

Cheshire West & Chester Council

# Local Plan



## **Local Plan (Part Two) Habitats Regulations Assessment of Modifications**

December 2018

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Cheshire West  
and Chester

## HRA of Modifications

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## 1 Introduction

**1.1** This document sets out the Habitats Regulations Assessment (HRA) of the Local Plan (Part Two) Land Allocations and Detailed Policies Main Modifications. It has been prepared as an addendum to the HRA (including appropriate assessment) of the Cheshire West and Chester Local Plan (Part Two) that was published in August 2018. As such, it does not repeat all of the information from the August 2018 report and simply provides an assessment of whether the modifications to the Plan are likely to result in significant effects on European sites, above and beyond the effects assessed through the HRA in August 2018.

### The Cheshire West and Chester Local Plan

**1.2** The Local Plan (Part Two) includes the land allocations needed to meet the requirements of the Local Plan (Part One) and the detailed policies to be used when considering planning applications.

**1.3** The Local Plan (Part Two) will replace the retained policies from the Chester District Local Plan, the Ellesmere Port and Neston Borough Local Plan, the Vale Royal Borough Local Plan, the Cheshire Replacement Waste Local Plan and the Cheshire Replacement Minerals Local Plan.

**1.4** The Local Plan (Part Two) was submitted for examination on 12 March 2018. The examination hearing sessions were held from 18 - 27 September 2018. At the hearing sessions a set of main modifications were suggested by the Inspector. After the hearing sessions ended, the Council developed a list of main modifications, which was then reviewed by the Inspector and amended where necessary. A set of map changes and additional modifications was also prepared by the Council.

### Structure of this report

**1.5** Chapter 2 'Methodology' explains how the HRA of the modifications has been undertaken.

**1.6** Chapter 3 'Overview of European Sites' identifies the relevant European sites, their qualifying features and conservation objectives.

**1.7** Chapter 4 'Screening' assesses whether each of the main modifications has a likely significant effect on the relevant European sites beyond that already considered through the HRA of the Publication Draft Plan.

**1.8** Chapter 5 'Appropriate Assessment' provides a more detailed Appropriate Assessment of any policies where the screening process identified likely significant effects.

**1.9** Chapter 6 'Conclusion' provides a conclusion of the findings of the screening and appropriate assessment of the modifications.

## 2 Methodology

**2.1** This HRA of the modifications to the Local Plan (Part Two) has been prepared as an addendum to the main HRA, which was published in August 2018. The main HRA provides detailed information about the legislative basis for HRA and Appropriate Assessment and the implications of the European Court of Justice ruling (People Over Wind and Peter Sweetman v Coillte Teoranta). As such, this is not covered in detail in this report. However, it should be noted that this HRA meets the requirements of the regulations and does not take account of 'mitigation' measures (those which are specifically introduced to avoid or reduce a significant effect that would otherwise arise) at the screening stage.

**2.2** The main HRA describes relevant European sites, the reasons for designation, current pressures and pathways of impact. It also identifies potential plans and projects that may result in 'in combination' effects. Chapter 3 'Overview of European Sites' provides an overview of the relevant European sites, their qualifying features and conservation objectives, but does not repeat all of the information within the main HRA.

**2.3** The policies, sites and modifications are not directly connected with or necessary to the management of the site and as such, further screening is required.

**2.4** The policies and sites were all screened through the main HRA and appropriate assessment was undertaken where required. Chapter 4 'Screening' sets out all of the main modifications and identifies whether they are likely to change to previous screening conclusion on Likely Significant Effects (LSE) in the HRA (August 2018). As the policies and sites have been screened already, the process within this report is just to establish whether the modification to the policy would change the profile or scale of the effects of the Local Plan over and above those predicted at the Publication Draft stage. The screening of the modifications therefore identifies whether the modifications would result in a change to the previous screening conclusion, by either leading to likely significant effects (either alone or in combination) where effects were not previously identified, by preventing or reducing the likelihood of significant effects. Where LSE were identified previously, it also identifies whether the modification is likely to result in additional adverse effects.

**2.5** For those policies where the modification is likely to result in a change to the previous screening conclusion, further appropriate assessment is undertaken.

**2.6** The changes to the policies map are set out and screened in Appendix A 'Screening of changes to the policies map'. The additional modifications, which are minor changes that don't affect the meaning of the policy are set out in Appendix B 'Additional modifications'.

### 3 Overview of European Sites

**3.1** The table below provides an overview of relevant European sites, the reason for inclusion within the HRA, the reason for designation and describes the existing pressures and potential impacts.

Table 3.1

European site	Reason for inclusion	Reason for designation	Existing pressures and potential impacts
Oak Mere SAC	Located within Cheshire West and Chester	Water body with clear water of low nutrient status characteristics of oligotrophic waters and a marginal zone of shoreweed ( <i>Littorella uniflora</i> ). Site supports an assemblage of plants that are rare in the lowlands of England, including bog moss ( <i>Sphagnum</i> spp.) and the scarce narrow small-reed ( <i>Calamagrostis stricta</i> ).	<ul style="list-style-type: none"> <li>Water pollution / enrichment.</li> <li>Hydrological changes - reduction in size of the mere due to natural lowering of the local water table caused by successive droughts, resulting in threat to shoreline communities from desiccation and invasion by birch and willow.</li> <li>Atmospheric pollution from nearby roads.</li> </ul>
Midlands Meres and Mosses Ramsar site	Located within Cheshire West and Chester	Series of open water and peatland sites supporting a diverse range of habitats from open water to raised bog. This includes natural dystrophic lakes and ponds and transition mires and quaking bogs with floating bog moss.	<ul style="list-style-type: none"> <li>Water pollution / enrichment.</li> <li>Hydrological changes.</li> <li>Despite number of visitors to some of the meres and mosses, interest features are resilient to recreational pressure and off-track trampling is not a significant issue due to the hazardous nature of the sites away from designated tracks and boardwalks.</li> <li>Due to distance to major roads, changes in local air quality are not an issue requiring investigation.</li> </ul>
West Midlands Mosses SAC	Located partly within Cheshire West and Chester	Site supports a number of rare plant species associated with wetlands and an assemblage of rare wetland invertebrates	
River Dee and Bala Lake SAC	Located partially within Cheshire West and Chester. Identified as a source of potable water for Cheshire West and Chester and also the receiving watercourse for waste water treatment works discharge	<p>The site contains the following Annex 1 habitats:</p> <ul style="list-style-type: none"> <li>Water courses of plain to montane levels with the <i>Renunculus fluitans</i> and <i>Callitriche-Batrachion</i> vegetation</li> </ul> <p>The site contains the following Annex II species:</p>	<ul style="list-style-type: none"> <li>Recreational activities, specifically fishing.</li> <li>Risk of excessive abstraction resulting in a decrease in freshwater flows and an increase in sediment loading of water such that dehydration of interest features may occur.</li> <li>Fish entrainment associated with abstraction.</li> </ul>



European site	Reason for inclusion	Reason for designation	Existing pressures and potential impacts
		<ul style="list-style-type: none"> <li>• Atlantic salmon (<i>Salmo salar</i>)</li> <li>• Floating water-plaintain (<i>Luronium natans</i>)</li> <li>• Sea lamprey (<i>Petromyzon marinus</i>)</li> <li>• Brook lamprey (<i>Lampetra fluviatilis</i>)</li> <li>• Bullhead (<i>Cottus gobio</i>)</li> <li>• Otter (<i>Lutra lutra</i>)</li> </ul>	<ul style="list-style-type: none"> <li>• Deterioration in water quality and changes in flow rates due to ex-industrial runoff, discharge of treated sewage effluent and agricultural runoff.</li> <li>• Introduction of invasive species.</li> </ul>
Mersey Estuary SPA and Ramsar	Located partially within Cheshire West and Chester	<p>Designated for over-wintering and on passage birds.</p> <p>Over winter – Golden plover (<i>Pluvialis apricaria</i>), Redshank (<i>Tringa tetanus</i>), Dunlin (<i>Calidris alpina alpina</i>), Pintail (<i>Anas acuta</i>), Shelduck (<i>Tadorna tadorna</i>), Eurasian teal (<i>Anas crecca</i>), Wigeon (<i>Anas Penelope</i>), Curlew (<i>Numenius arquata</i>), Grey plover (<i>Pluvialis squatarola</i>), Great crested grebe (<i>Podiceps cristatus</i>), Lapwing (<i>Vanellus vanellus</i>).</p> <p>On passage – Ringed plover (<i>Charadrius hiaticula</i>).</p> <p>It also contains internationally important populations of Shelduck (<i>Tadorna tadorna</i>), Black-tailed godwit (<i>Limosa limosa</i>), Redshank (<i>Tringa tetanus</i>), Eurasian teal (<i>Anas crecca</i>), Pintail (<i>Anas acuta</i>) and Dunlin (<i>Calidris alpina alpina</i>).</p> <p>It also has a 5 year peak mean (1998/99-2002/3) of 89,576 waterfowl.</p>	<ul style="list-style-type: none"> <li>• Recreational disturbance from abrasion (boating, anchoring, trampling).</li> <li>• Selective extraction of species (harvesting, bait digging, recreational fishing)</li> <li>• Visual presence of recreational activity.</li> <li>• Disturbance to birds from increased recreational pressure and wildfowling.</li> <li>• Coastal squeeze and loss of supporting habitat.</li> <li>• Deterioration in water quality.</li> <li>• Deterioration in air quality.</li> <li>• Introduction of non-native species.</li> <li>• Pollution via commercial shipping by chemical or noise pollution and dumping of litter at sea</li> </ul>
Dee Estuary SAC, SPA and Ramsar	Downstream of the River Dee which is identified as a source of potable water for Cheshire West and Chester. Development in the Borough also	<p>The site includes the following Annex I habitats:</p> <ul style="list-style-type: none"> <li>• Water courses of plain to montane levels with the Renunculon Fluitantis and Callitricho-Batrachion vegetation.</li> </ul>	<ul style="list-style-type: none"> <li>• Recreational disturbance from abrasion from recreational pressures on the upper shore, dredging operations and fisheries.</li> <li>• Disturbance from commercial / industrial developments.</li> </ul>

European site	Reason for inclusion	Reason for designation	Existing pressures and potential impacts
	creates potential water quality pathways.	<ul style="list-style-type: none"> <li>• Mudflats and sandflats not covered by seawater at low tide.</li> <li>• Salicornia and other annuals colonising mud and sand.</li> <li>• Atlantic salt meadows.</li> </ul> <p>The site contains the following Habitats Directive Annex II habitats and species:</p> <ul style="list-style-type: none"> <li>• Estuaries</li> <li>• Annual vegetation of drift lines</li> <li>• Vegetated sea cliffs of the Atlantic and Baltic coasts</li> <li>• Embryonic shifting dunes</li> <li>• Shifting dunes along the shoreline with marram</li> <li>• Fixed dunes with herbaceous vegetation</li> <li>• Humid dune slacks</li> <li>• Sea lamprey (<i>Petromyzon marinus</i>)</li> <li>• River lamprey (<i>Lampetra fluviatilis</i>)</li> <li>• Petalwort (<i>Petalophyllum ralfsii</i>)</li> </ul> <p>It also supports:</p> <p>During the breeding season –</p> <ul style="list-style-type: none"> <li>• Little tern (<i>Sterna albifrons</i>)</li> <li>• Common tern (<i>Sterna hirundo</i>)</li> </ul> <p>On passage –</p> <ul style="list-style-type: none"> <li>• Sandwich tern (<i>Sterna sandvicensis</i>)</li> </ul> <p>Over winter –</p> <ul style="list-style-type: none"> <li>• Bar-tailed godwit (<i>Limosa lapponica</i>)</li> </ul>	<ul style="list-style-type: none"> <li>• Selective extraction of species (bait digging and shellfishing).</li> <li>• Deterioration in water quality.</li> <li>• Coastal squeeze from land reclamation, coastal flood defences and drainage.</li> <li>• Air quality.</li> <li>• Excessive abstraction resulting in decrease in freshwater flows into the estuary.</li> <li>• Introduction of non-native species.</li> <li>• Pollution via commercial shipping by chemical or noise pollution and dumping of litter at sea</li> </ul>

European site	Reason for inclusion	Reason for designation	Existing pressures and potential impacts
		<p>The site also supports populations of European importance of the following migratory species:</p> <ul style="list-style-type: none"> <li>• Black-tailed godwit (<i>Limosa limosa islandica</i>)</li> <li>• Curlew (<i>Numenius arquata</i>)</li> <li>• Dunlin (<i>Calidris alpina alpina</i>)</li> <li>• Grey plover (<i>Pluvialis squatarola</i>)</li> <li>• Knot (<i>Calidris canutus</i>)</li> <li>• Oystercatcher (<i>Haematopus ostralegus</i>)</li> <li>• Pintail (<i>Anas acuta</i>)</li> <li>• Redshank (<i>Tringa totanus</i>)</li> <li>• Shelduck (<i>Tadorna tadorna</i>)</li> <li>• Teal (<i>Anas crecca</i>)</li> </ul> <p>The estuary also regularly supports 130,408 individual waterfowl (5 year peak mean 1995-99).</p> <p>It also meets several Ramsar criteria as follows:</p> <ul style="list-style-type: none"> <li>• Extensive intertidal mud and sand flats with large expanses of saltmarsh towards the head of the estuary.</li> <li>• Supporting an overall bird assemblage of international importance.</li> <li>• Supporting the following species at levels of international importance: Shelduck (<i>Tadorna tadorna</i>), Oystercatcher (<i>Haematopus ostralegus</i>), Curlew (<i>Numenius arquata</i>), Redshank (<i>Tringa totanus</i>), Teal (<i>Anas crecca</i>), Pintail (<i>Anas Acuta</i>), Grey plover (<i>Pluvialis squatarola</i>), Knot (<i>Calidris canutus</i>), Dunlin (<i>Calidris alpina alpina</i>), Bar-tailed godwit (<i>Limosa lapponica</i>), Black-tailed</li> </ul>	



European site	Reason for inclusion	Reason for designation	Existing pressures and potential impacts
		godwit ( <i>Limosa limosa islandica</i> ) and Turnstone ( <i>Arenaria interpres</i> ).	
Liverpool Bay SPA	Located immediately downstream of the Mersey Estuary. There is therefore a potential water quality pathway through sewage effluent discharges, air quality from transport plans, disturbance of birds and recreational pressure.	<p>Site is used regularly by 1% or more of the Great Britain populations of the following species: Red-throated diver (<i>Gavia stellata</i>), Little gull (<i>Hydrocoloeus minutus</i>), Little tern (<i>Sterna albifrons</i>), Common tern (<i>Sterna hirundo</i>).</p> <p>It regularly supports more than 1% of the biogeographical population of one regularly occurring migratory species – Common scoter (<i>Melanitta nigra</i>).</p> <p>The site is used regularly by over 21,000 waterbirds in the main breeding season.</p> <p>The SPA features and extent have been amended in 2015 and 2017. This has afforded further protection to Little gull (<i>Hydrocoloeus minutus</i>), Little tern (<i>Sterna albifrons</i>) and Common tern (<i>Sterna hirundo</i>). They also added Red-breasted merganser (<i>Mergus serrator</i>) and Great cormorant (<i>Phalacrocorax carbo</i>) as named features.</p>	<ul style="list-style-type: none"> <li>• Recreational disturbance from fishing, boating, visual impacts and noise.</li> <li>• Pollution, direct kills, litter or loss of habitat as a result of water-based recreation and related development.</li> <li>• Water quality deterioration resulting from waste water discharge (domestic and industrial) and surface water runoff.</li> <li>• Water quality deterioration from shipping, port/dock expansion and associated navigational dredging/ship wash.</li> <li>• Harm to wildlife or habitats due to increasing proposals/demand for offshore wind turbines.</li> <li>• Pollution via commercial shipping by chemical or noise pollution and dumping of litter at sea</li> </ul>
Berwyn and South Clwyd Mountains SAC	Included at the request of Natural Resources Wales	<p>Includes the following Annex I habitats:</p> <ul style="list-style-type: none"> <li>• Blanket bogs</li> <li>• Dry heaths</li> <li>• Dry grasslands or scrublands on chalk or limestone</li> <li>• Very wet mires often identified by an unstable 'quaking' surface</li> <li>• Base rich scree</li> <li>• Plants in crevices and base-rich rocks</li> </ul>	<ul style="list-style-type: none"> <li>• Air pollution</li> </ul>

European site	Reason for inclusion	Reason for designation	Existing pressures and potential impacts
Mersey Narrows and North Wirral Foreshore Ramsar and SPA	<p>Located within Merseyside downstream of the Mersey Estuary SPA/Ramsar site. There is a direct link to development through water quality</p>	<p>Designated for its feeding and roosting habitat for non-breeding wading birds and as a breeding site for terns.</p> <p>Annex I species which can be found over-winter are: Bar-tailed Godwit (<i>Limosa lapponica</i>).</p> <p>Annex I species which can be found on passage are: Little gull (<i>Hydrocoloeus minutus</i>), Common tern (<i>Sterna hirundo</i>). Annex I species which can be found during the breeding season are: Common tern (<i>Sterna hirundo</i>).</p> <p>The site is also used regularly by 1% or more of the biogeographical populations of the following migratory species: Knot (<i>Calidris canutus</i>).</p> <p>The site regularly supports 32,366 individuals of a wider range of species including Bar-tailed godwit (<i>Limosa lapponica</i>), Dunlin (<i>Calidris alpina alpina</i>), Redshank (<i>Tringa totanus</i>), Sanderling (<i>Calidris alba</i>), Knot (<i>Calidris canutus</i>), Grey plover (<i>Pluvialis squatarola</i>), Oystercatcher (<i>Haematopus ostralegus</i>) and Cormorant (<i>Phalacrocorax carbo</i>) and regularly supports plant and / or animal species at a critical stage in their life cycles, or providing refuge during adverse conditions. It also regularly supports over 32,366 waterbirds (non-breeding season) and regularly supports 1% of the species or subspecies of waterbird in any season listed above.</p>	<ul style="list-style-type: none"> <li>• Recreational disturbance, particularly resulting from dog walkers, water based recreation and bait digging.</li> <li>• Selective removal of species (e.g. bait digging, wildfowl, fishing).</li> <li>• Pollution, direct kills, litter or loss of habitat as a result of water-based recreation or other recreation activity.</li> <li>• Water quality deterioration resulting from waste water discharge (domestic and industrial) and surface water runoff.</li> <li>• Water quality deterioration from shipping, port/dock expansion and associated navigational dredging/ship wash.</li> <li>• Harm to wildlife or habitat loss due to increasing proposals/demand for offshore wind turbines.</li> <li>• Introduction of non-native species and translocation.</li> <li>• Pollution via commercial shipping by chemical or noise pollution and dumping of litter at sea</li> </ul>
Sefton Coast SAC	<p>Located within Merseyside and linked to development in</p>	<p>The site contains the Annex I habitats of:</p>	<ul style="list-style-type: none"> <li>• Water quality deterioration within the Mersey which could potentially contaminate the</li> </ul>

