hoylake NDP	None required.
Natural Resources			
16. Previously Developed Urban Land	Potential positive long term permanent effect. The sequential approach in CL1 seeks to direct development to available sites within the existing Industrial Estate before other sites should be considered.	Core Strategy Proposed Submission Draft SA (for SA Objectives and decision criteria) Wirral SA Baseline Review 2012 Submission Draft Hoylake NDP	None required.
17. Non-Renewable Energy	No significant effect.	Core Strategy Proposed Submission Draft SA (for SA Objectives and decision criteria) Wirral SA Baseline Review 2012 Submission Draft Hoylake NDP	None required.
18. Sustainable Drainage and Water Conservation	No significant effect.	Core Strategy Proposed Submission Draft SA (for SA Objectives and decision criteria) Wirral SA Baseline Review 2012 Submission Draft Hoylake NDP	None required.
19. Waste and Recycling	No significant effect. NDPs cannot include policies relating to waste	Core Strategy Proposed Submission Draft SA (for SA Objectives and decision criteria) Wirral SA Baseline Review 2012 Submission Draft Hoylake NDP	None required.

20. Flooding and Hazards	No significant effect. The NPPF, adopted UDP and emerging Core Strategy Local Plan address flooding and new development.	Core Strategy Proposed Submission Draft SA (for SA Objectives and decision criteria) Wirral SA Baseline Review 2012 Submission Draft Hoylake NDP	None required.
Quality of Life			
21. Local Distinctiveness	Potential positive long term permanent effect. Policy now provides for general protection of residential amenity and distinctive character of the area in all cases.	Core Strategy Proposed Submission Draft SA (for SA Objectives and decision criteria) Wirral SA Baseline Review 2012 Submission Draft Hoylake NDP	None required.
22. General Attractiveness	Potential positive long term permanent effect. Policy now provides for general protection of residential amenity and distinctive character of the area in all cases	Core Strategy Proposed Submission Draft SA (for SA Objectives and decision criteria) Wirral SA Baseline Review 2012 Submission Draft Hoylake NDP	None required.
23. Culture, Sport and Leisure	No significant effect.	Core Strategy Proposed Submission Draft SA (for SA Objectives and decision criteria) Wirral SA Baseline Review 2012 Submission Draft Hoylake NDP	None required.
24. Sustainable Travel Choices	Potential positive long term permanent effect. Carr Lane is close to the Hoylake railway station and a focus on it through the sequential approach in CL1 potentially promotes sustainable travel choices.	Core Strategy Proposed Submission Draft SA (for SA Objectives and decision criteria) Wirral SA Baseline Review 2012 Submission Draft Hoylake NDP	None required.
25. Crime Prevention	No significant effect.	Core Strategy Proposed Submission Draft SA (for SA Objectives and decision criteria) Wirral SA Baseline Review 2012 Submission Draft Hoylake NDP	None required.
Theme 6 – Enhancing Carr Lane Industrial Estate (policy CL1 – CL2) – Summary of Sustainability Assessment			
<p>1. Social Inclusion – Generally potential positive effects are anticipated in terms of population, deprivation and employment SA Objectives, no significant effects in relation to housing needs and healthy communities.</p> <p>2. Sustainable Consumption and Production – Overall potential positive effects are identified for these objectives; no significant effect identified for tourism.</p> <p>3. Environmental Protection and Enhancement – Potential positive effects identified as policy now provides for general protection of residential amenity and distinctive character of the area in all cases. No significant effects identified in terms of biodiversity.</p>			

<p>4. Natural Resources –Potential positive effect for maximising the use of previously developed land with the Industrial Estate otherwise no significant effects identified. Waste falls outside the scope of NDPs</p> <p>5. Quality of Life – Potential positive effects identified for Local distinctiveness, general attractiveness and sustainable travel choices. No significant effects in relation to culture, sport and leisure and crime prevention.</p>
<p>Proposed mitigation/enhancements</p> <p>None required.</p>

Local Sustainability Objectives for Wirral

The sustainability objectives against which the Hoylake Neighbourhood Plan has been assessed are set out in further detail below:

SOCIAL INCLUSION		
<i>Objective</i>	<i>Decision Criteria</i>	<i>Indicator</i>
To promote a balanced population structure	<ul style="list-style-type: none"> Will the policy or proposal retain and promote factors conducive to social regeneration Will the policy or proposal provide for jobs, services and facilities that will attract and retain the working age population 	<ul style="list-style-type: none"> Population change Population structure Population forecasts Migration rates
To reduce the incidence of multiple deprivation	<ul style="list-style-type: none"> Will the policy or proposal provide for a service or facility that will address an identified local deficiency or inequality Will the policy or proposal include measures to improve economic, social and environmental conditions in areas of greatest need Will the policy or proposal assist in closing the gap between standards of living and opportunity 	<ul style="list-style-type: none"> Indices of Multiple Deprivation Population by socio-economic grouping Educational attainment
To promote the accessibility of services and facilities to all sectors of society	<ul style="list-style-type: none"> Will the policy or proposal improve access to modern health and social care services Will the policy or proposal provide a service or facility that will address an identified local deficiency Will the policy or proposal provide for access for people with restricted mobility Will the policy or proposal promote affordable transport links to areas of greatest need 	<ul style="list-style-type: none"> Percentage of residential households with the most accessible areas Percentage of industrial and commercial premises within the most accessible areas
To meet identified local housing needs and promote housing market renewal	<ul style="list-style-type: none"> Will the policy or proposal provide for development that will meet an identified local housing need Will the policy or proposal support the provision of modern affordable housing in areas of greatest need Will the policy or proposal support the promotion of housing market renewal Will the policy or proposal assist in reducing the number of unfit and vacant properties 	<ul style="list-style-type: none"> Dwelling stock by size and tenure Number and percentage of unfit and vacant properties Average house prices by area Number of homes completed in the HMRI Pathfinder Intervention Area

SOCIAL INCLUSION		
<i>Objective</i>	<i>Decision Criteria</i>	<i>Indicator</i>
To promote inclusive, healthy communities	<ul style="list-style-type: none"> Will the policy or proposal promote healthy lifestyles Will the policy or proposal protect or improve public health and safety Will the policy or proposal assist in addressing health inequalities Will the policy or proposal make appropriate provision for the needs of vulnerable people 	<ul style="list-style-type: none"> Life expectancy at birth Mortality by main cause (standardised mortality ratios) Teenage conceptions Proportion of the working age population claiming incapacity benefit or employment and support allowance Activity rates
SUSTAINABLE CONSUMPTION AND PRODUCTION		
<i>Objective</i>	<i>Decision Criteria</i>	<i>Indicator</i>
To promote improved economic performance	<ul style="list-style-type: none"> Will the policy or proposal provide for an increase in output and productivity and improved economic performance Will the policy or proposal secure adequate provision for new and emerging target sectors 	<ul style="list-style-type: none"> GVA per head GVA as percentage of national performance Economic activity rates
To provide for employment growth and business creation	<ul style="list-style-type: none"> Will the policy or proposal encourage an increase in local employment Will the policy or proposal secure the provision of attractive land and premises Will the policy or proposal assist business creation and support business growth Will the policy and proposal exploit local strengths and maximise the use of key facilities 	<ul style="list-style-type: none"> Employment by sector Births and deaths of enterprises Amount of land developed for employment by type
To reduce worklessness and income deprivation	<ul style="list-style-type: none"> Will the policy or proposal contribute towards reducing unemployment and income deprivation Will the policy or proposal contribute towards meeting the employment needs and aspirations of local people Will the policy or proposal promote job opportunities that will be genuinely accessible to people in greatest need 	<ul style="list-style-type: none"> Jobseekers allowance claimants by age and duration Average weekly earnings
To promote the vitality and viability of town centres	<ul style="list-style-type: none"> Will the policy or proposal contribute to the vitality and viability of an existing centre Will the policy or proposal promote the location of appropriate jobs and services within existing centres 	<ul style="list-style-type: none"> Results of centre health checks including vacancy rates and retail rents Amount of new retail, office and leisure