European site	Reason for inclusion	Reason for designation	Existing pressures and potential impacts
	Cheshire West and Chester through recreational pressure and water quality	<ul style="list-style-type: none"> <li>Embryonic shifting sand dunes</li> <li>Shifting dunes along the shoreline with marram</li> <li>Fixed dunes with herbaceous vegetation</li> <li>Atlantic decalcified fixed dunes</li> <li>Dunes with creeping willow</li> <li>Humid dune slacks</li> </ul> <p>The site contains the Annex II species petalworth (<i>Petalophyllum ralfsii</i>) and great-crested newt (<i>Triturus cristatus</i>).</p>	<p>foreshore and enter the dune system.</p> <ul style="list-style-type: none"> <li>Recreational disturbance from dog walking, walkers, bird watching and fishing.</li> <li>Change to low-nutrient habitats resulting from atmospheric nutrient deposition.</li> <li>Pollution via commercial shipping by chemical or noise pollution and dumping of litter at sea</li> </ul>
Ribble and Alt Estuaries SPA and Ramsar site	Located within Merseyside and is an indirect link to development in Cheshire West and Chester through water quality and recreational pressure	<p>Designated for breeding and over-wintering birds.</p> <p>During the breeding season, Annex I species include the Common tern (<i>Sterna hirundo</i>) and Ruff (<i>Philomachus pugnax</i>).</p> <p>Over winter, Annex I species include: Bar-tailed godwit (<i>Limosa lapponica</i>), Bewick's swan (<i>Cygnus columbianus</i> ssp. <i>Bewickii</i>), Golden plover (<i>Pluvialis apicaria</i>) and Whooper swan (<i>Cygnus Cygnus</i>).</p> <p>It also supports internationally important populations of Lesser black-baked gull (<i>Larus fuscus</i>), Ringed plover (<i>Charadrius hiaticula</i>), Sanderling (<i>Calidris alba</i>), Black-tailed godwit (<i>Limosa limosa</i> ssp. <i>Limosa</i>), Dunlin (<i>Calidris alpina alpina</i>), Grey Plover (<i>Pluvialis squatarola</i>), Knot (<i>Calidris canutus</i>), Oystercatcher (<i>Haematopus ostralegus</i>), Pinke-footed goose (<i>Anser brachyrynchus</i>), Pintail (<i>Anas acuta</i>), Redshank (<i>Tringa totanus</i>), Sanderling (<i>Calidris alba</i>), Shelduck (<i>Tadorna tadorna</i>), Teal</p>	<ul style="list-style-type: none"> <li>Recreational disturbance from dog walking, walkers, bird watching and fishing.</li> <li>Pollution, direct kills, litter or loss of habitat as a result of water-based recreation or other recreation activity.</li> <li>Pollution via rivers and drains.</li> <li>Harm to wildlife or habitat loss due to increasing proposals/demand for offshore wind turbines.</li> <li>Introduction of non-native species and translocation.</li> <li>Pollution via commercial shipping by chemical or noise pollution and dumping of litter at sea</li> </ul>

European site	Reason for inclusion	Reason for designation	Existing pressures and potential impacts
		<p>(<i>Anas crecca</i>) and Wigeon (<i>Anas Penelope</i>).</p> <p>It also qualifies by regularly supporting up to 29,236 individual seabirds and, over winter, 301,449 individual waterfowl.</p> <p>It is designated as a Ramsar site for supporting 89,576 waterfowl (5-year peak mean 1998/99-2002/3) and for supporting important populations of Common shelduck (<i>Tadorna tadorna</i>), Black-tailed godwit (<i>Limosa limosa</i> ssp. <i>Limosa</i>), Redshank (<i>Tringa tetanus</i>), Eurasian teal (<i>Anas crecca</i>), Northern pintail (<i>Anas Acuta</i>) and Dunlin (<i>Calidris alpina alpina</i>).</p> <p>It also supports over 40% of the Natterjack toad.</p>	
River Eden SAC	Haweswater Lake (to which the River is hydrologically connected) is likely to form part of the future water supply for Cheshire West and Chester	<p>The site contains the following Annex I habitats:</p> <ul style="list-style-type: none"> <li>• Oligotrophic to mesotrophic standing waters with vegetation of the Littorelletea uniflorae and/or of the Isoeto-Nanojuncetea.</li> <li>• Water courses of plain to montane levels with the Ranunculion fluitantis and Callitriche-Batrachion vegetation.</li> <li>• Alluvial forests with <i>Alnus glutinosa</i> and <i>Fraxinus excelsior</i>.</li> </ul> <p>The site contains the following Annex II species:</p> <ul style="list-style-type: none"> <li>• White-clawed crayfish (<i>Austropotamobius pallipes</i>)</li> <li>• Sea lamprey (<i>Petromyzon marinus</i>)</li> </ul>	<ul style="list-style-type: none"> <li>• Risk of excessive abstraction resulting in a decrease in freshwater flows and an increase in sediment loading of water such that dehydration of interest features may occur.</li> </ul>

European site	Reason for inclusion	Reason for designation	Existing pressures and potential impacts
		<ul style="list-style-type: none"> <li>• Brook lamprey (<i>Lampetra planeri</i>)</li> <li>• River lamprey (<i>Lampetra fluviatilis</i>)</li> <li>• Atlantic salmon (<i>Salmo salar</i>)</li> <li>• Bullhead (<i>Cottus gobio</i>)</li> <li>• Otter (<i>Lutra lutra</i>)</li> </ul>	

**3.2** The European sites are also subject to certain pressures that are outside the scope of the Local Plan and therefore have not been included in the table above. The table below identifies the potential pressures (which may be relevant to one or several of the European sites) and explains why it is not considered relevant to the HRA of the Local Plan (Part Two).

Table 3.2 Potential pressures outside the scope of the HRA

Pressure	Reasons outside scope of this HRA
Disturbance of sediment releasing legacy heavy metal pollution that is bound into the sediment	The policies within the Local Plan (Part Two) relate to land-based uses and operations, which will not disturb sediment within European sites.
Navigational / aggregate dredging resulting in physical loss and alteration of coastal processes or damage of marine benthic habitat.	The policies within the Local Plan (Part Two) will not have a significant impact on navigational or aggregate dredging.
Overfishing of particular species	Fishing levels are not controlled through Local Plans.
Overgrazing of ungrazed / little grazed saltmarsh	Grazing levels are not controlled through Local Plans.
Damage of marine benthic habitat directly from fishing methods	Commercial fishing methods and levels are not controlled through Local Plans.
The need to manage continuing coastal erosion at protected sites outside CWaC	The Local Plan (Part Two) will not directly impact on management of coastal erosion in areas outside CWaC.
The need to develop and maintain management practices which sustain the conservation value of the area for protected sites outside CWaC.	The Local Plan (Part Two) will not directly impact on management practices for protected sites outside CWaC.

Pressure	Reasons outside scope of this HRA
Loss or damage of habitat as a result of increasing off-shore exploration and production activity associated with oil and natural gas on protected sites outside CWaC.	The Local Plan (Part Two) cannot control oil and gas exploration and production activity outside CWaC.
Coastal squeeze from land reclamation and coastal flood defences and drainage in European sites outside CWaC.	The Local Plan (Part Two) will not have a significant impact on coastal squeeze resulting from land reclamation, coastal flood defences and drainage in areas outside CWaC.

**3.3** The conservation objectives of the European sites will be taken into account. These include maintaining or restoring:

- The extent and distribution of qualifying natural habitats and habitats of qualifying species
- The structure and function (including typical species) of qualifying natural habitats
- The structure and function of the habitats of qualifying species
- The supporting processes on which qualifying natural habitats and the habitats of qualifying species rely
- The populations of qualifying species
- The distribution of qualifying species within the site.



## 4 Screening

**4.1** This section screens the main modifications to the policies within the Local Plan (Part Two) and assesses whether they impact on the findings of the HRA (August 2018), to establish whether further Appropriate Assessment is required.

**4.2** For those policies that were identified in the HRA (August 2018) as having no LSE alone, and no LSE in combination, the modified policy is then reviewed to check if it now results in LSE, either alone, or in combination. If the modification does not result in additional LSE, no further assessment is required.

**4.3** For those policies that were identified in the HRA as having either LSE alone, or LSE in combination, the modified policy is then reviewed to check whether the modification means that the policy now has no LSE alone, or no LSE in combination, or significantly reduces the LSE. If so, the modification could be considered mitigation and the change would need to be considered further, through the Appropriate Assessment in Chapter 5 'Appropriate Assessment'.

**4.4** If the modified policy still has LSE (either alone or in combination), an appraisal is then made as to whether the modification has additional significant adverse effects that would require further appropriate assessment. If so, this is investigated further in Chapter 5 'Appropriate Assessment'. The assessment of potential significant adverse effects is based on the information on European sites set out in Chapter 3 'Overview of European Sites', in particular the existing pressures and potential impacts, which show the potential impact pathways for each site, based on its characteristics and important species.

Table 4.1

Modification reference number	Policy	Modification	Findings of the HRA (August 2018)	Changes to findings due to modification?
<b>Chester</b>				
MM 1	CH 1 Chester settlement area	<p><b>Amend paragraph 2.8 of the policy explanation as follows:</b></p> <p><u>"All development proposals should protect the historic city core (defined as the area within the City Walls) and its setting. The appearance of development along the radial and inner ring roads, railway corridors, the River Dee and the Shropshire Union Canal is important to the character of the city. The inner ring road, canal corridor, and gateway sites have great potential for redevelopment to improve poor quality environments and to enhance existing key sites to improve the image of the city. Development must enhance these routes and gateways through providing high quality, strong and active</u></p>	<p>No LSE alone.</p> <p>LSE in combination.</p>	<p>Still no LSE alone.</p> <p>Still LSE in combination. No significant additional adverse effect.</p>

Modification reference number	Policy	Modification	Findings of the HRA (August 2018)	Changes to findings due to modification?
		frontages, that preserve and enhance the local character and environment.”		
MM 2	CH 2 Chester regeneration areas	<b>Amend the first sentence of the policy text as follows:</b>  “Development proposals within the key regeneration areas, <del>and the city centre,</del> as identified on the policies map, where relevant must.”	LSE alone. LSE in combination N/A as policy already screened in as it will have LSE alone.	Still LSE alone. No significant additional adverse effect.
MM 3	CH 2.A Chester Northern Gateway	<b>Amend the first paragraph of the policy text as follows:</b>  “Development proposals should be in line with the relevant site specific development plan policies, in particular land allocations as set out in Local Plan (Part Two) policy <b>CH 3</b> . Development must be of a high quality; <del>and, where possible, improve the road and pedestrian accessibility into and out of the city</del> <u>creating a functional gateway into the city</u> from Hoole Road.”	LSE alone. LSE in combination N/A as policy already screened in as it will have LSE alone.	Still LSE alone. No significant additional adverse effect.
MM 4	CH 2.C Chester Castle and Riverside area	<b>Amend the first paragraph of the policy text as follows:</b>  “Uses within the castle complex should be sympathetic to the existing buildings, and respect the historical / cultural environment. Development of the buildings and spaces within the castle complex <del>may include for</del> <u>include for</u> visitor attractions, <del>and</del> <u>and</u> tourist accommodation; and visual arts/entertainment space <u>will be supported</u> .”  <b>Amend the third paragraph of the policy text as follows:</b>  “Development proposals for hydro electric power generation at the weir which enables-renewable electricity generation <del>that whilst fully respecting the sensitivity of the location in terms of significance of the built heritage;</del> <u>archaeology; setting within the wider townscape; and river ecology, will be supported.</u> ”	LSE alone. LSE in combination N/A as policy already screened in as it will have LSE alone.	Still LSE alone. No significant additional adverse effect.

Modification reference number	Policy	Modification	Findings of the HRA (August 2018)	Changes to findings due to modification?
MM 5	CH 2.D Northgate	<p><b>Amend criterion 1 of the policy text as follows:</b></p> <p>“1. leisure and retail uses <del>that incorporate encouraging</del> active frontages along key pedestrian and cycle routes;”</p>	LSE alone. LSE in combination N/A as policy already screened in as it will have LSE alone.	Still LSE alone. No significant additional adverse effect.
MM 6	CH 3	<p><b>Insert an additional criterion into the policy text, after criterion 3, as follows:</b></p> <p>“4. <u>development proposals on land at New Crane Street must provide adequate pollution control measures to protect water quality in line with policy DM 43 and DM 44.</u>”</p> <p><b>Amend paragraph 2.22 of the policy explanation as follows:</b></p> <p>“This policy allocates a range of sites within Chester to cater for the continuing economic growth of the borough, and in line with Local Plan (Part One) policy STRAT 3 which seeks to protect a range of sizes and types of business needs, employment land and premises from alternative forms of development. <u>Chester Business Quarter (CH3.B) is a key location for employment led regeneration in Chester. The first phase of development, ‘One City Place’, has been completed, and further phases of office development will take place within the plan period.</u>”</p> <p><b>Insert an additional paragraph after paragraph 2.24 of the policy explanation as follows:</b></p> <p>“<u>2.25 Development on land at New Crane Street (CH3.G) should demonstrate that proposals will not cause unacceptable deterioration to water quality or cause unacceptable harm to biodiversity. Project level HRA screening should be undertaken to determine the potential for any likely significant effect on water quality in the River Dee SAC and a project level HRA may be required depending on the nature and potential effects of the proposed scheme.</u>”</p>	LSE alone. LSE in combination N/A as policy already screened in as it will have LSE alone.	The modification results in mitigation measures that were suggested in the appropriate assessment within the HRA (August 2018). As such, the screening conclusion remains the same, that there are still LSE alone. However, the modifications change the appropriate assessment. This is discussed further in Chapter 5 Appropriate Assessment.

Modification reference number	Policy	Modification	Findings of the HRA (August 2018)	Changes to findings due to modification?
MM 7	CH 5  Chester conservation areas	<p><b>Amend the first paragraph of the policy text as follows:</b></p> <p>"In line with Local Plan (Part One) policies STRAT 3 and ENV 5, development within Chester's conservation areas, as identified on the policies map, <u>must meet the requirements of policy DM 46</u> will be required to demonstrate a very high quality of design and contribute positively to the townscape and the city's setting."</p> <p><b>Amend the second paragraph of the policy text as follows:</b></p> <p>"Development proposals within the city centre and its approaches will be supported where: "</p> <p><b>Amend criterion 1 of the policy text as follows:</b></p> <p>"1. it can be demonstrated that they have been sensitively designed, to have regard to their location and the character of the surrounding area, including the height of surrounding buildings; roof treatment; backs of properties; and considering the location of ventilation equipment and plant; fire escapes and service areas;"</p> <p><b>Amend the third paragraph of the policy text as follows:</b></p> <p>"Proposals for roof extensions to existing buildings (which may include the installation of conservatories, roof terraces, telecommunications equipment or solar collectors) <u>will be supported provided that they would not should be carefully designed so that they do not:</u>"</p> <p><b>Amend the fifth paragraph of the policy text as follows:</b></p> <p><b><u>"The Rows</u></b></p> <p><del>Where it can be demonstrated that the special architectural and historic interest of the premises and the character of the building and wider townscape is protected, new uses for</del></p>	No LSE alone. No LSE in combination.	Still no LSE alone.  Still no LSE in combination.

Modification reference number	Policy	Modification	Findings of the HRA (August 2018)	Changes to findings due to modification?
		<p>buildings on The Rows which encourage pedestrian footfall, retain the predominant public access to the Rows, improve natural surveillance, and promote commercial viability will be supported in accordance with Local Plan (Part Two) policy DM 14. <u>Development proposals on the Rows will be supported which meet the requirements of policy DM 46 and where they:</u></p> <p><b>Insert an additional paragraph after the fifth paragraph of the policy text as follows:</b></p> <ul style="list-style-type: none"> <li>"<u>Include new uses for buildings on The Rows which encourage pedestrian footfall, retain the predominant public access to The Rows, improve natural surveillance, and promote commercial viability in accordance with Local Plan (Part Two) policy DM 14.</u>"</li> </ul> <p><b>Amend the sixth paragraph of the policy text as follows:</b></p> <ul style="list-style-type: none"> <li>"<u>Proposals are</u> for two-storey units which have a street level and a Row level presence which sensitively retain or reintroduce access into the retail unit at both street level and Row level; <u>will be supported.</u>"</li> </ul> <p><b>Amend the seventh paragraph of the policy text as follows:</b></p> <ul style="list-style-type: none"> <li>"<u>Ensure that proposals for new facades or alterations to existing facades of shops or commercial premises within The Rows preserve or enhance those elements which contribute to the significance of the building or its setting. will only be permitted where it can be demonstrated that the special architectural and historic interest of the premises, the character and appearance of the building and the Conservation Area and wider townscape is protected in accordance with Local Plan (Part Two) policy DM 16.</u>"</li> </ul>		

Modification reference number	Policy	Modification	Findings of the HRA (August 2018)	Changes to findings due to modification?
		<p><b>Amend the eighth paragraph of the policy text as follows:</b></p> <ul style="list-style-type: none"> <li>• "Ensure that the design, location and materials <del>used for</del> <del>of</del> business signage applied or attached to Row beams or posts <del>will only be supported where the design, location and materials are sympathetic to the character and appearance of The Rows.</del>"</li> </ul>		
MM 8	CH 6 Chester key views, landmarks and gateways and historic skyline	<p><b>Amend the policy text as follows:</b></p> <p>"In line with Local Plan (Part One) policies STRAT 3 and ENV 5, development proposals within Chester, which are <del>significantly</del> higher than the general prevailing height of the surrounding townscape will only be supported where they:"</p> <p><b>Amend criterion 4 of the policy text as follows:</b></p> <p>"4. <del>have an acceptable relationship</del> <u>have regard</u> to the surrounding townscape context in terms of scale, streetscape and built form;"</p> <p><b>Amend criterion 6 of the policy text as follows:</b></p> <p>"6. <del>have an acceptable impact in terms of the setting of, and views to and from heritage assets where relevant meet the requirements of policies DM 46 and DM 47;</del>"</p> <p><b>Delete criterion 9 of the policy text as follows:</b></p> <p>"9. <del>embody high quality architectural design which would visibly contribute to the character of Chester's unique heritage;</del>"</p>	<p>No LSE alone.</p> <p>No LSE in combination.</p>	<p>Still no LSE alone.</p> <p>Still no LSE in combination.</p>
Ellesmere Port				



Modification reference number	Policy	Modification	Findings of the HRA (August 2018)	Changes to findings due to modification?
MM 9	EP 2.B  Land at Hooton Park	<b>Amend the third paragraph of the policy text as follows:</b>  <del>"The siting, scale, design and landscaping of development proposals must consider the setting of heritage assets accord with the historic environment policies of the plan (DM 46-50), where relevant.</del> Schemes that provide a positive environmental improvement, with high standards of building design, materials, external appearance, will be encouraged."	No LSE alone.  No LSE in combination.	Still no LSE alone.  Still no LSE in combination.
MM 10	EP 2.E  Remaining land at Cheshire Oaks Business Park	<b>Amend the policy text as follows:</b>  "Land at Cheshire Oaks Business Park, as identified on the policies map, is allocated for employment development (use class B1). Development proposals must <del>be compatible with the adjacent business park and</del> incorporate high standards of design and <del>incorporate extensive landscaping that complements the adjacent business park.</del> "	No LSE alone.  No LSE in combination.	Still no LSE alone.  Still no LSE in combination.
MM 11	EP 2.F  Remaining land at Rossmore Road East	<b>Amend the policy text as follows:</b>  "The land at Rossmore Road East, as identified on the policies map, is allocated for employment development (use classes B1, B2 and B8). Development proposals must <del>make a positive contribution to</del> <u>minimise the visual appearance of impact of development on</u> the M53 corridor and take account of Local Plan (Part One) policy ENV 2; <del>incorporating important landscape features into the design.</del> "	No LSE alone.  No LSE in combination.	Still no LSE alone.  Still no LSE in combination.
MM 12	EP 2.G  Land at Station Road, Ince	<b>Amend criterion 1 of the policy text as follows:</b>  <del>"1. be of a suitable design, scale and layout to minimise visual and amenity impacts on the surrounding area</del> <u>minimise the impact on residential amenity through careful design;</u>  <b>Amend criterion 2 of the policy text as follows:</b>	No LSE alone.  No LSE in combination.	Still no LSE alone.  Still no LSE in combination.

Modification reference number	Policy	Modification	Findings of the HRA (August 2018)	Changes to findings due to modification?
		<p>"2. incorporate extensive landscaping and appropriate boundary treatment to <u>preserve or enhance the character or appearance of the approach to Ince village and the setting and significance of designated heritage assets;</u>"</p> <p><b>Delete criterion 5 of the policy text as follows:</b></p> <p>"5. there should not be any open storage on the site;"</p>		
MM 13	EP 3 Stanlow special policy area	<p><b>Amend criterion 1 of the policy text as follows:</b></p> <p>"1. there should be no <u>material harm to sensitive locations in the locality, particularly residential areas, or to residential amenity,</u> arising from the appearance of the development, or its potential for pollution, or noise generation, or visual impact. Sensitive locations include the Mersey Estuary SPA/Ramsar, residential areas, commercial centres, areas attracting large numbers of visitors, SSSI, Green Belt, conservation areas and historic assets;"</p>	LSE alone. LSE in combination N/A as policy already screened in as it will have LSE alone.	Still LSE alone. No significant additional adverse effect.
MM 14	EP 4 Hooton	<p><b>Amend the policy text as follows:</b></p> <p>"Hooton Park is identified on the policies map for employment use (use classes B1, B2 and B8). Development proposals in this area will be supported where they are in line with Local Plan (Part One) policy STRAT 4 <u>and STRAT 10</u> and meet <del>all the following criteria; where relevant;</del></p> <p>1. traffic and transport <del>measures must take account of the requirements</del> generated by the proposed use <u>can be satisfactorily accommodated on surrounding networks;</u></p> <p>2. the use of freight and non-road facilities is encouraged where possible <del>and provision should be included in the initial design of the scheme;</del></p> <p>3. <u>proposals must meet the requirements of policies DM 47 and DM 48 where development has the potential to impact on the listed aircraft</u></p>	LSE alone. LSE in combination N/A as policy already screened in as it will have LSE alone.	Still LSE alone.  The site is allocated for B1, B2 and B8 uses and the removal of the text relating to small scale main town centre uses as ancillary to the main allocated uses will not result in any significant adverse effects. As such, the modifications will not result in significant

Modification reference number	Policy	Modification	Findings of the HRA (August 2018)	Changes to findings due to modification?
		<p>hangars and ancillary buildings <del>are to be retained within the site. Small scale main town centre uses (such as retail, hotels or commercial development) will not be supported, unless they are ancillary to an appropriate use of the listed aircraft hangars,</del>"</p> <p>4. development proposals <u>should minimise the visual impact of development on</u> <del>must make a positive contribution to the visual appearance of the M53 corridor and</del> Development <del>should take account of Local Plan (Part One) policy ENV 2,</del> <u>incorporating important landscape features into the design.</u>"</p> <p>5. development proposals <u>within hazardous consultation zones</u> <del>should meet the requirements of Local Plan (Part Two) policies DM 33 and DM 34 where there is the potential to encroach on hazardous consultation zones.</del>"</p>		additional adverse effects.
MM 15	EP 5 Thornton Science Park	<p><b>Amend criterion 3 of the policy text as follows:</b></p> <p><del>"3. they accord with the historic environment policies of the plan (DM 46-50), where relevant the design of development protects and where possible enhances the heritage assets within the site, and their setting in line with Local Plan (Part Two) policies DM 47 and DM 48. The central landscape area is important for the character and quality of the science park and should be retained and enhanced with any development proposals;"</del></p>	<p>No LSE alone.</p> <p>No LSE in combination.</p>	<p>Still no LSE alone.</p> <p>Still no LSE in combination.</p>
MM 16	EP 6 Ince Park	<p><b>Amend criterion 7 of the policy text as follows:</b></p> <p><del>"7. it minimises and mitigates adverse impacts on nature conservation within and adjoining the site in line with DM 44;"</del></p> <p><b>Amend criterion 8 of the policy text as follows:</b></p> <p><del>"8. the consented ecological mitigation areas must be maintained and enhanced the ecological mitigation areas that form part of the</del></p>	<p>LSE alone.</p> <p>LSE in combination N/A as policy already screened in as it will have LSE alone.</p>	<p>Still LSE alone. No significant additional adverse effect.</p>

Modification reference number	Policy	Modification	Findings of the HRA (August 2018)	Changes to findings due to modification?
		<p><u>consented resource recovery park are retained, or there is no net loss in the area and type of ecological mitigation provided within the borough;</u>"</p> <p><b>Amend criterion 9 of the policy text as follows:</b></p> <p>"9. the <del>consented</del> landscape mitigation areas <u>that form part of the consented Resource Recovery Park</u> are <del>maintained</del> <u>retained either in the consented form or through alternative equivalent provision</u> and there is appropriate landscaping that respects the landscape character of the site and its surroundings;"</p>		
MM 17	EP 7 Ellesmere Port historic canal port	<p><b>Amend criterion 1 of the policy text as follows:</b></p> <p>"1. <del>complement and/or enhance</del> <u>are in keeping with the existing uses on site and the adjoining conservation area;</u>"</p> <p><b>Amend criterion 2 of the policy text as follows:</b></p> <p>"2. use design and materials appropriate to <del>this sensitive location</del> <u>the historic canal port</u>, within and adjacent to the conservation area;"</p> <p><b>Amend criterion 4 of the policy text as follows:</b></p> <p>"4. retain and re-use historic buildings, <del>and give emphasis to their relationship with the canal and dock basins</del> <u>having regard to the desirability of preserving the building or its setting in the historic canal port or any features of special architectural or historic interest;</u>"</p>	LSE alone. LSE in combination N/A as policy already screened in as it will have LSE alone.	Still LSE alone. No significant additional adverse effect.
<b>Northwich</b>				
MM 18	N 2.A Weaver Square development area	<p><b>Amend the policy text as follows:</b></p> <p>"Weaver Square <del>development area</del></p> <p><u>Proposals for the Weaver Square regeneration area will be supported where they achieve:</u></p>	No LSE alone.  LSE in combination.	Still no LSE alone.  Still LSE in combination. No significant

Modification reference number	Policy	Modification	Findings of the HRA (August 2018)	Changes to findings due to modification?
		<p><del>1. proposals are for a mixed use development which positively contributes to the vitality and viability of the town centre and Barons Quay</del>including the potential to relocate and / or improve the market;</p> <p><del>2. proposed uses complement the town centre and Barons Quay;</del></p> <p><del>2.3. consideration has been given to the high quality design of these prominent town centre sites, especially those on the approach along Chester Way;</del></p> <p><del>3.4. development schemes adjacent to the River Dane which are must orientated development to face the river and provide activity along the waterfront, incorporating pedestrian and cycle access, whilst safeguarding the ecology and biodiversity of the watercourse in line with Local Plan (Part Two) policy DM 38."</del></p> <p><b>Amend paragraph 4.10 of the policy explanation as follows:</b></p> <p>"Development within the Weaver Square development are will be supported for mixed use development including retail, public services and residential provision. The redevelopment and/or relocation of the markets should be addressed as part of any redevelopment scheme. Consideration should also be given to the operation of the existing bus station and current road access arrangement for the servicing of the new development from Watling Street and Weaver Way. Provision of appropriate levels of car parking should be included as part of any redevelopment proposals in line with, having regard to the Council's borough-wide Parking Strategy, and Parking Standards Supplementary Planning Document (SPD)."</p> <p><b>Amend paragraph 4.11 of the policy explanation as follows:</b></p> <p>"Urban design principles should be supported including active frontages to Chester Way/Watling St. Pedestrian access between Watling Street and Witton Street/Leicester</p>		additional adverse effect.

Modification reference number	Policy	Modification	Findings of the HRA (August 2018)	Changes to findings due to modification?
		Street junction should be retained. The former County Offices site borders the River Dane and any building on the site should consider allowing for <del>elevations with principal frontages along both a dual frontage presentation its frontage to both</del> Watling Street and Chester Way. Additionally the development should maximise the opportunity of the river frontage including aspect and views to and from the River, this could include active frontage as set out in Local Plan (Part Two) policy DM 38."		
MM 19	N 2.B Winnington Works (TATA)	<p><b>Amend the policy text as follows:</b></p> <p><u>"Proposals for the Winnington Works area, as identified on the policies map, should be comprehensively planned and brought forward in line with an agreed development brief. Proposals will be supported where they:</u></p> <ol style="list-style-type: none"> <li><u>1. proposals are for a mixed use redevelopment including residential, employment and community infrastructure including health facilities;</u></li> <li><u>2. development is brought forward in line with an agreed development brief for the whole site to ensure the development is considered comprehensively;</u></li> <li><u>3. proposals have special regard to the desirability of preserving any heritage assets or their setting or any features of special architectural or historic interest, are supported by a Heritage Impact Statement Assessment which assesses the significance of heritage assets on the site and the impacts which the proposals may have upon heritage assets;</u></li> <li><u>3.4. any potential do not have adverse landscape and visual impacts within the site or surrounding area as demonstrated through a Landscape and Visual Impact Assessment, of the development have been addressed through a landscape appraisal or Landscape and Visual Impact Assessment;</u></li> </ol>	<p>No LSE alone.</p> <p>LSE in combination.</p>	<p>Still no LSE alone.</p> <p>Still LSE in combination. No significant additional adverse effect.</p>



Modification reference number	Policy	Modification	Findings of the HRA (August 2018)	Changes to findings due to modification?
		<p><del>4.5. the development provides</del> <u>deliver</u> suitable highways/access infrastructure improvements <del>which that ensures that the development</del> it can be satisfactorily accommodated both on the site and <del>by on</del> the surrounding road network;</p> <p><del>5.6. proposals seek to maximise</del> <u>include</u> the use of sustainable modes of transport;</p> <p><del>6.7. are the development</del> is designed to have regard to flood risk <u>in accordance with a site specific flood risk assessment and policy DM 40; within the site and</u></p> <p><u>7. improve public accessibility alongside the waterways."</u></p> <p><b>Amend paragraph 4.13 of the policy explanation as follows:</b></p> <p><del>"In addition to the criteria listed in the policy above, the</del> <u>A development brief for the of Winnington Works site should address the following:</u></p> <ul style="list-style-type: none"> <li>• transport links for vehicles, cycles and pedestrians connecting Winnington to Northwich town centre, and to the wider area;</li> <li>• <del>opportunities to create</del> <u>the creation of a neighbourhood centre for the Winnington Urban Village area, which may include including</u> convenience retail and community facilities, such as a public house; <u>and</u> medical facilities; <del>etc</del>;</li> <li>• <del>ensure</del> <u>adequate</u> education provision;</li> <li>• <del>allowing</del> <u>public</u> access to the River Weaver for cyclists and pedestrians, via the creation of landscaped routes along the southern bank;</li> <li>• the provision of play areas and equipment <del>for children. The siting of facilities such that access is easily obtained</del> <u>which are accessible from the wider Winnington area will be encouraged."</u></li> </ul>		

Modification reference number	Policy	Modification	Findings of the HRA (August 2018)	Changes to findings due to modification?
MM 20	N 2.C Wincham	<p><b>Insert and additional paragraph at the start of the policy text as follows:</b></p> <p><u>"Proposals within the Wincham regeneration area for residential development located along New Warrington Road; and/or for employment development located off Chapel Street/Wincham Lane, will be supported where:"</u></p> <p><b>Delete criteria 1 and 2 of the policy text as follows:</b></p> <p><u>"1. proposals for residential development are located along New Warrington Road;</u></p> <p><u>2. proposals for employment development are located off Chapel Street/Wincham Lane and are in line with Local Plan (Part Two) policy N 4;"</u></p> <p><b>Amend criterion 3 of the policy text as follows:</b></p> <p><u>"1.3: the design is sensitive to the different land uses in the area;"</u></p>	<p>No LSE alone.</p> <p>LSE in combination.</p>	<p>Still no LSE alone.</p> <p>Still LSE in combination. No significant additional adverse effect.</p>
MM 21	N 3  Meeting the outstanding housing requirement in Northwich	<p><b>Amend criterion B of the policy text as follows:</b></p> <p><u>"B. Land at Winnington Business Park, Winnington Lane Avenue (at least 100 dwellings)"</u></p> <p><b>Amend the final paragraph of the policy text as follows:</b></p> <p><u>"In addition, development proposals for sites (B) and (C) will be supported where they are in line with the relevant principles set out in N 2:B N 3.B and N 2:C.N 3.C."</u></p>	<p>No LSE alone.</p> <p>LSE in combination.</p>	<p>Still no LSE alone.</p> <p>Still LSE in combination. No significant additional adverse effect.</p>
MM 22	N 3.B  Land at Winnington Business Park	<p><b>Amend the policy text as follows:</b></p> <p><u><b>"Land at Winnington Business Park Avenue</b></u></p> <p><u>In addition to the criteria set out above in policy N 3, proposals for the development of site (B) Land at Winnington Business</u></p>	<p>No LSE alone.</p>	<p>Still no LSE alone.</p> <p>Still LSE in combination. No significant</p>

Modification reference number	Policy	Modification	Findings of the HRA (August 2018)	Changes to findings due to modification?
		<p><u>Park Avenue</u>, must also have specific regard to, and be in line with Local Plan (Part Two) policies <del>N 24</del>, DM 33 and DM 34, and other relevant development plan policies.</p> <p><b>Insert an additional paragraph after policy box N 3.B as follows:</b></p> <p><u>"The site at Winnington Avenue is allocated to deliver both housing and employment developments as set out in policy N 3.B and N 4. Winnington Avenue is in close proximity to the Winnington Urban Village and to the Winnington Work (TATA) site which are both integral to regeneration of this part of Northwich. Proposals for housing and employment development should be designed to integrate with the existing developments and future regeneration schemes in the area."</u></p>	LSE in combination.	additional adverse effect.
MM 23	N 5 Gadbrook Park	<p><b>Amend the second paragraph of the policy text and its following criteria as follows:</b></p> <p><del>"Employment development on land to the south-west of Gadbrook Park, as identified in Local Plan (Part Two) N 4, should be comprehensively planned and brought forward in line with an agreed development brief for the Gadbrook Park area that meets all of the following criteria that addresses criteria 5-11 below. Development within the area identified on the policies map should:</del></p> <p><del>5. sets out the appropriate scale, layout, uses and any phasing of development within the area identified on the policies map;</del></p> <p><del>6-5. provides suitable highways/ and access infrastructure improvements that ensures the proposal to ensure the traffic generated can be satisfactorily accommodated both on the site and by the surrounding road network;</del></p> <p><del>7-6. includes measures to improve access by walking, cycling and public transport and provide connections to the surrounding area and established business park; Connections to the surrounding area and established business park must be provided;</del></p>	<p>No LSE alone.</p> <p>No LSE in combination.</p>	<p>Still no LSE alone.</p> <p>Still no LSE in combination.</p>

Modification reference number	Policy	Modification	Findings of the HRA (August 2018)	Changes to findings due to modification?
		<p>8: <del>Z</del> supports improvements and enhancements to the rail network and safeguards sufficient land for a railway station;</p> <p>9: <del>8</del> provides car parking in accordance with <u>having regard to</u> the Council's parking standards and takes account of parking needs in the surrounding area;</p> <p>10: <del>is accompanied by a Landscape and Visual Impact Assessment and full mitigation strategy and takes account of local landscape character and setting</del></p> <p>11: <del>9</del> <u>provides minimise the landscape and visual impact of new development, be of a high quality design, of a suitable; scale, density, form, massing, height and materials that respects the surrounding landscape character; and topography and mitigates any potential impacts on heritage assets and their setting preserves or enhances the historic environment in accordance with the historic environment policies of the plan (DM 46-50), where relevant;</u></p> <p>12: <del>10</del> integrates and enhances surrounding ecological networks and green infrastructure;</p> <p>13: <del>11</del> minimises and mitigates flood risk with the site and surrounding area in line with Local Plan (Part Two) policy DM 40.</p> <p><b>Insert an additional sentence before the final sentence of paragraph 4.22 of the policy explanation, as follows:</b></p> <p><u>"Proposals should be accompanied by a Landscape and Visual Impact Assessment and mitigation strategy."</u></p>		
MM 24	N 6 Northwich conservation area	<p><b>Amend the first paragraph of the policy text as follows:</b></p> <p>"In line with Local Plan (Part One) policy ENV 5, development proposals within the Northwich conservation area as identified on the policies map, <u>must meet the requirements of policy DM</u></p>	<p>No LSE alone.</p> <p>No LSE in combination.</p>	<p>Still no LSE alone.</p> <p>Still no LSE in combination.</p>

Modification reference number	Policy	Modification	Findings of the HRA (August 2018)	Changes to findings due to modification?
		<p><del>46. will only be supported where it can be demonstrated that they have been designed having regard to their location, the immediate character and the setting of the area."</del></p> <p><b>Amend the second paragraph of the policy text as follows:</b></p> <p><u>"Development proposals will be supported</u> Support will be given to proposals which seek to re-establish the historic grain, with narrower or visually broken up frontages <u>narrow frontages and, traditional</u> roofscapes; vertical emphasis and <u>contribute to a diversity of form and detail in the conservation area.</u>"</p> <p><b>Amend the third paragraph and its following criteria of the policy text as follows:</b></p> <p><del>"Development within the conservation area which would result in the</del>The demolition of any <u>historic</u> timber-framed buildings, <u>containing structural or building techniques</u> <u>traditionally</u> designed to reduce the effects of subsidence, will only be permitted where it can be demonstrated that:</p> <ol style="list-style-type: none"> <li>1. the building does not have <del>intrinsic</del> <u>any features of</u> architectural or historic interest; and</li> <li>2. it makes no positive contribution to the <u>conservation area's significance</u>, character or appearance. <del>of the conservation area."</del></li> </ol>		
<b>Winsford</b>				
MM 25	W 1 Winsford settlement area	<p><b>Delete criterion 4 of the policy text as follows:</b></p> <p><del>"4. improving the quality of open spaces around the town, in particular Town Park, which accord with the principles set out in the Winsford Development Framework and the Winsford Transport Strategy;"</del></p> <p><b>Amend criterion 6 of the policy text as follows:</b></p>	<p>No LSE alone.</p> <p>LSE in combination.</p>	<p>Still no LSE alone.</p> <p>Still LSE in combination. No significant additional adverse effect.</p>

Modification reference number	Policy	Modification	Findings of the HRA (August 2018)	Changes to findings due to modification?
		<p>"6. maximising opportunities to improve open space, <u>especially at Town Park</u>, create new habitats and to protect and enhance water quality, <del>heritage assets</del> and biodiversity, <u>and heritage assets in accordance with the historic environment policies of the plan (DM 46-DM 50), where relevant.</u>"</p> <p><b>Amend criterion 8 and its following sub-criteria, of the policy text as follows:</b></p> <p>"8. Regenerating and enhancing the town centre <del>in accordance</del> <u>having regard to</u> the principles in the Winsford Development Framework and the Winsford Transport Strategy, <del>which:</del></p> <ul style="list-style-type: none"> <li><del>i. involve the redevelopment of part of the Winsford Cross Shopping Centre to provide high quality mixed use development including contemporary retail, leisure, residential and community facilities;</del></li> <li>ii. retain key community facilities;</li> <li>iii. include attractive public realm incorporating public space, with high quality materials, lighting, street furniture and landscaping;</li> <li>iv. improve gateways into the centre from all directions;</li> <li>v. improve the market through refurbishment, replacement or relocation to a more prominent site location;</li> <li>vi. provide good quality parking facilities for vehicles and cyclists that allow for ease of access to the centre and allow for linkages with the wider cycle network;</li> <li>vii. provide improved public transport infrastructure, including a new bus station/interchange in close proximity to the shopping centre with covered waiting areas, layover facilities and new taxi stands;</li> <li>viii. provide improved linkages to the old high street and Town Park areas for pedestrians and cyclists." </li></ul>		



Modification reference number	Policy	Modification	Findings of the HRA (August 2018)	Changes to findings due to modification?
		<p><b>Amend paragraph 5.6 of the policy explanation as follows:</b></p> <p>“Local Plan (Part Two) policy W 1 supports the delivery of the Local Plan (Part One) policy STRAT 6 and the Winsford Neighbourhood Plan. It provides further detail to reflect recent work on the Winsford Development Framework and Winsford Transport Strategy <u>that seek to deliver the Winsford Neighbourhood Plan. Key issues and proposals include:</u></p> <p>i. <u>supporting the redevelopment of part of the Winsford Cross Shopping Centre to provide high quality mixed use development including contemporary retail, leisure, residential and community facilities;</u></p> <p>ii. <u>retaining key community facilities;</u></p> <p>iii. <u>creating an attractive public realm incorporating public space, with high quality materials, lighting, street furniture and landscaping;</u></p> <p>iv. <u>improving gateways into the centre from all directions;</u></p> <p>v. <u>improving the market through refurbishment, replacement or relocation to a more prominent site location;</u></p> <p>vi. <u>providing good quality parking facilities for vehicles and cyclists that allow for ease of access to the centre and allow for linkages with the wider cycle network;</u></p> <p>vii. <u>providing improved public transport infrastructure, including a new bus station/interchange in close proximity to the shopping centre with covered waiting areas, layover facilities and new taxi stands;</u></p> <p>viii. <u>providing improved linkages to the old high street and Town Park areas for pedestrians and cyclists.</u></p> <p><u>In addition to taking into account the Winsford Development Framework and Transport Strategy,<sup>P</sup> proposals for development of sites</u></p>		