SUSTAINABLE CONSUMPTION AND PRODUCTION		
<i>Objective</i>	<i>Decision Criteria</i>	<i>Indicator</i>
	<ul style="list-style-type: none"> Will the policy or proposal restrict development that would harm the vitality and viability of existing centres Will the policy or proposal encourage a sequential approach to site selection 	development
To maximise provision for high quality tourism	<ul style="list-style-type: none"> Will the policy or proposal protect and improve existing tourism resources Will the policy or proposal encourage the development of local tourism and visitor facilities Will the policy or proposal hinder the attraction additional visitors and tourism investment 	<ul style="list-style-type: none"> Number of visitors to Wirral and the City Region by duration and average expenditure Number of visitors to top tourists/visitor facilities Number of bedspaces Employment in tourism
ENVIRONMENTAL PROTECTION AND ENHANCEMENT		
<i>Objective</i>	<i>Decision Criteria</i>	<i>Indicator</i>
To maintain and improve biodiversity and natural habitats	<ul style="list-style-type: none"> Will the policy or proposal promote biodiversity or contribute to habitat creation Will the policy or proposal protect sites already recognised as important for nature conservation or earth science Will the policy or proposal assist in the delivery of an approved Biodiversity Action Plan 	<ul style="list-style-type: none"> Number and area of sites designated for nature conservation and geological importance# The condition of SSSI
To minimise pollution to land, water or air	<ul style="list-style-type: none"> Will the policy or proposal provide for the prevention or minimisation of pollution at source Will the policy or proposal provide for the remedy or treatment of an existing source of pollution Will the policy or proposal protect or improve the quality of ground, surface and coastal waters Will the policy or proposal minimise the loss of productive land and the opportunity for land contamination Will the policy or proposal minimise the likelihood of light or noise intrusion Will the policy or proposal protect or improve air quality and serve to reduce the emission of greenhouse gases 	<ul style="list-style-type: none"> Population living in Air Quality Management Areas Number of days air pollution is moderate or high The ecological quality of watercourses The quantitative and chemical quality of groundwater bodies Number of bathing beaches achieving higher standard under the Bathing Water Directive Amount of land registered as contaminated or the number of sites no longer scheduled for further inspection under Wirral's Contaminated Land Strategy as a result of development Area and percentage of high quality agricultural

ENVIRONMENTAL PROTECTION AND ENHANCEMENT		
<i>Objective</i>	<i>Decision Criteria</i>	<i>Indicator</i>
		land lost to development
To conserve local heritage	<ul style="list-style-type: none"> Will the policy or proposal provide for the conservation of designated conservation areas Will the policy or proposal provide for the preservation of listed buildings and structures Will the policy or proposal conserve other locally important buildings or townscapes Will the policy or proposal promote the protection of archaeology 	<ul style="list-style-type: none"> Number and area of designated Conservation Areas Number, area and condition of designated Historic Parks and Gardens Number of Listed Buildings on the English Heritage Buildings at Risk Register Number and condition of Scheduled Ancient Monuments
To provide for the separation of incompatible land uses	<ul style="list-style-type: none"> Will the policy or proposal protect the amenity of sensitive uses such as residential areas, hospitals and nursing homes Will the policy or proposal direct activities likely to cause nuisance away from sensitive uses such as residential areas, hospitals and nursing homes Will the policy or proposal minimise the opportunity for hazards and accidents and maximise public safety 	<ul style="list-style-type: none"> Number of Part A Processes Number of homes falling within the consultation distance of a Part A industrial process Number of homes falling within a major hazard consultation zone Number and type of noise complaints
To reduce the impact of traffic intrusion in residential areas	<ul style="list-style-type: none"> Will the policy or proposal seek to minimise the impact of traffic on residential roads Will the policy or proposal route commercial and other traffic to main routes away from residential areas Will the policy or proposal assist in the reduction of traffic congestion and vehicle emissions 	<ul style="list-style-type: none"> Number of persons killed or seriously injured in road accidents Number of children killed or seriously injured in road accidents Number of dwellings and associated population identified as 'First Priority' for further investigation in DEFRA Noise Action Plan Number of road traffic congestion points
NATURAL RESOURCES		
<i>Objective</i>	<i>Decision Criteria</i>	<i>Indicator</i>
To maximise the use of previously developed urban land	<ul style="list-style-type: none"> Will the policy or proposal maximise the use of previously developed urban land and buildings Will the policy or proposal restrict development on previously undeveloped 	<ul style="list-style-type: none"> Proportion of new houses built or converted on previously developed land Proportion of new commercial development on