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		within the Station Quarter should have full regard to the Station Quarter Development Brief (2016). These documents should be read alongside the above policy."		
<b>Rural area</b>				
MM 26	R 1 Development in the rural area	<p><b>Amend the third paragraph of the policy text as follows:</b></p> <p><b>"Key and Local Service Centres</b></p> <p>Within a key <u>or local</u> service centre settlement boundary, as identified on the policies map, development proposals that are in line with the development plan for the settlement, and are consistent with Local Plan (Part One) policy STRAT 8 will be supported."</p> <p><b>Amend the fourth paragraph of the policy text as follows:</b></p> <p><u>"Local Service Centres</u></p> <p>In line with Local Plan (Part One) policies STRAT 2 and STRAT 8, the following settlements are defined as local service centres:"</p> <p><b>Amend the fifth paragraph of the policy text as follows:</b></p> <p><del>"*additional restrictions apply in line with Local Plan (Part One) policy STRAT 9 and the National Planning Policy Framework in identified local service centres that are washed over by the Green Belt."</del></p> <p><b>Delete the sixth paragraph and criteria 1-3 of the policy text as follows:</b></p> <p><del>"New housing development within the settlement boundaries of local service centres, as identified on the policies map, will only be supported where it constitutes:</del></p> <p><del>1. infill development (one to two dwellings within a small gap in a built up frontage);</del></p>	<p>No LSE alone.</p> <p>LSE in combination.</p>	<p>Still no LSE alone.</p> <p>Still LSE in combination. The removal of the section of the policy stating that new housing development within settlement boundaries of local service centres would only be supported in specific circumstances could potentially lead to an increase in levels of development. However, this is likely to be minimal as most local service centres do not have large areas of available land suitable for housing, so new housing development would be predominantly infill, redevelopment or change of use anyway. Over half of the local service centres</p>

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		<p><del>2. redevelopment of land;</del></p> <p><del>3. change of use of suitable buildings and sub-division of existing dwellings."</del></p> <p><b>Amend the seventh paragraph of the policy text as follows:</b></p> <p>"New housing development outside but adjacent to a <u>key or</u> local service centre boundary will only be supported where the proposal is in line with Local Plan (Part Two) policy DM 24; is for a community land trust development supported by the Parish Council; the site has been allocated through a neighbourhood plan; or is brought forward through a Neighbourhood Development Order or Community Right to Build Order."</p> <p><b>Amend the Malpas settlement boundary on the policies map to: exclude land rear of Brookbank Cottages off Tilston Road; exclude land opposite West End Cottage, Church Street, and; exclude land at the Sycamores, Old Hall Street</b></p>		are washed over by Green Belt and additional restrictions would apply. The local service centres are also predominantly located in the central and southern areas of the Borough, which are further from the coastal European sites where recreational disturbance is an issue. As such, the modifications are unlikely to result in a significant additional adverse effect on levels of recreational disturbance.
MM 27	R 2.B Land to rear of 68 to 84 Castlefields	<p><b>Amend the first sentence of paragraph 6.18 of the explanation text, as follows:</b></p> <p><del>"The neighbourhood plan seeks to avoid large scale developments on the edge of the village, so if land rear of Castlefields is required the site must be designed so that it forms a distinct development with a different character from surrounding residential areas. The neighbourhood plan seeks to accommodate housing growth in a sensitive way, based on modest scale developments within and on the edge of Tattenhall. The neighbourhood plan aims to avoid large scale, suburban style developments along village boundaries. To ensure that any development to the rear of Castlefields complies with the spirit of the neighbourhood plan, the site must be designed so that it forms a visually distinct development</del></p>	<p>No LSE alone.</p> <p>LSE in combination.</p>	<p>Still no LSE alone.</p> <p>Still LSE in combination. No significant additional adverse effect.</p>

Modification reference number	Policy	Modification	Findings of the HRA (August 2018)	Changes to findings due to modification?
		<u>with a different character from surrounding residential areas."</u>		
MM 28	R 3.A Monument Place, Farndon	<b>Amend criterion 4 of the policy text as follows:</b>  "4. <u>meet the requirements of policy DM 47 prevent any adverse impact on designated heritage assets in the vicinity, and where possible, incorporate landscape features to improve the setting of historic assets;</u> "	No LSE alone.  No LSE in combination.	Still no LSE alone.  Still no LSE in combination.
MM 29	R 3.D Oaklands Office Park	<b>Amend criterion 1 of the policy text as follows:</b>  "1. <del>it is accompanied by a landscape and visual assessment and mitigation strategy</del> <u>the landscape and visual impact of the development is minimised and mitigated;</u> "  <b>Amend criterion 2 of the policy text as follows:</b>  "2. <del>it is designed and landscaped to complement the established business park</del> <u>the scale, density, layout, design and materials employed are in keeping with the established business park;</u> "	No LSE alone.  No LSE in combination.	Still no LSE alone.  Still no LSE in combination.
<b>Green Belt and countryside</b>				
MM 30	GBC 1.A Chester Zoo	<b>Amend criterion 3 of the policy text as follows:</b>  "3. <del>provides car parking in accordance with having regard to the Council's parking standards;</del> "  <b>Amend criterion 6 of the policy text as follows:</b>  "6. <del>provides a high quality design that which enhances or better reveals the significance of respects the surrounding character and mitigates any potential impacts on designated heritage assets and their setting and preserves their special architectural or historic interest;</del> "	No LSE alone.  No LSE in combination.	Still no LSE alone.  Still no LSE in combination.

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MM 31	GBC 1.B Countess of Chester Health Park	<b>Amend criterion 5 of the policy text as follows:</b>  "5. provides car parking in <del>accordance with regard to</del> the Council's parking standards, within the context of the health park;"	No LSE alone.  No LSE in combination.	Still no LSE alone.  Still no LSE in combination.
MM 32	GBC 1.C Dale Barracks	<b>Amend criterion 8 of the policy text as follows:</b>  "8. <del>maintains and where possible enhances historic assets within the site</del> <u>is in line with policy DM 48;</u> "	No LSE alone.  No LSE in combination.	Still no LSE alone.  Still no LSE in combination.
MM 33	GBC 1.E Urenco, Capenhurst	<b>Amend criterion 6 of the policy text as follows:</b>  "6. car parking can be satisfactorily accommodated within the site <del>in accordance with</del> , <u>having regard to</u> the Council's parking standards;"	No LSE alone.  No LSE in combination.	Still no LSE alone.  Still no LSE in combination.
MM 34	GBC 2 Protection of landscape	<b>Amend criterion 3 of the first paragraph of the policy text as follows:</b>  "3. <del>be designed in accordance with the most up-to-date landscape guidance, having particular regard to key landscape characteristics, sensitivities, qualities and values</del> <u>be designed to take account of guidance in the Landscape Strategy.</u> "  <b>Amend the fourth paragraph and the following criterion 1 of the policy text as follows:</b>  "Areas of Special County Value must be protected from development that would <del>unacceptably harm their landscape character, appearance or setting.</del> In addition to meeting the criteria above, development in or affecting <u>the setting of</u> an Area of Special County Value must:  1. preserve their special landscape <u>character and scenic value</u> <del>qualities of the Area of Special County Value;</del> "	LSE alone.  LSE in combination N/A as policy already screened in as it will have LSE alone.	Still LSE alone.  No significant additional adverse effects.

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MM 35	GBC 3 Key settlement gaps	<p><b>Amend paragraph 7.30 of the policy explanation as follows:</b></p> <p>“Key settlement gaps are important for maintaining the distinct and / or remaining separation between settlements, and in doing so, help to define settlement identity, character, sense of place or historic settlement form. <u>Five key settlement gaps have been identified where the threat of coalescence or erosion of settlement identity is likely due to pressure from development.</u> The network of key settlement gaps contributes towards protecting landscape character and distinctiveness. The policy seeks to ensure that development within key gaps is only appropriate where the settlement separation and identity functions of the gap are fully considered and conserved. <u>The term identity function relates to those features that are important in defining separate settlement identity, character, sense of place and historic settlement form.</u> Assessment of harm to the separation and identity functions of a key settlement gap should be informed by the details and justification for each designation set out in the Local Landscape Designation Review (“).”</p>	<p>No LSE alone.</p> <p>No LSE in combination.</p>	<p>Still no LSE alone.</p> <p>Still no LSE in combination.</p>
<b>Transport and accessibility</b>				
MM 36	T 2 A56 Hoole Road Corridor	<p><b>Amend criterion 5, as follows:</b></p> <p>“5. incorporate a structural landscaping scheme <del>is prepared and implemented, which effectively mitigates any adverse visual impacts on the surrounding area;</del>”</p> <p><b>Amend the paragraph immediately above criterion 8, as follows:</b></p> <p>“Development proposals <del>which enhance the character, appearance and function that will improve the operation of the A56 Hoole Road corridor and gateway into Chester, as shown on the policies map, as a principal gateway and route into Chester will be supported;</del> <u>which in particular</u> <del>Priorities include:</del>”</p>	<p>No LSE alone.</p> <p>No LSE in combination.</p>	<p>Still no LSE alone.</p> <p>Still no LSE in combination.</p>

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		<p><b>Amend the first sentence of paragraph 8.18, as follows:</b></p> <p>"Landscape mitigation is key to the delivery of the site and the scheme will be designed to mitigate the impact <del>of</del><u>on</u> long range views, incorporating structural landscaping to lessen any <u>adverse</u> visual impact <u>on the surrounding area</u>."</p> <p><b>Amend the second sentence of paragraph 8.21, as follows:</b></p> <p>"As such, development proposals that <u>would</u> improve the operation of this corridor will be supported. <u>Interventions that could play a part in addressing the priorities as set out in the policy include:-</u> <del>including in particular:-</del>"</p>		
MM 37	T 5 Parking and access	<p><b>Amend criterion 5, as follows:</b></p> <p>"5. provide sufficient parking facilities to serve the needs of the development and <del>accord with</del><u>have regard to</u> the Council's latest adopted parking standards, <del>set out in the Parking Standards Supplementary Planning Document</del>, for cars and other vehicles as necessary, including cycles;"</p> <p><b>Amend criterion 6, as follows:</b></p> <p>"6. provide appropriate charging infrastructure for electric vehicles in new developments <del>as set out in Table 8.4.</del>"</p> <p><b>Amend the first sentence of paragraph 8.34, as follows:</b></p> <p>"Where a zone boundary is defined by a road, this indicates that the <del>policy standard</del> covers all developments taking access from that road, whether or not the site itself is included within the defined area."</p> <p><b>Amend paragraph 8.36, as follows:</b></p> <p>"Local Plan (Part One) policy STRAT 10 states that proposals should seek to incorporate charging points for electric vehicles where</p>	<p>No LSE alone.</p> <p>No LSE in combination.</p>	<p>Still no LSE alone.</p> <p>Still no LSE in combination.</p>



Modification reference number	Policy	Modification	Findings of the HRA (August 2018)	Changes to findings due to modification?										
		<p>appropriate. It is expected that <del>charging infrastructure will be provided</del> <u>developments</u> where any new parking provision (including garages and driveways) forms part of proposals for new-build or changes of use to <del>housing (including flats) and for other development where 10 or more new car parking spaces are to be provided,</del> <u>will have regard to the recommended guidelines for the provision of electric vehicle charging infrastructure as set out in Table 8.1. Further details and technical guidance is included</u> in the Council's Parking Standards SPD.”</p> <p><b>Delete Table 8.1, as follows:</b></p> <p>Table 8.1 Electric vehicle charging infrastructure requirements</p> <p>Table 4.2</p> <table><tr><th>Development type</th><th>Minimum provision</th></tr><tr><td>Houses and flats with dedicated off-street parking</td><td>One dedicated 32 amp radial circuit or Type 2 charging point per dwelling</td></tr><tr><td>Developments of 10 or more houses and flats with unallocated parking</td><td>One dedicated Type 2 electric vehicle charging point per 10 dwellings</td></tr><tr><td>Non-residential development – staff parking (10 or more parking spaces)</td><td>One dedicated Type 2 electric vehicle charging point per 30 parking bays</td></tr><tr><td>Retail/ Leisure development – customer parking (10 or more parking spaces)</td><td>One dedicated Type 2 electric vehicle charging point per 1,000 sqm commercial floorspace</td></tr></table>	Development type	Minimum provision	Houses and flats with dedicated off-street parking	One dedicated 32 amp radial circuit or Type 2 charging point per dwelling	Developments of 10 or more houses and flats with unallocated parking	One dedicated Type 2 electric vehicle charging point per 10 dwellings	Non-residential development – staff parking (10 or more parking spaces)	One dedicated Type 2 electric vehicle charging point per 30 parking bays	Retail/ Leisure development – customer parking (10 or more parking spaces)	One dedicated Type 2 electric vehicle charging point per 1,000 sqm commercial floorspace		
Development type	Minimum provision													
Houses and flats with dedicated off-street parking	One dedicated 32 amp radial circuit or Type 2 charging point per dwelling													
Developments of 10 or more houses and flats with unallocated parking	One dedicated Type 2 electric vehicle charging point per 10 dwellings													
Non-residential development – staff parking (10 or more parking spaces)	One dedicated Type 2 electric vehicle charging point per 30 parking bays													
Retail/ Leisure development – customer parking (10 or more parking spaces)	One dedicated Type 2 electric vehicle charging point per 1,000 sqm commercial floorspace													
Minerals supply and safeguarding														
MM 38	M 1 Future sand and gravel working	<p><b>Amend the first paragraph of the policy text as follows:</b></p> <p>“In line with Local Plan (Part One) policy ENV 9, the Council will maintain a steady and adequate supply of aggregate land-won sand and gravel throughout the plan period and a</p>	<p>LSE alone.</p> <p>LSE in combination N/A as policy already screened in</p>	<p>Still LSE alone.</p> <p>No significant additional adverse effects.</p>										

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		<p>minimum seven year landbank. Provision will be made for the extraction of <u>at least</u> 16 million tonnes over the plan period (0.8 million tonnes per annum). <u>The requirement to provide a minimum seven year supply beyond the plan period would result in an additional requirement of at least, plus an additional 5.6 million tonnes. to provide a seven year landbank at the end of the plan period.</u> This is a total requirement of <u>at least</u> 21.6 million tonnes."</p> <p><b>Amend the final paragraph of the policy text as follows:</b></p> <p>"Proposals for any other sand and gravel sites outside the existing sites, allocated site, Preferred Area and Area of Search will only be supported where it has been demonstrated that the required level of provision <u>set out in this policy (16 million tonnes)</u> cannot be met from within these areas and the proposal would secure significant material planning benefits that outweigh any material planning objections."</p> <p><b>Amend paragraph 9.10 of the explanation as follows:</b></p> <p>"For the 20 year Local Plan period from 2010 to 2030, based on the sub-regional apportionment figure, the total requirement is <u>at least</u> 16 million tonnes. The additional requirement to provide a <u>minimum</u> seven year supply beyond the plan period would result in an additional requirement of <u>at least</u> 5.6 million tonnes. The total requirement is <u>at least</u> 21.6 million tonnes."</p> <p><b>Amend paragraph 9.13 of the policy explanation as follows:</b></p> <p>"The total additional permitted reserves for the period between December 2009 and April 2017 was 5.402 million tonnes. Taking account of these additional permitted reserves, the total remaining requirement is for <u>at least</u> 11.798 million tonnes of sand and gravel. There is a current planning application at Cobden Farm involving around 25,000 tonnes of additional sand and gravel, but a decision has not yet been made on this application."</p>	as it will have LSE alone.	

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		<p><b>Amend paragraph 9.14 of the explanation as follows:</b></p> <p>“The results of the annual aggregate monitoring and responses from operators within the borough in 2016 indicate that there are sufficient reserves within existing sites with planning permission to provide at least a seven year landbank for aggregate land-won sand and gravel from the current position. This is the case based on the annual apportionment figure of 0.80 million tonnes and also based on ten year average sales. However, based on the apportionment figures and the total requirement over the plan period, with provision of a <u>minimum</u> seven year landbank beyond the plan period, there is a requirement for <u>at least</u> an additional 11.798 million tonnes of aggregate sand and gravel.”</p>		
MM 39	M 3 Proposals for minerals working	<p><b>Amend criterion 1 of the policy text as follows:</b></p> <p>“1. they are <u>designed to minimise impact</u> <del>onsensitively located within</del> the landscape and do not have a significant long-term detrimental impact on the landscape. This should take account of the operational requirements of the mineral extraction process, as well as landscape character assessment and proposed restoration.”</p> <p><b>Amend the criterion 2 of the policy text as follows:</b></p> <p>“2. it is appropriately screened from public view, <u>if required</u>, and would not have an unacceptable impact on visual amenity. Natural landforms and landscape features should be used to help screen developments as far as practicable. Additional landscape screening in the form of tree or hedgerow planting and/or suitable screen mound formation may be required to reduce visual impacts of the proposal.”</p> <p><b>Amend criterion 5 of the policy text as follows:</b></p>	<p>LSE alone.</p> <p>LSE in combination N/A as policy already screened in as it will have LSE alone.</p>	<p>Still LSE alone.</p> <p>Moving reference to unavoidable noisy short-term activities from the explanation to the main policy text and removing reference to unacceptable rise in background noise levels and the link to policy DM 30 could have a potential impact on disturbance of protected species. However, text has been added to the policy relating to noise impact assessments,</p>

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		<p>"5. it can be ensured that any unavoidable noise and/or vibration is controlled, mitigated or removed at source so that proposed noise and/or vibration levels are acceptable and will not have a significant detrimental impact on residential amenity or human health, in line with Local Plan (Part One) policy SOC 5. <u>Where there is potential for a proposal to result in noise or vibration impacts which affect residential properties, or other sensitive receptors, the applicant must undertake a noise / vibration impact assessment. Some noisy short-term activities, which may otherwise be regarded as unacceptable, are unavoidable to facilitate minerals extraction. Proposals must, however, minimise noise levels and apply best practice in noise reduction. The proposal should not result in an unacceptable rise in background noise levels at the nearest sensitive receptors, in line with current Government guidance and Local Plan (Part Two) policy DM 30.</u>"</p> <p><b>Amend criterion 11(iii) of the policy text as follows:</b></p> <p>"iii. will be removed from the site <u>as soon as practicable and within six months</u> of the cessation of mineral extraction unless there are overriding advantages in connection with a related extraction proposal and the primary use is directly associated with the mineral extraction at the site."</p> <p><b>Amend paragraph 9.34 of the policy explanation text as follows:</b></p> <p><u>"It should be noted that some noisy short-term activities, which may otherwise be regarded as unacceptable, are unavoidable to facilitate minerals extraction. Noise / vibration impact assessments must be carried out in accordance with current guidance and in agreement with the Council's Environmental Protection team. Where the need to mitigate noise is identified, the applicant shall carry out detailed investigations and submit appropriate levels of mitigation, including details of the noise output, and the provision of purpose designed attenuation for all noise generative plant and equipment."</u></p>		<p>minimising noise levels and applying best practice in noise reduction. The policy also already states that adverse impacts on designated biodiversity sites must be avoided, in line with Policy DM 44 and project-level HRA may be required. As such, the modifications are unlikely to result in significant additional adverse effects.</p>

Modification reference number	Policy	Modification	Findings of the HRA (August 2018)	Changes to findings due to modification?
MM 40	M 4 Proposals for exploration, appraisal or production of hydrocarbons	<p><b>Amend criterion 2 of the policy text as follows:</b></p> <p>“2. gas emissions from exploration, appraisal or production operations and from associated transport methods are controlled and minimised using the best available technology. Gas emissions must not have a significant detrimental impact on air quality, residential amenity or the environment, in line with Local Plan (Part One) policy <u>STRAT 1 and SOC 5</u>,”</p> <p><b>Amend criterion 3 of the policy text as follows:</b></p> <p>“3. it can be ensured that any noise and/or vibration is controlled, mitigated or removed at source so that proposed noise and/or vibration levels are acceptable and will not have a significant detrimental impact on residential amenity or human health, in line with Local Plan (Part One) policy SOC 5. <u>Where there is potential for a proposal to result in noise or vibration impacts which affect residential properties, or other sensitive receptors, the applicant must undertake a noise / vibration impact assessment. Some noisy short-term activities, which may otherwise be regarded as unacceptable, are unavoidable to facilitate minerals extraction. Proposals must, however, minimise noise levels and apply best practice in noise reduction. The proposal should not result in an unacceptable rise in background noise levels at the nearest sensitive receptors, in line with current Government guidance; and Local Plan (Part Two) policy <b>DM 30</b>;</u>”</p> <p><b>Amend criterion 11 of the policy text as follows:</b></p> <p>“11. well pads and associated plant, buildings and other structures are designed and located within the site to minimise visual intrusion, and impact on landscape where possible. They are screened from sensitive locations <u>if required and are</u> appropriately finished and coloured to assimilate into their surroundings if required, taking account of the short-term nature of the operations.”</p>	<p>LSE alone.</p> <p>LSE in combination N/A as policy already screened in as it will have LSE alone.</p>	<p>Still LSE alone.</p> <p>Adding reference to unavoidable noisy short-term activities to the policy text and removing reference to unacceptable rise in background noise levels and the link to policy DM 30 could have a potential impact on disturbance of protected species. However, text has been added to the policy relating to noise impact assessments, minimising noise levels and applying best practice in noise reduction. As such, the modifications are unlikely to result in significant additional adverse effects.</p>

Modification reference number	Policy	Modification	Findings of the HRA (August 2018)	Changes to findings due to modification?
		<p><b>Amend criterion 13 of the policy text as follows:</b></p> <p>“13. it is appropriately screened from public view <u>if required</u> and would not have an unacceptable impact on the landscape or visual amenity;”</p> <p><b>Amend criterion 17 of the policy text as follows:</b></p> <p>“17. it is appropriately screened from public view <u>if required</u> and would not have an unacceptable impact on the landscape or visual amenity.”</p> <p><b>Amend paragraph 9.51 of the policy explanation text as follows:</b></p> <p>“The Oil and Gas Exploration, Production and Distribution SPD provides more detail about the role of the statutory bodies. As the other statutory bodies are responsible for assessment, control and monitoring of issues such as fugitive emissions, water quality and safety, these issues have not been covered by detailed criteria within the oil and gas policy. The view of these three statutory bodies will be taken into account when determining planning applications. The Oil and Gas Exploration, Production and Distribution SPD includes additional detail relating to the criteria within the policy, for example in terms of landscape protection, flaring, <u>and</u> traffic and transport <del>and identifying acceptable noise levels.</del>”</p> <p><b>Insert additional text after paragraph 9.51 of the policy explanation as follows:</b></p> <p><u>“9.52 Noise / vibration impact assessments must be carried out in accordance with current guidance and in agreement with the Council’s Environmental Protection team. Where the need to mitigate noise is identified, the applicant shall carry out detailed investigations and submit appropriate levels of mitigation, including details of the noise output, and the provision of purpose designed attenuation for all noise generative plant and equipment.”</u></p>		

Modification reference number	Policy	Modification	Findings of the HRA (August 2018)	Changes to findings due to modification?
<b>Development Management</b>				
MM 41	DM 2  Impact on residential amenity	<p><b>Amend the policy text as follows:</b></p> <p>"In line with Local Plan (Part One) policy SOC 5, all proposals for new development will be expected to safeguard the quality of life for residents within the development and those living nearby. Development will only be supported where it: <u>does not result in a significant adverse impact upon the residential amenity of the occupiers of existing properties or future occupiers of the proposed development, including:</u></p> <ul style="list-style-type: none"> <li>• <u>outlook</u></li> <li>• <u>privacy</u></li> <li>• <u>light</u></li> <li>• <u>noise</u></li> <li>• <u>odour</u></li> </ul> <p><u>In respect of light, regard will be had to loss of sunlight and daylight, and to the impact of artificial light.</u></p> <p><del>1. does not have a significant adverse impact on the outlook, privacy, light, overshadowing and amenity of the occupiers of existing neighbouring properties and future occupiers of the proposed development;</del></p> <p><del>2. Residential development must</del> includes an appropriate quantity and quality of outdoor private amenity space, having regard to the type and size of the proposed development.; <del>and</del></p> <p><del>3. does not result in a significant adverse impact upon the residential amenity of the occupiers of existing properties or future occupiers of the proposed development through noise, odour or light pollution."</del></p>	<p>No LSE alone.</p> <p>No LSE in combination.</p>	<p>Still no LSE alone.</p> <p>Still no LSE in combination.</p>
MM 42	DM 3  Design, character and visual amenity	<p><b>Amend criterion 1 of the policy text as follows:</b></p>	<p>No LSE alone.</p> <p>No LSE in combination.</p>	<p>Still no LSE alone.</p> <p>Still no LSE in combination.</p>



Modification reference number	Policy	Modification	Findings of the HRA (August 2018)	Changes to findings due to modification?
		<p>"1. are designed to respect the scale, character and appearance of any existing building <u>within the site</u> and contribute positively to the character of the area;"</p> <p><b>Amend criterion 2 of the policy text as follows:</b></p> <p>"2. <del>are in keeping with respect and where appropriate enhance</del>; the prevailing layout, urban grain, landscape, density and mix of uses, scale and height, massing, appearance and materials;"</p> <p><b>Amend criterion 4 of the policy text as follows:</b></p> <p>"4. <del>take account of</del> are sympathetic to the characteristics of the development site, its relationship with its surroundings and where appropriate views into, over and out of the site;"</p> <p><b>Amend criterion 5 of the policy text as follows:</b></p> <p>"5. <del>encourage respect and where possible enhance</del> local distinctiveness through the use of building layout, design, materials, architectural detailing, public realm and boundary treatment;"</p> <p><b>Amend criterion 7 of the policy text as follows:</b></p> <p>"7. <del>are designed to</del> create safe environments and reduce the fear of crime in the area;"</p>		
MM 43	DM 6  New agricultural and forestry buildings	<p><b>Amend criterion 1 of the policy text as follows:</b></p> <p>"it is demonstrated that there is an <del>established operational</del> need for the development in connection with the agricultural or forestry enterprise";</p>	<p>LSE alone.</p> <p>LSE in combination N/A as policy already screened in as it will have LSE alone.</p>	<p>Still LSE alone.</p> <p>No significant additional adverse effects.</p>

Modification reference number	Policy	Modification	Findings of the HRA (August 2018)	Changes to findings due to modification?
MM 44	DM 7  Rural diversification of land based businesses	<b>Amend criterion 4 of the policy text as follows:</b>  “development proposals must minimise and mitigate any impacts on the character, amenity, visual appearance and landscape quality of the area, <del>historic assets</del> , or on any wildlife habitats, <u>the significance of historic assets</u> , and where possible lead to environmental improvements in line with other relevant development plan policies;”	No LSE alone.  No LSE in combination.	Still no LSE alone.  Still no LSE in combination.
MM 45	DM 8  Equestrian development	<b>Amend the policy text as follows:</b>  “Proposals for equestrian development <u>will be supported where they meet the requirements of must demonstrate how they meet the following criteria in addition to</u> Local Plan (Part One) policy STRAT 9 and other relevant development plan policies, <u>and where all of the following criteria can be met:</u>  1. the proposal <del>is should</del> not, either by itself or cumulatively, <del>be</del> detrimental to the character of the rural landscape. <u>Consideration must be given or visual amenity due to existing landscape patterns; it's the scale, design and siting or of the proposal, materials used.</u> including: <del>This includes consideration of</del> construction materials, boundary treatment, <del>floodlighting</del> , siting of areas of hard standing, new or extended access routes, <del>and or</del> other infrastructure related to the equestrian development <del>that could have an adverse impact on the appearance of the landscape;</del>  2. outdoor lighting/floodlighting <del>is should be</del> minimal, <del>and should be</del> designed to <del>not cause</del> <u>avoid</u> a detrimental impact on <u>visual or</u> residential amenity, wildlife or highway safety, <del>and allows whilst allowing</del> safe operation of activities on site;  3. the proposal <del>must is</del> not <del>be</del> significantly detrimental to the amenity of, <u>nor causes</u> nuisance (such as odours) to neighbouring uses;	LSE alone.  LSE in combination N/A as policy already screened in as it will have LSE alone.	Still LSE alone.  No significant additional adverse effects.

Modification reference number	Policy	Modification	Findings of the HRA (August 2018)	Changes to findings due to modification?
		<p><del>4. the proposal must not be detrimental to any site of acknowledged landscape, historical, or archaeological value. It should respect existing landscape patterns and minimise visual impact;</del></p> <p><del>4.5. the proposal should avoids, as far as possible, any detrimental impact on the surrounding biodiversity and wildlife habitats, including hedgerows and trees;</del></p> <p><del>5.6. the proposal should avoids, as far as possible, flood risk areas and should mitigates against flooding where appropriate. Adequate provision is should be made for the disposal of foul and surface water drainage and animal wastes without risk to watercourses;</del></p> <p><del>6.7. the proposal is should be accompanied by a waste management scheme;</del></p> <p><del>7.8. all the proposals should, wherever possible, utilise existing rural buildings and infrastructure. Any additional buildings should be ancillary, small in scale and essential to the operational need of the facility, and wherever possible, be sited close to existing buildings and should be of appropriate design and materials to minimise visual impact;</del></p> <p><del>8.9. the proposal must does not create an unacceptable impact on the highway network, including adverse impacts on existing bridleways and rights of way; and there should be a satisfactory means of vehicular access and parking arrangements (including the provision of areas for loading/unloading of horses);</del></p> <p><del>10. the proposal should not have an adverse impact on existing bridleways and rights of way.</del></p> <p>Proposals for <del>T</del>the development of residential or new visitor accommodation or new housing in connection with equestrian development facilities will be considered in accordance with policies DM 9, DM 10, and DM 19, and other relevant development plan policies."</p>		

Modification reference number	Policy	Modification	Findings of the HRA (August 2018)	Changes to findings due to modification?
MM 46	DM 9  Visitor accommodation	<p><b>Amend criterion 1 of the policy text as follows:</b></p> <p>"1. within the settlement areas of Chester, Ellesmere Port, Northwich and Winsford, new hotels, guest houses, holiday lets and bed and breakfast visitor accommodation will be <del>appropriate</del> <u>supported</u> and preference will be given to city and town centre locations;"</p> <p><b>Delete criterion 4 of the policy text as follows:</b></p> <p><del>"4. in the Green Belt, new build visitor accommodation, static caravan or chalet development or proposals for touring caravan and camping sites are inappropriate forms of development."</del></p> <p><b>Insert an additional paragraph at the end of the policy text as follows:</b></p> <p><b><u>"Green Belt</u></b></p> <p><u>In addition, in line with Local Plan (Part One) policy STRAT 9, proposals for the development of land in the Green Belt must accord with Green Belt policy as set out in the National Planning Policy Framework (NPPF)."</u></p> <p><b>Delete last sentence of paragraph 11.30 of the policy explanation as follows:</b></p> <p><del>"Within the Green Belt, visitor accommodation (whether new build, or material changes of use of land such as static caravan or chalet type development) would only be permissible in cases where other material considerations amounted to very special circumstances sufficient to outweigh the harm to the Green Belt and any other harm arising from the development."</del></p>	<p>No LSE alone.</p> <p>LSE in combination.</p>	<p>Still no LSE alone.</p> <p>Still LSE in combination. No significant additional adverse effects.</p>
MM 47	DM 10  Caravans and camping sites	<p><b>Amend criterion 3 of the policy text as follows:</b></p> <p>"3. <del>it the layout</del> is designed to incorporate existing landscape features and provide open areas, <u>screening</u> and landscape buffers;"</p>	<p>No LSE alone.</p> <p>LSE in combination.</p>	<p>Still no LSE alone.</p> <p>Still LSE in combination. No significant</p>

Modification reference number	Policy	Modification	Findings of the HRA (August 2018)	Changes to findings due to modification?
		<p><b>Delete criterion 4 of the policy text as follows:</b></p> <p><del>"4. there is appropriate access, layout and landscaping (including screening) within the site;"</del></p> <p><b>Amend criterion 7 of the policy text as follows:</b></p> <p><del>"6.7. the site is capable of being connected to existing <u>utility</u> services; and"</del></p> <p><b>Insert an additional paragraph at the end of the policy text as follows:</b></p> <p><b><u>"Green Belt</u></b></p> <p><u>In addition, in line with Local Plan (Part One) policy STRAT 9, proposals for the development of land in the Green Belt must accord with Green Belt policy as set out in the National Planning Policy Framework (NPPF)."</u></p> <p><b>Amend paragraph 11.31 of the policy explanation as follows:</b></p> <p>"Local Plan (Part One) policy ECON 3 states that proposals for touring recreational caravan and camping sites in the countryside should be small in scale to limit impact on landscape and utilise or be well related to existing rural buildings, subject to Local Plan (Part One) policy STRAT 9, Local Plan (Part Two) policy DM 9 on visitor accommodation and other relevant development plan policies. The policy includes, but is not restricted to, touring caravan and camping sites, static caravans, chalets (or other forms of static accommodation such as pods, yurts and tepees) for tourism use. This is to ensure that new visitor accommodation is provided in the most sustainable locations where they are accessible by sustainable modes of transport and have access to services and facilities. <u>Camping and caravan sites are considered as tourism development not outdoor recreation in line with Local Plan (Part One) policy ECON 3. Therefore proposals in the Green Belt will have to meet the requirements of Local Plan (Part One) policy STRAT 9.</u>"</p>		additional adverse effects.

Modification reference number	Policy	Modification	Findings of the HRA (August 2018)	Changes to findings due to modification?
		<p><b>Amend paragraph 11.34 of the policy explanation, as follows:</b></p> <p>“Local Plan (Part One) policy ENV 2 requires that development proposals should protect and where possible enhance landscape character and local distinctiveness. Where development proposals are suitably located, additional criteria is provided in this policy to ensure that the landscape characteristics are recognised and incorporated into the design of new developments. Appropriate facilities can be defined as a utility block (toilets, showers and drinking water supply). <u>These facilities and ancillary buildings should be of a scale appropriate to the level of camping and caravanning provided on the site.</u>”</p>		
MM 48	DM 13  Oulton Park	<p><b>Amend criterion 7 of the policy text as follows:</b></p> <p>“new built development must be sited either <del>in association with</del> <u>near</u> to existing buildings on the site or in locations where its impact on biodiversity and residential amenity would be reduced.”</p>	<p>LSE alone.</p> <p>LSE in combination N/A as policy already screened in as it will have LSE alone.</p>	<p>Still LSE alone.</p> <p>No significant additional adverse effects.</p>
MM 49	DM 14  City and town centres	<p><b>Amend the third paragraph of the policy text as follows:</b></p> <p>“Within secondary shopping frontages in Chester and Northwich or the primary shopping area in the other town centres, the loss of A1 retail uses to A2, A3, A4, A5 or D2 uses will only be supported where the overall <del>retail function</del> <u>vitality and viability</u> is not undermined, they complement the existing retail offer and all of the following criteria are satisfied.”</p> <p><b>Amend the sixth paragraph of the policy text as follows:</b></p> <p>“Within the historic Rows, as identified on the policies map, new development must encourage footfall and provide interest through active frontages, with the retention of historic frontages as a priority. The provision of A1, A3 and A4</p>	<p>No LSE alone. No LSE in combination.</p>	<p>Still no LSE alone.</p> <p>Still no LSE in combination.</p>

Modification reference number	Policy	Modification	Findings of the HRA (August 2018)	Changes to findings due to modification?
		uses will be supported and the loss of these uses resisted. Other uses that contribute to the visitor economy <del>could also will be supported acceptable.</del>		
MM 50	DM 16  Shopfronts	<p><b>Amend the first paragraph of the policy text as follows:</b></p> <p>"Proposals for new shopfronts or alterations to <del>existing façades of shops</del> <del>shopfronts of shops</del> or commercial premises, <del>including proposals for blinds, canopies or awnings,</del> will be supported subject to meeting the requirements of other relevant development plan policies and <del>where relevant all of the following criteria:</del>"</p> <p><b>Amend the fourth criterion of the policy text as follows:</b></p> <p><del>"4. proposals affecting listed buildings and in conservation areas will preserve or enhance their character and appearance and that of their setting</del></p> <p><del>accord with the historic environment policies of the plan (DM46-50), where relevant,; and"</del></p> <p><b>Delete the fifth criterion of the policy text as follows:</b></p> <p><del>"5. proposals on listed buildings will be subject to listed building consent."</del></p> <p><b>Delete the second paragraph of the policy text as follows:</b></p> <p><del>"Proposals for blinds, canopies or awnings will be supported where they respect the architectural character and features of the building on which it is proposed to install them and the character and appearance of the local area. Proposals should not obscure features of architectural or historic interest or are uncharacteristic of a building's design."</del></p> <p><b>Amend the third paragraph of the policy text as follows:</b></p>	No LSE alone. No LSE in combination.	Still no LSE alone.  Still no LSE in combination.



Modification reference number	Policy	Modification	Findings of the HRA (August 2018)	Changes to findings due to modification?
		"Proposals for shutters and other security measures will <u>only</u> be supported <del>providing where</del> a need can be demonstrated and the design does not introduce obtrusive features, fixtures or fittings or harm the character or appearance of the building or the character of the area. Externally located grilles or security shutters will not normally be acceptable on traditional and historic shopfronts, or in conservation areas."		
MM 51	DM 17  Advertisements	<p><b>Amend the policy text as follows:</b></p> <p><del>"Proposals for advertisement consent will be supported provided that the requirements of the relevant development plan policies are met and all of the following criteria:</del></p> <p><del>1. the advertisements are sensitively designed and located and not be detrimental to the architectural character of the building on which they are to be displayed, being located at ground floor fascia level and not obscuring the architectural features of the building, and the general characteristics of the locality;</del></p> <p><del>2. the size, scale, materials, colour scheme of the advertisements are not detrimental to the character of the building on which they are to be displayed and the general characteristics of the locality;</del></p> <p><del>3. the cumulative impact of the advertisements would not be detrimental to the character of the building on which they are to be displayed and/or the general characteristics of the locality; and</del></p> <p><del>4. the advertisements are not visually prominent in their landscape/townscape setting and do not create a detrimental impact on visual amenity or a danger to public safety.</del></p> <p><del>Proposals for the illumination of advertisements will be supported provided that all of the following criteria are met:</del></p>	<p>No LSE alone.</p> <p>No LSE in combination.</p>	<p>Still no LSE alone.</p> <p>Still no LSE in combination.</p>

Modification reference number	Policy	Modification	Findings of the HRA (August 2018)	Changes to findings due to modification?
		<p>5. the means of illumination reflects the character of the building on which they are to be displayed and the immediate surroundings;</p> <p>6. the proposed illumination is unobtrusive and discreet in its form;</p> <p>7. the proposed illumination is of a quality which enhances the advertisement display; and</p> <p>8. the illumination is proposed only for the permitted hours of use of the building.</p> <p>Advertisements that are not located on the ground floor part of a business premises containing the main access or shopfront, are unrelated to the business premises on which they are to be displayed, are located in advance of the business being advertised, temporary advertisements, and the use of land or buildings for the general display of advertisements will not normally be supported unless they would not have a detrimental effect upon the amenity of the locality or public safety, or they are required to overcome a highway safety hazard.</p> <p>Applications for advertisements within Areas of Special Advertisement Control, as identified on the policies map, must respect the special character of the area and maintain its amenity value.</p> <p><u>Applications for advertisement consent will be supported provided there is no unacceptable harm to amenity and public safety. In the interest of amenity and public safety, the size, position, materials, colour scheme and means of illumination of advertisements must be designed to respect the general characteristics of the locality and the architectural character of the building on which they are to be displayed. Advertisements on buildings should be proportionate to the scale of the building and should not obscure architectural features.</u></p> <p><u>Illuminated advertisements will be supported in settlements where illuminated advertisements are a feature of the locality and the use of the premises is such that it is expected to operate outside of daylight hours throughout the year.</u></p>		