NATURAL RESOURCES		
<i>Objective</i>	<i>Decision Criteria</i>	<i>Indicator</i>
	<ul style="list-style-type: none"> urban land and other urban open spaces Will the policy restrict development in the open countryside 	<ul style="list-style-type: none"> previously developed land Area of land on the National Land Use Database
To minimise the reliance on non-renewable energy sources	<ul style="list-style-type: none"> Will the policy or proposal promote the use of renewable energy Will the policy or proposal minimise the use of non-renewable energy sources, promote fuel efficiency and energy conservation Will the policy or proposal promote the use on new and clean technologies 	<ul style="list-style-type: none"> Percentage of energy consumption from renewable and waste sources
To promote sustainable drainage and water conservation	<ul style="list-style-type: none"> Will the policy or proposal minimise the impact on the water environment Will the policy or proposal maximise water conservation Will the policy or proposal provide for sustainable drainage systems 	<ul style="list-style-type: none"> Proportion of development incorporating sustainable drainage systems Average water consumption per capita household
To minimise waste generation and maximise recycling	<ul style="list-style-type: none"> will the policy or proposal promote waste reduction will the policy or proposal provide for an increased rate of domestic and commercial recycling will the policy or proposal minimise the amount of waste going to landfill will the policy or proposal promote the use of recycled materials in construction projects 	<ul style="list-style-type: none"> Annual volume and proportion of waste sent to landfill, recycled and composted
To minimise the impact of flooding and other natural hazards	<ul style="list-style-type: none"> Will the policy or proposal restrict development in areas of recognised risk Will the policy or proposal only permit development following an appropriate assessment of flood risk Will the policy or proposal promote development that will withstand the impact of climate change 	<ul style="list-style-type: none"> Amount of land potentially liable to flooding Proportion of completed new development sites in the Environment Agency flood zones 2 & 3 The number of planning approvals contrary to Environment Agency advice Amount of land where development is permitted in areas at risk from coastal erosion
QUALITY OF LIFE		
<i>Objective</i>	<i>Decision Criteria</i>	<i>Indicator</i>
To maintain and promote a locally	<ul style="list-style-type: none"> Will the policy or proposal provide for development that will respect the distinctive character of the locality 	<ul style="list-style-type: none"> Area of Green Belt

distinctive sense of place	<ul style="list-style-type: none"> • Will the policy or proposal promote high quality urban design • Will the policy or proposal promote the conservation of distinctive landscapes and other natural features such as, trees, hedges, ponds, rivers and coastlines 	<ul style="list-style-type: none"> • Area of natural and semi-natural greenspace lost to development • Landscape character assessment • Number and area of open spaces with Green Flag Awards
To protect and improve the attractiveness of the area	<ul style="list-style-type: none"> • Will the policy or proposal serve to promote the well-being of the area • Will the policy or proposal serve to minimise any negative perceptions about the area • Will the policy or proposal serve to promote the social, economic and environmental regeneration of areas of greatest need 	<ul style="list-style-type: none"> • Number of groups involved in decision-making • Number of Code for Sustainable Homes Certificates issued • Number of new non-residential buildings achieving "Very Good" or better score on the BREEAM rating scheme
To maximise opportunities for culture, sport and leisure	<ul style="list-style-type: none"> • Will the policy or proposal retain adequate provision of facilities for culture, sport and leisure • Will the policy or proposal promote additional provision to meet identified needs • Will the policy or proposal serve to assist in the promotion of local culture and history 	<ul style="list-style-type: none"> • Type, number and location of facilities for sport, recreation and leisure • Number of households within 400m walking distance of sport, recreation and leisure facilities • Residents satisfaction surveys
To promote sustainable travel choices	<ul style="list-style-type: none"> • Will the policy or proposal promote easy accessibility to homes, jobs and services by alternatives to the private car • Will the policy or proposal make appropriate physical provision for walking, cycling and the use of public transport • Will the policy or proposal promote sustainable travel choices and a reduction in traffic congestion • Will the policy or proposal encourage the greater use of rail and water for freight transport 	<ul style="list-style-type: none"> • Number and percentage of new development within the most accessible areas • Journey to work by location, mode and distance • Location and length of designated cycle tracks
To minimise opportunities for crime and anti-social behaviour	<ul style="list-style-type: none"> • Will the policy or proposal promote measures to maximise crime prevention • Will the policy or proposal provide for measures to minimise the opportunity for anti-social behaviour 	<ul style="list-style-type: none"> • Crime rates per 1000 population • Number of notifiable offences