Modification reference number	Policy	Modification	Findings of the HRA (August 2018)	Changes to findings due to modification?
		<p><u>Illumination will normally be restricted to the opening hours of the premises.</u></p> <p><u>Advertisements that satisfy the above criteria and are located below the first-floor level of a business premises frontage containing the main access or shopfront will be supported. The use of land or buildings for the display of advertisements unrelated to the premises on which they are to be displayed, and advertisements that are located some distance from the business being advertised, or are temporary advertisements, will not normally be supported unless it can be demonstrated that it would result in an enhancement to amenity or public safety.</u></p> <p><u>In assessing impacts on amenity and public safety regard will be had to the cumulative impact of advertisements."</u></p> <p><b>Amend paragraph 11.66 of the policy explanation as follows:</b></p> <p><u>"The Town and Country Planning (Control of Advertisements) (England) Regulations 2007 apply to applications for advertisement consent. The Regulations state that the Council should exercise its powers in the interest of amenity and public safety. Factors relevant to public safety are specified in Regulation 3 and the policy sets out the criteria that will be used in assessing amenity. Local Plan (Part One) policy ENV 6 requires new development to respect local character, provide a high quality public realm, be sympathetic to heritage and landscape assets and make the best use of high quality materials. Insensitive advertising can detract from the appearance of individual buildings or the general characteristics of the locality. Advertisements which are poorly designed and sited, whether on buildings or free standing, can appear as incongruous and obtrusive features."</u></p> <p><b>Amend paragraph 11.69 of the policy explanation as follows:</b></p>		

Modification reference number	Policy	Modification	Findings of the HRA (August 2018)	Changes to findings due to modification?
		<p><del>"Advertisements consisting of moving signs; moving messages or intermittent lighting are usually considered to be harmful to the interests of amenity and public safety and will normally not be permitted. Advertisements should respond to the character of the building and surrounding environment. The Council will pay special attention to the quality and appropriateness of advertisement displays in respect of listed buildings and conservation areas in line with other relevant development plan policies. Illuminated and/or, full-motion advertising displays or messages (or those which give the impression of continuous movement) will be given very careful consideration to ensure that they do not harm amenity or public safety. Intermittent (flashing) illumination is unlikely to be acceptable in the interests of amenity and public safety."</del></p> <p><b>Amend paragraph 11.70 of the policy explanation as follows:</b></p> <p><del>"The cumulative effect of illuminated adverts can seriously detract from the after hours character of an historic location, such as Chester and Northwich and special illumination of shop signs will not be deemed appropriate if the level of street lighting and lighting from the shop windows is adequate for trading purposes. Discrete lighting, such as halo or downlighters will normally be acceptable, trough lighting will not normally be accepted. Advertisement that requires illumination should be a night time use. The illumination of advertisements should be confined to premises which routinely carry out a significant proportion of their business at night, and must be discrete. Regard will be had to the adequacy of existing street lighting and light from the windows of premises. In the interest of amenity, internal illumination of signs should preferably be by means of 'halo' illumination or, in limited circumstances, letters-only lighting (for example, individual letters or fret-cut or similar face panels, so that light may be seen only through the lettering / logo etc with the background being opaque). External illumination in the form of downlighters or overhead trough lighting may also be acceptable, provided it is directed so as to only</del></p>		

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		<p><u>illuminate the sign or forms part of a considered architectural lighting scheme."</u></p> <p><b>Amend paragraph 11.72 of the policy explanation as follows:</b></p> <p>"There can be pressure for advance signs, particularly as a result of the advertising needs of rural businesses, or in the urban area where intricate street patterns and narrow pavements may inhibit standard advertising practices. <u>Wherever practical, Provided it can be demonstrated that signage would be acceptable in respect of amenity and public safety, wherever practical</u> businesses in the same general location, or in bypassed communities, will be encouraged to combine their essential advertising needs so as to avoid a proliferation of advance signs. <u>Advertisements that are unrelated to the business premises on which they are to be displayed, are located some distance from the business being advertised, temporary advertisements, and the use of land or buildings for the general display of advertisements will not normally be supported unless they would have a positive effect upon the amenity of the locality or public safety (for example, they are required to overcome a highway safety hazard).</u>"</p> <p><b>Amend paragraph 11.73 of the policy explanation as follows:</b></p> <p><u>"The borough has a designated Area of Special Advertisement Control to protect the countryside. Applications for advertisements within this area will additionally have to demonstrate how the proposal respects the special rural character of the area and maintains its amenity value. An Area of Special Control of Advertisements places additional restrictions on the display of advertisements. For example, some deemed consent classes are subject to reduced size limits; and some types of advertising (for example, general poster display hoarding) are not permitted at all. The Regulations are complex and the Council's advice should be sought where the proposed advertisement is within the designated area as shown on the policies map."</u></p>		

Modification reference number	Policy	Modification	Findings of the HRA (August 2018)	Changes to findings due to modification?
		<p><b>Amend paragraph 11.74 of the policy explanation as follows:</b></p> <p>"The Council will look to review the Chester city supplementary planning document relating to advertisements and banners. A general restriction on licensing 'A' boards in Chester city centre <del>is expected to commence</del> <u>commenced</u> in January 2018. Alongside the general restriction, an exception will be made for a trial permitting licensed shared directional 'A' boards advertising businesses on the (upper) Rows or businesses with no frontage on a main thoroughfare and without other physical means of advertising their location, subject to an overall restriction on the number of 'A' boards in any given street."</p>		
MM 52	DM 18  ICT and telecommunications	<p><b>Amend criterion 5 of the policy text as follows:</b></p> <p>"the proposal has <del>special</del> regard to the <del>Green Belt</del> and the natural and historic environment where the quality of the landscape/<del>townscape</del> may be particularly sensitive to the intrusion of communications infrastructure; <del>including conservation areas and listed buildings;</del>"</p> <p><b>Insert an additional criterion, after criterion 6 of the policy text as follows:</b></p> <p><u>"7. they accord with the historic environment policies of the plan (DM46-50), where relevant."</u></p> <p><b>Amend the final sentence of the last paragraph of the policy text as follows:</b></p> <p>"Masts, aerials and satellite dishes should be located on a wall or roof slope that does not face a public highway, <u>where practicable</u>, and must not result in harm to residential amenity."</p> <p><b>Insert an additional paragraph at the end of the policy text as follows:</b></p> <p><u>"Green Belt</u></p>	<p>No LSE alone.</p> <p>No LSE in combination.</p>	<p>Still no LSE alone.</p> <p>Still no LSE in combination.</p>

Modification reference number	Policy	Modification	Findings of the HRA (August 2018)	Changes to findings due to modification?
		<u>In addition, in line with Local Plan (Part One) policy STRAT 9, proposals for the development of land in the Green Belt must accord with Green Belt policy as set out in the National Planning Policy Framework (NPPF)."</u>		
MM 53	DM 19  Proposals for residential development	<p><b>Amend sub-criteria vi, vii, viii and ix of criterion 7 of the policy text as follows:</b></p> <p>"vi. it would result in an enhancement of the site and the rural setting; <u>and</u></p> <p>vii. the design and layout of the development fully reflects the rural character of and area and does not 'urbanise' the countryside; <u>and</u></p> <p><del>viii. the existing buildings are redundant; and</del></p> <p><del>ix. the original purpose of the building was not for a use ancillary or incidental to a dwellinghouse (e.g. garage)."</del></p>	<p>No LSE alone.</p> <p>LSE in combination.</p>	<p>Still no LSE alone.</p> <p>Still LSE in combination. No significant additional adverse effects.</p>
MM 54	DM 20  Mix and type of new housing development	<p><b>Delete the second paragraph of the policy text as follows:</b></p> <p><del>"Subject to viability and design considerations all new build dwellings must meet the optional higher Building Regulations standard for accessible and adaptable dwellings. Where there is an identified need the Council will also seek a proportion of wheelchair user dwellings."</del></p> <p><b>Amend criterion 2 of the policy text as follows:</b></p> <p>"2. requirements of an ageing population and people wishing to downsize, including where justified the provision of <u>adaptable and accessible homes and/or</u> single-storey dwellings; and"</p> <p><b>Amend paragraph 12.15 of the policy explanation as follows:</b></p> <p>"The Council's Strategic Housing Market Assessment (SHMA) identified that an ageing population is a significant issue for the borough but also that the majority of elderly people would</p>	<p>No LSE alone.</p> <p>No LSE in combination.</p>	<p>Still no LSE alone.</p> <p>Still no LSE in combination.</p>

Modification reference number	Policy	Modification	Findings of the HRA (August 2018)	Changes to findings due to modification?
		<p>wish to stay in their own homes. Therefore new build homes should be constructed to Part M4 Category 2 of the Building Regulations (2010) standards (Accessible and Adaptable dwellings) which are similar to the previous 'Lifetime Homes' standard. The aim will be to achieve this standard in market and affordable housing. Government guidance on the appliance of optional Building Regulation standards enables the Council to require dwellings to meet the needs of wheelchair users as specified under Part M4 (3) Category 3 (Wheelchair Accessible Standards). This requirement can only apply to dwellings that the local authority is responsible for allocating or nominating to live in that dwelling therefore account will be taken of the Council's housing register to determine whether any affordable dwelling provision should be wheelchair accessible. Policy SOC 3 of the Local Plan (Part One) sought to address this issue through requiring new housing development to take account of the needs of an ageing population that could include the provision of Lifetime Homes, bungalows and extra care housing. Local Plan (Part One) policy ENV 6 identifies Lifetime Homes as an appropriate standard to help guide development across the borough. Since adoption of the Local Plan (Part One) the Government no longer supports references to Lifetime Homes in planning policies, the standards of which are now broadly reflected in the requirements of Building Regulations M4(2) (accessible and adaptable dwellings). Homes built to this standard are designed to meet the needs of occupiers throughout their lifetime and the provision of housing that complies with Building Regulations M4(2) as part of major developments may help demonstrate that the needs of an ageing population have been addressed in line with policy SOC 3, through high quality design and construction in line with policy ENV 6."</p> <p><b>Amend paragraph 12.17 of the policy explanation as follows:</b></p> <p>"Ensuring that housing design is flexible enough to be easily adapted to meet changing needs over time is a key priority of the Council's Vulnerable and Older People's Accommodation</p>		



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		<p>Plan. Basic requirements such as ensuring staircases are straight and power points are provided at the correct level and in the correct locations (such as at the bottom of staircases) should be included in all new developments for future proofing, including dementia friendly design principles. Measures to future proof new housing could include: straight staircases; the correct location of power points (such as at the bottom of staircases) and at the right level; and including dementia friendly design principles, in new developments. Further information could be included in supplementary guidance where appropriate.”</p> <p><b>Amend paragraph 12.20 of the policy explanation as follows:</b></p> <p>“The Council will work with developers to agree on the most appropriate mix and type and it may not always be possible to provide a range of dwellings across all sites. The most up to date evidence of need at borough and local level should be fully taken into account. The Council recognises that the most appropriate housing mix and the application of higher optional design standard may not always be achievable and account will be taken of any negative impacts on the viability of a scheme and local design considerations when determining the most suitable mix and type. The provision of application of the higher optional standard a proportion of new dwellings built to comply with Building Regulations part M4(2) may also contribute towards meeting the requirements of an ageing population in relation to major developments. Whole plan viability testing has identified that in some areas of the borough, particularly on brownfield sites, development requirements including affordable housing delivery, may be harder to secure. The Council will work with developers to ensure that viable schemes can come forward and deliver housing that best suits the need of the local area.”</p>		
MM 55	DM 21	<b>Amend the first paragraph of the policy text as follows:</b>	No LSE alone.	Still no LSE alone.

Modification reference number	Policy	Modification	Findings of the HRA (August 2018)	Changes to findings due to modification?
	Development within the curtilage of a dwellinghouse	<p>"Proposals within the residential curtilage of a dwellinghouse for extensions, alterations, new outbuildings or structures, annexe accommodation, replacement dwellings, boundary treatments and hard surfacing, will only be supported where they meet the <u>relevant</u> criteria set out below.</p> <p><b>Amend criterion 3 of the policy text as follows:</b></p> <p>"3. <del>the resulting development would include</del>suitable provision <u>is included</u> for access and parking;"</p> <p><b>Amend the fourth paragraph of the policy text as follows:</b></p> <p><b><u>"Replacement dwellings</u></b></p> <p><del>Proposals for The</del>replacement of <del>existing</del>dwellings will be supported <u>where only</u> if all of the following criteria are met:"</p> <p><b>Amend criteria 3-5, following the fourth paragraph of the policy text, as follows:</b></p> <p>"3. the replacement dwelling would <u>not be significantly larger than the existing dwelling and is</u>be in keeping with the scale, character and appearance of its surroundings;.</p> <p><del>4. the replacement dwelling would not be significantly larger than the existing dwelling; and</del></p> <p><del>4.5:</del> in the Green Belt, the replacement dwelling would not be materially larger than the existing dwelling."</p> <p><b>Amend the fifth paragraph of the policy text as follows:</b></p> <p><b><u>"Extending residential gardens</u></b></p> <p>In the countryside, outside of identified settlements proposals for the extension of residential garden land will not be supported. <del>Within the Green Belt, such changes</del></p>	No LSE in combination.	Still no LSE in combination.

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		<p>of use of land amount to inappropriate development and will not be supported unless other considerations amount to very special circumstances which clearly outweigh the potential harm to the Green Belt by reason of inappropriateness, and any other harm."</p> <p><b>Amend the sixth paragraph of the policy text as follows:</b></p> <p><b><u>"Boundary treatments and hard surfacing</u></b></p> <p>The provision of a fence, wall, gate or means of enclosure and hard surfaced areas will only be supported where the first <del>four</del><u>three</u> criteria for 'Extensions, alterations and outbuildings/structures', set out above, are met. Particular regard will be had to the loss of existing soft landscaping and the prevailing character of boundary treatments in assessing the impacts of the proposed development. <del>Proposals for the development of land in the Green Belt must also accord with Green Belt policy as set out in the National Planning Policy Framework (NPPF).</del>"</p> <p><b>Insert an additional paragraph at the end of the policy text as follows:</b></p> <p><b><u>"Green Belt</u></b></p> <p><del>In addition, in line with the Local Plan (Part One) policy STRAT 9, proposals for the development of land in the Green Belt must also accord with Green Belt policy as set out in the National Planning Policy Framework (NPPF).</del>"</p> <p><b>Amend paragraph 12.22 of the explanatory text for the policy as follows:</b></p> <p>"The increase in size of the original or existing dwelling will generally be determined by assessing the net increase in floorspace (measured externally). In cases where the increase proposed involves an increase in the overall building height, the net increase in volume (measured externally), will also be taken in to account. This assessment will not include any allowance or credit from the demolition of existing detached buildings or structures. In</p>		

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		<p>the countryside, and in the Green Belt, where the limits of the policy have been reached, <del>the Council may, when granting planning permission is granted, planning obligations/ conditions may be applied to</del> remove permitted development rights <u>where necessary</u> through the imposition of conditions to control further extensions or outbuildings/structures."</p> <p><b>Amend paragraph 12.26 of the explanatory text for the policy as follows:</b></p> <p>"The assessment of whether a development is in keeping with the character and appearance of, and is subordinate to, the original dwelling and surrounding properties, and the wider setting, will have particular regard to the design, scale, height, massing, material finishes, visual appearance and character of buildings, and the prevailing layout and landscaping of the development. <del>In the Green Belt, extensions or replacement buildings which are higher than the original building will be regarded as being disproportionate additions or materially larger, respectfully. In the Green Belt, extensions or replacement buildings which are materially higher than the original building are likely to be regarded as disproportionate additions or materially larger.</del>"</p>		
MM 56	DM 22  Change of use to dwellinghouses and residential conversions	<p><b>Amend criterion 1 of the policy text as follows:</b></p> <p>"1. the building is currently redundant <u>or disused</u>;"</p> <p><b>Delete criterion 2 of the policy text as follows:</b></p> <p>"2. the original purpose of the building was not for a use ancillary or incidental to a dwellinghouse e.g. garage;"</p> <p><b>Amend criterion 3 of the policy text as follows:</b></p> <p>"<del>2.3</del> the building is of permanent and substantial construction and it is suitable for and capable of conversion to residential use</p>	<p>No LSE alone.</p> <p>No LSE in combination.</p>	<p>Still no LSE alone.</p> <p>Still no LSE in combination.</p>

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		<p>without the need for extensions; outbuildings; significant loss of existing fabric, or major or complete reconstruction;"</p> <p><b>Amend paragraph 12.30 of the explanation text to the policy as follows:</b></p> <p>"In the countryside, the Council recognises that the retention and re-use of some redundant <u>or disused</u> rural buildings e.g. traditional brick and slate barns, may have visual benefits and other benefits in terms of re-use of building materials that can outweigh the remoteness of such buildings from access to local services. However, this policy is not intended to encourage the retention of buildings that currently have adverse visual/landscape impact e.g. large agricultural sheds."</p> <p><b>Amend paragraph 12.31 of the explanation text to the policy as follows:</b></p> <p>"In determining whether a building is redundant <u>or disused</u>, where appropriate the Council will have regard to the nature of the most recent use, when the most recent use ceased, and the reason why it ceased. Outbuildings within residential gardens will seldom be considered sufficiently redundant <u>or disused</u> to outweigh the general approach of the Local Plan (Part One) to locate new housing in identified sustainable settlements."</p> <p><b>Delete paragraph 12.33 of the explanation text to the policy as follows:</b></p> <p><del>"Planning permission is commonly granted for domestic outbuildings to serve dwellings in countryside locations, and parliament has granted extensive permitted development rights for such structures. Domestic outbuildings in gardens, built for specific uses ancillary or incidental to existing residences, are rarely likely to become permanently redundant and their conversion will seldom lead to an enhancement of setting. Allowing the conversion of such buildings to housing in the countryside (outside of identified settlements) would significantly undermine the national and local strategy of</del></p>		

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		<del>locating new development in the most sustainable locations."</del>		
MM 57	DM 25  Essential rural workers dwellings	<p><b>Amend criterion 6 of the policy text as follows:</b></p> <p><del>"6. the new dwelling is tied (through planning condition and/or legal obligation) to the farm holding/rural business under which it operates; and occupation of the dwelling will be restricted to persons employed in agriculture, forestry, or other land-based rural enterprise, or the widow or widower of such a person or any resident dependants;"</del></p> <p><b>Insert an additional criterion, after criterion 6 of the policy text as follows:</b></p> <p><del>"7. where new dwellings are approved on the basis that they are vital to the success of a specific rural enterprise, provisions will be put in place to ensure that they remain available for that purpose in perpetuity; and"</del></p> <p><b>Insert an additional paragraph after paragraph 12.53 of the explanatory text as follows:</b></p> <p><del>"Where new dwellings are approved on the basis that they are vital to the success of a specific rural enterprise, it is reasonable and necessary to seek to ensure that they remain available for that purpose in perpetuity and the Council will use legal agreements to secure this. Where it can be demonstrated that the essential need for a dwelling to serve the enterprise has fallen away, the Council has been and will continue to be flexible in removing legal obligations."</del></p>	<p>No LSE alone.</p> <p>No LSE in combination.</p>	<p>Still no LSE alone.</p> <p>Still no LSE in combination.</p>
MM 58	DM 26  Specialist accommodation	<p><b>Amend the fifth paragraph of the policy text as follows:</b></p> <p><del>"New specialist accommodation must be well-located in relation with good accessibility to a range of existing services and facilities, and with good access to public transport. New facilities, including large scale</del></p>	<p>No LSE alone.</p> <p>No LSE in combination.</p>	<p>Still no LSE alone.</p> <p>Still no LSE in combination.</p>

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		<p>extra care village developments, outside of settlement boundaries will be resisted in line with Local Plan (Part One) policy STRAT 9.”</p> <p><b>Amend the sixth paragraph of the policy text as follows:</b></p> <p>“Proposals for hostel accommodation should be <del>sympathetically</del> located within identified settlements, to provide a suitable location for its residents to access local services and facilities, and to minimise potential conflict or impacts on surrounding uses.”</p>		
MM 59	DM 28  Houses in multiple occupation	<p><b>Amend criterion 3 of the policy text as follows:</b></p> <p>“the additional HMO <del>meets</del> <del>has regard to</del> the amenity standards set out in the Physical Property Standards – Shared houses/flats document published by Cheshire West and Chester Council in 2012 and any relevant standards set by national housing legislation and guidance;”</p> <p><b>Amend the last paragraph of the policy text as follows:</b></p> <p>“Where a proposal is made in a road/street with an existing <u>very high</u> level of HMO properties, the change of use of the remaining properties will be permitted where <del>there is no further this would not result in a detrimental</del> change to the overall character of the area, and <u>where the application is supported by evidence that there is no reasonable demand for the existing C3 (dwellinghouse) use.</u>”</p> <p><b>Amend paragraph 12.64 of the policy explanation as follows:</b></p> <p>“<del>The</del> Proposals should have regard to <u>the Houses in Multiple Occupation and Student Accommodation SPD which provides additional guidance including a density calculation and potential exceptions to this. This states that where the vast majority (around 80 percent or more) of existing properties surrounding the application site within the defined area of impact</u></p>	<p>No LSE alone.</p> <p>No LSE in combination.</p>	<p>Still no LSE alone.</p> <p>Still no LSE in combination.</p>

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		<u>are HMOs, the retention of the remaining C3 dwellings may have little impact on the balance and mix of households."</u>		
MM 60	DM 29  Health impacts of new development	<b>Amend paragraph 13.11 of the policy explanation as follows:</b>  "Hot food takeaways in close proximity to schools have the potential to impact health, especially children. <del>Such applications should be located in a retail centre as set out in the Local Plan (Part One) policy ECON 2 and Local Plan (Part Two) policy DM 15.</del> These applications could give rise to significant adverse impacts on residential amenity in terms of noise, vibrations, odours, traffic disturbance, litter or hours of operation as a result of the proposed premises. Planning conditions may be used to mitigate impacts to protect health and residential amenity."	No LSE alone.  No LSE in combination.	Still no LSE alone.  Still no LSE in combination.
MM 61	DM 30  Noise	<b>Amend the policy text as follows:</b>  "In line with Local Plan (Part One) policy SOC 5, development must not give rise to significant adverse impacts on health and quality of life, from noise. <u>Development which generates noise or is sensitive to it will only be permitted where it accords with the development plan and does not have an unacceptable adverse impact on human health or quality of life.</u>  <del>Industrial and commercial development, including oil and gas development and energy generation schemes, shall not result in an unacceptable rise in background noise levels as measured as an L90dB(A). Where development, likely to produce industrial or commercial noise, is proposed adjacent or near to noise sensitive receptors, noise levels from the development shall be determined as a rated sound level in accordance with British Standard BS4142:2014 and shall be 5dB(A) or more below the background level at the nearest façade of the residential use.</del>  All forms of residential development will be expected to meet all of the following:	No LSE alone.  No LSE in combination.	Still no LSE alone.  Still no LSE in combination. Removing reference to oil and gas developments and removing reference to preventing an unacceptable rise in background noise levels from the policy will reduce the positive effects of the policy on preventing disturbance to designated bird



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		<p><del>1. noise levels within habitable rooms during the day (0700 – 2300 hours) of 35dB LAeq, 16 hours;</del></p> <p><del>2. noise levels within bedrooms during the night (2300 – 0700 hours) of 30dB LAeq, 8 hours and individual noise events should not exceed 45dB LA; and</del></p> <p><del>3. noise levels within outdoor living areas (excluding balconies and communal areas) during the day (0700 – 2300 hours) should not exceed 50dB LAeq, 16 hours.</del></p> <p><del>For the purpose of assessing noise, noise that is intermittent, distinctive, impulsive or tonal in nature will be subject to a correction penalty, as stated in British Standard BS4142:2014, for the purpose of deriving noise rating level. Where noise gives rise to more than one of these characteristics, the penalties applied are additive.</del></p> <p><del>Where residential uses are likely to be affected, Unless it can be demonstrated that a significant adverse impact on residential amenity arising from construction and demolition is unlikely it is expected that demolition and construction works shall be carried out during normal working hours, i.e. 08.00 to 18.00 hours Monday to Friday, and 08.00 to 13.00 hours on Saturdays, with no works being permitted on Sundays or Bank Holidays.</del></p> <p>The Council must be satisfied that the proposed location of any construction/demolition site compound will minimise the noise impact on neighbouring residential uses.”</p> <p><b>Amend paragraph 13.12 of the policy explanation as follows:</b></p> <p>“The impact of noise is a key consideration for residential amenity as stated in Local Plan (Part One) policy SOC 5. This policy covers noise from commercial and industrial uses, <del>oil and gas development</del> and energy generation schemes; including the impacts on residential uses and the expected noise levels within residential development, and should be</p>		<p>species. However, the policy still aims to minimise noise and prevents an unacceptable adverse impact on human health and quality of life, which would also help to protect disturbance of birds. The policy explanation also refers to having regard to the latest relevant noise guidelines and British Standards for noise (or their recognised replacement) and requires preparation of noise reports. As such, the screening conclusion remains no LSE alone, no LSE in combination.</p>

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		<p>considered alongside other relevant development plan policies. <u>Consideration should not only be given to potential increases in noise levels but also changes in the acoustic character of the local noise environment. The Council may prepare further guidance to assist in the application of this policy.</u></p> <p><b>Amend paragraph 13.13 of the policy explanation as follows:</b></p> <p>“The effective control and management of environmental, neighbour and neighbourhood noise should, within the context of Government policy, on sustainable development, contribute to the improvement of health and quality of life. <u>In considering the impact of noise, regard should be had to the residential development targets are taken from the World Health Organisation Guidelines for Community Noise 1999 and the latest British Standards (or their recognised replacement) for both internal and external noise levels.</u> In line with Local Plan (Part One) policy SOC 5, the protection of health (mental and physiological) and <u>prevention of</u> interference with speech communication is a consideration in assessing <del>the</del> planning applications. As such, the relaxation of indoor criteria is not considered appropriate, and generally internal levels can be achieved through design and insulation measures.”</p> <p><b>Amend paragraph 13.14 of the policy explanation as follows:</b></p> <p>“For the purposes of this policy residential development includes uses such as dwellings, care homes (including extra-care/age-restricted) and houses in multiple occupation (HMO's). A relaxation of the external standard <del>to a maximum permitted level of 55dB LAeq 16 hours would only</del> <u>may</u> be considered acceptable in noisier environments such as city centres and urban areas adjoining <u>the</u> strategic transport network <u>having regard to the latest British Standard (or its recognised replacement).</u> <del>In such situations development should be designed to achieve the lowest practicable level in external amenity space. No limit will be</del></p>		

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		<p><u>applied to balconies but all development should be designed to achieve the lowest practicable level in external amenity space."</u></p> <p><b>Amend paragraph 13.15 of the policy explanation as follows:</b></p> <p>"Internal noise levels could be conditioned on approval. New residential development should demonstrate the expected noise levels in habitable rooms when they are unoccupied and with a window partially open or otherwise adequate ventilation to meet the standards outlined in the Building Regulations Approved Document. External noise levels will normally need to be demonstrated in principle as part of the application if there is a significant noise source within close proximity. A noise report should be standard for the majority of residential, industrial and <del>possibly</del> commercial developments <del>where noisy external plant is required</del>. <u>The noise report should follow the approach set out in relevant guidance (or its recognised replacement) which includes: the latest British Standards, the Calculation of Road Traffic Noise and, where appropriate, the Professional Practice Guidance on Planning and Noise.</u></p> <p>In the event that the appropriate level cannot be achieved without mitigation applicants should carry out detailed investigations and submit appropriate levels of mitigation, including details of the noise output, and the provision of purpose designed attenuation for all noise generative plant and equipment."</p> <p><b>Amend paragraph 13.16 of the policy explanation as follows:</b></p> <p>"Noise from construction or demolition works as part of a development can be intrusive or disruptive to local businesses and/or noise sensitive land uses: <del>and regard should be had to the latest</del> <u>Compliance with British Standard, or its recognised replacement BS 5228 'Noise Control on Construction and Open Sites' is expected as a minimum standard.</u> In all instances where alternative working methods exist, the minimisation of noise and vibration</p>		

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		shall be a prime consideration in the choice of technique and equipment used. For this reason, construction or demolition activities should be restricted to daytime periods and have fixed start and finish times <u>i.e. 08.00 to 18.00 hours Monday to Friday, and 08.00 to 13.00 hours on Saturdays, with no works being permitted on Sundays or Bank Holidays unless it can be clearly demonstrated that they will not cause unacceptable disturbance to noise sensitive receptors.</u> The location of any site compound must be submitted to and approved by the Council's Environmental Protection team, to ensure that it is appropriately situated in order to minimise the noise impact on neighbouring residential uses."		
MM 62	DM 35  Open space and new development	<p><b>Amend the second paragraph of the policy text as follows:</b></p> <p>"All new residential development of 11 <del>dwellings units</del> or more must make provision for open space in accordance with the following standards:"</p> <p><b>Amend the title of the second column of Table 14.1 as follows:</b></p> <p>"Quantity standards (m2 per <del>dwelling unit</del>)"</p> <p><b>Amend the title of the second column of Table 14.2 as follows:</b></p> <p>"Threshold (no. of <del>dwellings units</del>)"</p>	<p>No LSE alone.</p> <p>No LSE in combination.</p>	<p>Still no LSE alone.</p> <p>Still no LSE in combination.</p>
MM 63	DM 36  Provision for sport and recreation	<p><b>Amend the third paragraph of the policy text as follows:</b></p> <p>"Proposals to locate an artificial sports surface on an existing playing field will be supported where there is evidence that it meets a strategic need and the sporting benefits are clearly demonstrated. Conversion of an existing artificial sports surface to a different type <u>of surface</u> will only be supported where the up to date evidence base supports the conversion and there will be no detrimental impact to existing sports users."</p>	<p>No LSE alone.</p> <p>No LSE in combination.</p>	<p>Still no LSE alone.</p> <p>Still no LSE in combination.</p>

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MM 64	DM 39  Culture and community facilities	<p><b>Amend the third paragraph of the policy text as follows:</b></p> <p>"Schools (and other community facilities) should, <u>where appropriate</u>, secure play and play community access for sport and recreation through a community use agreement."</p> <p><b>Amend the last paragraph of the policy text as follows:</b></p> <p>"<u>Where appropriate</u>, <del>S</del>significant development should contribute to the provision of locally distinctive public art especially within town centres, on key sites and as part of regeneration schemes."</p>	<p>No LSE alone.</p> <p>No LSE in combination.</p>	<p>Still no LSE alone.</p> <p>Still no LSE in combination.</p>
MM 65	DM 41  Sustainable Drainage Systems (SuDS)	<p><b>Amend the second paragraph of the policy text as follows:</b></p> <p>"SuDS must be included in the early stages of the site design in order to incorporate appropriate SuDS within the development. SuDS schemes will be required to satisfy technical standards and design requirements <del>in accordance with</del> <u>having regard to</u> the Council's Draft SuDS Design and Technical Guidance."</p>	<p>No LSE alone.</p> <p>No LSE in combination.</p>	<p>Still no LSE alone.</p> <p>Still no LSE in combination.</p>
MM 66	DM 46  Development in conservation areas	<p><b>Amend the first paragraph of the policy text as follows:</b></p> <p>"In line with Local Plan (Part One) policy ENV 5, development within or affecting the setting of conservation areas, as identified on the policies map, will be expected to <del>achieve a high quality of design, making a positive relationship between the proposed and existing context by taking account of</del> <u>pay special attention to the desirability of preserving or enhancing the character or appearance of that area, taking account of the significance of heritage assets.</u></p> <p><u>Where applicable, development proposals should take into consideration.</u>"</p> <p><b>Delete criterion 4 of the policy text as follows:</b></p>	<p>No LSE alone.</p> <p>No LSE in combination.</p>	<p>Still no LSE alone.</p> <p>Still no LSE in combination.</p>

Modification reference number	Policy	Modification	Findings of the HRA (August 2018)	Changes to findings due to modification?
		<p><del>"4. the need to retain trees;"</del></p> <p><b>Delete the second paragraph of the policy text as follows:</b></p> <p><del>"Development within or affecting the setting of conservation areas will be supported where it preserves or enhances character or appearance and maintains local distinctiveness, subject to compliance with all other plan policies."</del></p>		
MM 67	DM 47  Listed buildings	<p><b>Amend the policy text as follows:</b></p> <p><del>"In line with Local Plan (Part One) policy ENV 5, development proposals or works, including alterations, extensions and changes of use, will be required to safeguard or enhance listed buildings. shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. Where relevant, development proposals will only be supported which would:</del></p> <ol style="list-style-type: none"> <li><del>1. safeguard</del> conserve the significance of a listed building and its setting, securing its optimum viable use and minimise the harm to any existing heritage assets on the site including any curtilage listed buildings;</li> <li><del>2. retain</del> preserve or enhance a listed building or structure, and any curtilage listed structures or features of special architectural or historic landscape interest.</li> </ol> <p><u>Development within or affecting the setting of listed buildings will be expected to achieve a high quality of design, making a positive relationship between the proposed and existing context by taking account of:</u></p> <ol style="list-style-type: none"> <li><u>3. topography, landscape setting and natural features;</u></li> <li><u>4. existing townscapes, local landmarks, views and skylines;</u></li> <li><u>5. the architecture of surrounding buildings;</u></li> </ol>	<p>No LSE alone.</p> <p>No LSE in combination.</p>	<p>Still no LSE alone.</p> <p>Still no LSE in combination.</p>

Modification reference number	Policy	Modification	Findings of the HRA (August 2018)	Changes to findings due to modification?
		<p><u>6. the need to retain trees;</u></p> <p><u>7. the quality and nature of materials, both traditional and modern;</u></p> <p><u>8. established layout and spatial character;</u></p> <p><u>9. the scale, height, bulk and massing of adjacent townscape;</u></p> <p><u>10. architectural, historical and archaeological features and their settings; and</u></p> <p><u>11. the need to retain historic boundary and surface treatments.</u></p> <p>In the rare event that permission for demolition is granted, conditions will be attached to ensure no demolition shall take place until a scheme for redevelopment has been approved and a contract for the works has been made. This will also apply to any curtilage buildings of the listed building or structures.</p> <p><del>The alteration or extension of a listed building, or of those within the curtilage of a listed building, will only be permitted if it can be demonstrated that the proposals would not have a detrimental impact on the significance, character, structure, scale, design, appearance or setting of the building.</del></p> <p><del>Proposals for the change of use of listed buildings from that for which they were originally designed will only be supported where:</del></p> <p><del>3. they would conserve the architectural or historic character (including the structural and external fabric, interior layout plan form, and detailing) and significance of the building;</del></p> <p><del>4. the proposed use is necessary to ensure the long-term preservation of the buildings; and</del></p> <p><del>5. the proposed use would not require associated development which would adversely affect the environmental setting of the building.</del></p>		

Modification reference number	Policy	Modification	Findings of the HRA (August 2018)	Changes to findings due to modification?
		<p>Development within or affecting the setting of listed buildings will be expected to achieve a high quality of design, making a positive relationship between the proposed and existing context by taking account of:</p> <p>6. topography, landscape setting and natural features;</p> <p>7. existing townscapes, local landmarks, views and skylines;</p> <p>8. the architecture of surrounding buildings;</p> <p>9. the need to retain trees;</p> <p>10. the quality and nature of materials, both traditional and modern;</p> <p>11. established layout and spatial character;</p> <p>12. the scale, height, bulk and massing of adjacent townscape;</p> <p>13. architectural, historical and archaeological features and their settings; and</p> <p>14. the need to retain historic boundary and surface treatments.</p> <p>All applications for <u>development</u> proposals or <u>works</u> to listed buildings must be accompanied by a Heritage Statement which clearly identifies, as a minimum, the significance of the building; the proposed works of alteration; any loss of historic fabric; and the affect on the character and appearance which the proposed works will have. A copy of this statement should also be submitted to the Local Authority's Historic Environment Record."</p> <p><b>Amend paragraph 17.8 of the policy explanation as follows:</b></p> <p>"Local Plan (Part One) policy ENV 5 seeks to ensure that development proposals <u>or works</u>, protect, preserve and wherever possible enhance designated listed buildings. Development proposals <u>or works</u>, will be</p>		



Modification reference number	Policy	Modification	Findings of the HRA (August 2018)	Changes to findings due to modification?
		<p>required to respect and respond positively to designated heritage assets and their setting, avoiding loss or harm to their significance."</p> <p><b>Amend paragraph 17.9 of the policy explanation as follows:</b></p> <p>"Heritage assets are irreplaceable. All development <u>proposals or works</u> should therefore have regard to the effect on heritage assets and their setting. The setting of a <u>heritage asset includes listed building will often include</u> adjacent development and the wider surroundings. This may relate to landscaping, trees, open spaces and other features which add to the significance of the site or structure."</p>		
MM 68	DM 48  Non-designated heritage assets	<p><b>Amend the policy text as follows:</b></p> <p>"In line with Local Plan (Part Two) policy ENV 5, development proposals will be <del>required to safeguard or enhance</del><u>encouraged and supported where they are designed to preserve or enhance the significance of non-designated heritage assets.</u></p> <p><del>Development proposals affecting non-designated heritage assets will only be supported which have been assessed having regard to the significance of the heritage asset and to the:</del><u>The significance of non-designated heritage assets and their setting should be assessed in development proposals against the following criteria, namely the:</u></p> <ol style="list-style-type: none"> <li>1. special qualities of architectural and historic interest;</li> <li>2. features of interest and the setting of the <u>non-designated</u> historic asset;</li> <li>3. contribution the <u>non-designated</u> historic asset makes to local distinctiveness; local townscape; or rural character; and</li> <li>4. conservation of interesting or unusual features; architectural detail; materials; construction; or historic interest.</li> </ol>	<p>No LSE alone.</p> <p>No LSE in combination.</p>	<p>Still no LSE alone.</p> <p>Still no LSE in combination.</p>

Modification reference number	Policy	Modification	Findings of the HRA (August 2018)	Changes to findings due to modification?
		<p>All proposals will need to be accompanied by an assessment of the asset. Any new development should protect the non-designated heritage asset and better reveal its significance. New development should avoid, minimise and mitigate impact. Any harmful impacts should be balanced against the sustainable development objective of conserving significance and the need for change.</p> <p>Where robust evidence can demonstrate that the public and sustainable development benefits of the development would clearly outweigh the harm,</p> <p><u>Development which would remove, harm or undermine the significance of such assets, or their contribution to the character of a place, will only be permitted where the benefits of the development outweigh the harm having regard to the scale of the harm and significance of the non-designated heritage asset.</u></p> <p><u>p</u>Prior to the loss of the <u>non-designated heritage</u> asset, an appropriate level of survey and recording will be expected including where appropriate archaeological investigation. The results of which should be deposited on the Historic Environment Record.</p> <p>It is recognised that not all buildings, structures or landscapes of significance are captured on either the national lists or local lists and these are termed undesignated heritage assets. Where the significance of these buildings, structures or landscapes can be demonstrated, the above policy consideration should be applied.”</p> <p><b>Amend paragraph 17.12 of the policy explanation as follows:</b></p> <p>“The presumption is for the retention of <b>non-designated</b> heritage assets. An assessment of the non-designated heritage asset will be required to consider the asset's architectural and aesthetic quality and its unique contribution to the remaining architectural, historic and townscape and landscape interest of the area.”</p>		

Modification reference number	Policy	Modification	Findings of the HRA (August 2018)	Changes to findings due to modification?
		<p><b>Delete paragraph 17.13 of the policy explanation as follows:</b></p> <p><del>“Where robust evidence can demonstrate that the public and sustainable development benefits and objectives of the proposal would clearly outweigh the harm to a non-designated heritage asset, this should demonstrate how the loss of the asset will be replaced by a development of a high quality and design. The scale of loss and balance of harm will be considered in the context of the heritage asset's locality and the contribution that it makes to the local heritage significance that extends beyond its quality as an individual building, structure or landscape.”</del></p>		
MM 69	DM 49  Registered Parks and Gardens and Battlefields	<p><b>Amend the first paragraph of the policy text as follows:</b></p> <p><del>“In line with Local Plan (Part One) policy ENV 5 development proposals affecting landscapes identified on the Register of Historic Parks and Gardens of special historic interest in England (Registered Parks and Gardens) as identified on the policies map will only be supported which would: where it has been demonstrated that.”</del></p> <p><b>Amend criterion 1 of the policy text as follows:</b></p> <p><del>1. great weight is given to the asset's conservation and safeguard the significance of the landscape and its setting</del> taking into consideration the appearance, historic characteristics, integrity of the landscape, <u>setting</u> and key views.”</p> <p><b>Amend the third paragraph of the policy text as follows:</b></p> <p><del>“Development proposals which enhance and better reveal the significance of a Registered Park and Garden will be encouraged. Any new development should avoid, minimise and mitigate impact on the landscape. Any harmful impacts and should be balanced against the sustainable development objective of conserving significance and the need for change.”</del></p>	<p>No LSE alone.</p> <p>No LSE in combination.</p>	<p>Still no LSE alone.</p> <p>Still no LSE in combination.</p>

Modification reference number	Policy	Modification	Findings of the HRA (August 2018)	Changes to findings due to modification?
		<p><b>Delete paragraph 17.17 of the policy explanation as follows:</b></p> <p><del>“Where robust evidence can demonstrate that the public and sustainable development benefits and objectives of the development would clearly outweigh the harm, this should demonstrate how the loss of the special features of a Registered Parks and Garden will be replaced or mitigated by a development of a high quality and appropriate contextual design. The scale of loss and balance of harm will be considered in the context of the Registered Park and Garden's locality and the contribution that it makes to the local heritage significance. It must be demonstrated that the benefits of the new development sufficiently outweigh the harm that would be caused due to the loss of the landscape quality.”</del></p>		
MM 70	DM 50 Archaeology	<p><b>Amend paragraph 17.20 of the policy explanation as follows:</b></p> <p><del>“Before proceeding to weigh benefits of a development against any harm, development proposals will need to take into account the significance of the heritage asset and In assessing development proposals affecting archaeological heritage assets, the Council will take into account the significance of the asset, the scale of any loss or harm and whether alternative means of delivering the development benefits could achieve a more sustainable result. Proposals will normally be refused where they would result in substantial harm to designated heritage assets such as Scheduled Monuments. This will also apply to non-designated assets of a similar significance, for example, remains within Primary Archaeological Character Zones identified in the Chester Archaeological Plan. Where a development proposal would lead to less than substantial harm to these assets, the harm will be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use. Any harm or loss will require clear and convincing justification. Proposals which would cause harm to non-designated assets will be assessed in</del></p>	<p>No LSE alone.</p> <p>No LSE in combination.</p>	<p>Still no LSE alone.</p> <p>Still no LSE in combination.</p>

Modification reference number	Policy	Modification	Findings of the HRA (August 2018)	Changes to findings due to modification?
		<u>accordance with policy DM 48. Where robust evidence can demonstrate that the benefits of the development would clearly outweigh the harm, p</u> Prior to the loss of the asset, an appropriate level of survey and recording will be expected including, where appropriate, archaeological investigation. The results of <u>which such work</u> should be deposited with the Historic Environment Record <u>and, where justified, formally published.</u> "		

**4.5** The changes to the policies map are identified and screened in Appendix A 'Screening of changes to the policies map'. None of these changes result in amendments to the findings of the HRA (August 2018) or result in significant additional adverse effects. As such, no further appropriate assessment is required as a result of these changes.

**4.6** The additional modifications are set out in Appendix B 'Additional modifications'. These have been screened and none of these modifications result in amendments to the findings of the HRA (August 2018) or result in significant additional adverse effects. As the additional modifications are all minor changes that do not affect the meaning of the policies, the screening results are all the same and they have not been listed individually within Appendix B.

## 5 Appropriate Assessment

**5.1** Additional appropriate assessment, above and beyond that undertaken in the HRA (August 2018), is only required within this document where the main modifications result in LSE where there were previously no LSE, or where there was LSE previously (either alone or in combination) and the modification results in a significant change to these effects. Within the screening in Chapter 4 'Screening', only one modification was identified to require further consideration through the appropriate assessment - the modification to policy CH 3.

### CH 3

**5.2** Policy CH 3 was screened in during the screening assessment in the HRA (August 2018) as having LSE alone because it sets additional criteria for development that is in accordance with Local Plan (Part One) policy STRAT 3 and also allocates specific sites for employment development. Site CH3. G (Land off New Crane Street) is adjacent to the River Dee and Bala Lake SAC and was identified in the screening as having the potential to result in water quality effects on that site. Deterioration of water quality is identified in Chapter 3 'Overview of European Sites' as one of the pressures on this protected site.

**5.3** As such, the policy was taken forward for appropriate assessment and paragraph 8.37 of the HRA (August 2018) identified that "land allocation CH3. G (Land off New Crane Street) would need to ensure that pollution control measures are adequate to avoid any reduced water quality in the SAC - this will include project specific HRA and will be facilitated by policy DM 43 (water quality, supply and treatment) which states that development proposals will be supported where it can be demonstrated that proposals will not cause unacceptable deterioration to water quality and ensure development does not cause unacceptable harm to biodiversity. The detailed investigation of potential for such water quality impacts depend on detailed design and construction methodologies (for example) and these are not available at this level. It is therefore appropriate for further screening and more detailed analysis (if required) to be deferred to planning application level. However, there are standard design and construction management methods that would avoid such water quality impacts and there is no reason to believe any site could not avoid such an impact".

**5.4** As a result of the findings of the HRA, the Inspector proposed a main modification to policy CH 3 at the Examination hearing sessions. The modification is to insert an additional criterion into the policy text, after criterion 3, as follows:

**5.5** "4. development proposals on land at New Crane Street must provide adequate pollution control measures to protect water quality in line with policy DM 43 and DM 44."

**5.6** Also to insert an additional paragraph after paragraph 2.24 of the policy explanation as follows:

**5.7** "2.25 Development on land at New Crane Street (CH3.G) should demonstrate that proposals will not cause unacceptable deterioration to water quality or cause unacceptable harm to biodiversity. Project level HRA screening should be undertaken to determine the potential for any likely significant effect on water quality in the River Dee SAC and a project level HRA may be required depending on the nature and potential effects of the proposed scheme."

**5.8** These amendments provide additional certainty that policy CH 3 will not lead to adverse effects on the integrity of the River Dee and Bala Lake SAC due to reduced water quality.

## 6 Conclusion

**6.1** The Habitats Regulations Assessment (HRA) of the Local Plan (Part Two) Land Allocations and Detailed Policies Main Modifications has been prepared as an addendum to the HRA (including appropriate assessment) of the Cheshire West and Chester Local Plan (Part Two), which was published in August 2018. As such, it does not repeat all of the information from the August 2018 report and simply provides an assessment of whether the modifications to the Plan are likely to result in significant effects on European sites, above and beyond the effects assessed through the HRA in August 2018.

**6.2** Screening of the modifications identified that out of the 70 individual modifications to the policies, 42 of these originally had no LSE alone and no LSE in combination and the modifications did not result in a change to the findings. All of the others, except one, had LSE either alone or in combination and the modification did not remove the LSE and did not result in significant additional adverse effects. The final modification, to policy CH 3, resulted in changes that required further investigation through appropriate assessment.

**6.3** None of the amendments to the policies map or the additional modifications were considered to change the findings of the original HRA or to result in significant additional adverse effects. As such, no further appropriate assessment was required as a result of these changes.

**6.4** Policy CH 3 was screened in as requiring further assessment in the HRA (August 2018). It was identified as having LSE alone as it allocates specific sites for development and site CH3.G (Land off New Crane Street) is adjacent to the River Dee and Bala Lake SAC and has the potential to result in water quality effects on that site. Deterioration of water quality is identified as one of the pressures on this protected site.

**6.5** The appropriate assessment of policy CH 3 identified that it would need to ensure that pollution control measures are adequate to avoid any reduced water quality in the SAC. The appropriate assessment identified that this will be facilitated by policy DM 43 (water quality, supply and treatment), but the detailed investigation of the potential for such water quality impacts depend on detailed design and construction methodologies and it is therefore more appropriate for more detailed analysis to be deferred to planning application level. However, there are standard design and construction management methods that would avoid such water quality impacts.

**6.6** As a result of the findings of the HRA, the Inspector proposed a main modification to policy CH 3 at the hearing sessions, to insert an additional criterion into the policy text, as follows:

**6.7** "4. development proposals on land at New Crane Street must provide adequate pollution control measures to protect water quality in line with policy DM 43 and DM 44".

**6.8** Also to add an additional paragraph to the policy explanation as follows:

**6.9** "Development on land at New Crane Street (CH3.G) should demonstrate that proposals will not cause unacceptable deterioration to water quality or cause unacceptable harm to biodiversity. Project level HRA screening should be undertaken to determine the potential for any likely significant effect on



water quality in the River Dee SAC and a project level HRA may be required depending on the nature and potential effects of the proposed scheme."

**6.10** This is reviewed in the appropriate assessment in Chapter 5 'Appropriate Assessment' of this report. The conclusion within the appropriate assessment is that the modifications provide additional certainty that policy CH 3 will not lead to adverse effects on the integrity of the River Dee and Bala Lake SAC due to reduced water quality.

**6.11** The overall conclusion in the HRA (August 2018) is that the Local Plan (Part Two), in the context of the over-arching strategic policies contained within the Local Plan (Part One) comprise a sufficient policy framework to enable the subsequent delivery of necessary measures that would avoid or adequately mitigate adverse effects on internationally designated sites and thus enable a conclusion of no adverse effect on integrity. The findings of the SA of the modifications confirm that only one of the modifications results in potential significant effects and these are positive effects. The appropriate assessment of the modification to CH 3 indicates that this provides additional certainty that policy, as modified, will not lead to adverse effects on the integrity of the River Dee and Bala Lake SAC due to reduced water quality. None of the modifications result in any significant additional adverse effects.

**6.12** As such, the modifications do not change the overall conclusion in the HRA that the Local Plan (Part Two), in the context of the over-arching strategic policies contained within the Local Plan (Part One) comprise a sufficient policy framework to enable the subsequent delivery of necessary measures that would avoid or adequately mitigate adverse effects on internationally designated sites and thus enable a conclusion of no adverse effect on integrity.

## A Screening of changes to the policies map

The screening table below shows the schedule of amendments to the policies map changes and identifies what the findings of the HRA (August 2008) were and whether the proposed changes to the policies map amend these findings.

Map Change Amendment reference	Policy reference	Description of recommended amendment	Findings of the HRA (August 2018)	Change to findings due to map amendment?
Amendment 1	N 1 - Northwich settlement area (Map change 141)	Amend the Northwich settlement boundary on the policies map to include Gadbrook Park and land to the south-west of Gadbrook Park.	No LSE alone.  LSE in combination.	The additional area increases the area identified as part of the settlement area to include an employment allocation. As the LSE in combination resulted from recreation pressure, the additional support for employment in this location does not change the HRA findings.  Still no LSE alone.  Still LSE in combination. No significant additional adverse effects.
Amendment 2	R 1 – Identified settlements in the rural area – Key service centres (Malpas) (Map change 163)	Amend the Malpas settlement boundary on the policies map to exclude land rear of Brookbank Cottages off Tilston Road.	No LSE alone.  LSE in combination.	The HRA (August 2018) identified the potential for LSE in combination as a result of housing development and increased recreational activity. The map change amendment reduces the amount of land within the settlement boundary available for development, and the impact on recreational disturbance would continue to be extremely small, particularly given the distance from Malpas to the protected sites. Still no LSE alone.  Still LSE in combination.

Map Change Amendment reference	Policy reference	Description of recommended amendment	Findings of the HRA (August 2018)	Change to findings due to map amendment?
				No significant additional adverse effects.
Amendment 3	R 1 – Identified settlements in the rural area – Key service centres (Malpas) (Map change 163)	Amend the Malpas settlement boundary on the policies map to exclude land opposite West End Cottage, Church Street.	No LSE alone.  LSE in combination.	The HRA (August 2018) identified the potential for LSE in combination as a result of housing development and increased recreational activity. The map change amendment reduces the amount of land within the settlement boundary available for development, and the impact on recreational disturbance would continue to be extremely small, particularly given the distance from Malpas to the protected sites. Still no LSE alone.  Still LSE in combination.  No significant additional adverse effects.
Amendment 4	R 1 – Identified settlements in the rural area – Key service centres (Malpas) (Map change 163)	Amend the Malpas settlement boundary on the policies map to exclude land at the Sycamores, Old Hall Street.	No LSE alone.  LSE in combination.	The HRA (August 2018) identified the potential for LSE in combination as a result of housing development and increased recreational activity. The map change amendment reduces the amount of land within the settlement boundary available for development, and the impact on recreational disturbance would continue to be extremely small, particularly given the distance from Malpas to the protected sites. Still no LSE alone.

Map Change Amendment reference	Policy reference	Description of recommended amendment	Findings of the HRA (August 2018)	Change to findings due to map amendment?
				<p>Still LSE in combination.</p> <p>No significant additional adverse effects.</p>
Amendment 5	M 7.A – Industrial sand proposals – silica sand allocation (Map change 247)	Amend the boundary of the Rudheath Lodge allocation on the policies map to include the site of the proposed processing plant, north of New Platt Lane.	<p>No LSE alone.</p> <p>No LSE in combination.</p>	<p>The HRA (August 2018) screened out policy M 7 due to the distance (over 9km) from European sites. The change adds a small area of land to the allocation boundary.</p> <p>Still no LSE alone.</p> <p>Still no LSE in combination.</p>

## B Additional modifications

The table below sets out the additional modifications. All of these modifications are minor in nature and do not result in a change to the findings of the HRA (August 2018).

Policy	Modification
<b>Chester</b>	
CH 2.D paragraph 2.20	<p><b>Amend paragraph 2.20 as follows:</b></p> <p>“The wider area includes the adjacent <u>Storyhouse</u> theatre <u>site development</u> that is <del>currently under construction</del> <u>has recently been completed</u>, and which together with the Northgate redevelopment will enhance the cultural offer of the city whilst providing wider retail and leisure choices.”</p>
CH 5	<p><b>Amend the fourth paragraph of the policy text as follows:</b></p> <p>“Within the city centre, proposals for illuminated signage will only be supported where they relate to night time uses where the level of street_ lighting and lighting from the shop window is inadequate for trading purposes and the proposal would preserve or enhance the character or appearance of the building and the area.”</p>
CH 5 paragraph 2.39	<p><b>Amend paragraph 2.39 as follows:</b></p> <p><del>“The Council is in the process of consulting upon the designation of the Chester Canal Conservation Area. The Chester Canal Conservation Area was designated in January 2018.</del> This designation seeks to protect features of interest identified in the accompanying conservation area appraisal and management plan as well as encouraging enhancement and protection of the canal and its setting.”</p>
<b>Ellesmere Port</b>	
EP 2.A	<p><b>Amend criterion 4 of the policy text as follows:</b></p> <p>“minimises and mitigates harm to the landscape and visual impacts arising from the proposed development;<del>and</del>”</p> <p><b>Amend criterion 5 of the policy text as follows:</b></p>

Policy	Modification
	<p>"it minimises and mitigates impacts on the surrounding ecological network and designated sites of ecological importance <u>in</u> the vicinity. An Ecological Appraisal, including bird surveys will be required to determine the potential for significant environmental effects on ecological designations and to provide appropriate mitigation measures-; <u>and</u>"</p> <p><b>Amend the second sentence of paragraph 3.14 as follows:</b></p> <p>"The employment allocation is the remaining vacant land to the east of <u>the</u> manufacturing facility and to the <del>west</del> <u>north and east</u> of the villages of Elton and Ince."</p>
<b>Northwich</b>	
N 1 paragraph 4.8	<p><b>Amend the final sentence of paragraph 4.8 as follows:</b></p> <p>"Development proposals coming forward in advance of <del>the</del> this piece of work being completed, will be required to demonstrate that not only can any additional traffic be accommodated within the existing or proposed highway network, but that satisfactory arrangements can be made to accommodate the additional traffic before the development is brought into use."</p>
N 1 paragraph 4.10	<p><b>Amend the first sentence of paragraph 4.10 as follows:</b></p> <p>"Development within the Weaver Square development <u>area</u> will be supported for mixed use development including retail, public services and residential provision."</p>
N 2.A paragraph 4.11	<p><b>Amend paragraph 4.11 as follows:</b></p> <p>"Urban design principles should be supported including active frontages to Chester Way/Watling <u>Street</u>. Pedestrian access between Watling Street and Witton Street/Leicester Street junction should be retained. The former County Offices site borders the River Dane and any building on the site should consider allowing for a dual frontage presentation to both Watling Street and Chester Way. Additionally the development should maximise the opportunity of the river frontage including aspect and-views to and from the River, this could include active frontages <u>as</u> set out in Local Plan (Part Two) policy <b>DM 38</b>."</p>
N 4	<p><b>Amend criteria A and B of the policy text as follows:</b></p>

Policy	Modification
	<p>"A. land at Chapel Street, Wincham (16 hectares, use classes B1, B2, B8) in line with Local Plan (Part Two) <del>policy N 2</del> <u>policies N 2 and N 2.C</u></p> <p>B. Winnington Avenue, Northwich (6 hectares, use classes B1, B2, B8) in line with Local Plan (Part Two) <del>policy N 23</del>"</p>
N 4 paragraph 4.19	<p><b>Amend the second and third sentences of paragraph 4.19 as follows:</b></p> <p>"Whilst proposals will need to accord with all relevant development plan policies, Local Plan (Part Two) policy N 5 is necessary to address site specific issues that have been identified."</p>
N 6	<p><b>Amend final paragraph as follows:</b></p> <p>"The Council will continue to support the interpretation and regeneration of <u>the</u> former historic industrial site at Lion Salt Works, "</p>
N 6 paragraph 4.29	<p><b>Amend the fourth and fifth bullet points of paragraph 4.29 as follows:</b></p> <ul style="list-style-type: none"> <li>• "Northwich Conservation Area Appraisal, <del>updated 2015 (Draft)</del> — August 2018</li> <li>• Northwich Conservation Area Management Plan <del>2015 (Draft)</del> August 2018"</li> </ul>
<b>Rural area</b>	
R 1	<p><b>Amend the fourth paragraph of the policy text as follows:</b></p> <p>"Kingsley*"</p>
<b>GB and countryside</b>	
GBC 1.C paragraph 7.12	<p><b>Amend the third sentence of the paragraph 7.12 as follows:</b></p> <p>"The operational site is situated in the grounds of <del>Mostyn</del> <u>Moston</u> Hall (built 1789) and some of the associated parkland/gardens remains."</p>
GBC 1.D paragraph 7.18	<p><b>Amend paragraph 7.18 as follows:</b></p>

Policy	Modification
	“Transport Impact Assessments of the continued development of the Chester Business Park should consider whether the development has a material impact on the trunk road and motorway network, and consult with the Highways Agency <u>England</u> on the scale and nature of these impacts.”
GBC 2	<b>Amend the second set of policy criteria in the final paragraph of the policy text to be numbered ‘4, 5, 6’ instead of ‘1, 2, 3’.</b>
GBC 2 paragraph 7.24	<b>Amend the final sentence of paragraph 7.24 as follows</b> <p>“This policy provides further guidance on how development in the countryside should consider landscape in order to protect the countryside’s intrinsic character and distinctiveness.”</p>
GBC 2 paragraph 7.25	<b>Amend the first sentence of paragraph 7.25 as follows:</b> <p>“The most up-to-date landscape guidance, A Landscape Strategy for Cheshire West and Chester Borough <del>2015</del> <u>2016</u> (the Landscape Strategy), identifies key landscape characteristics, including sensitivities, qualities and values, and provides built development and landscape management guidelines for each landscape character area across the borough.”</p>
GBC 2 paragraph 7.26	<b>Amend the last sentence of paragraph 7.26 as follows:</b> <p>“The special landscape qualities underpinning each ASCV designation are identified in the evidence document, Local Landscape Designations: Areas of Special County Value in Cheshire West and Chester (<u>2017</u>), which should be used to inform the assessment of development impacts on an ASCV.”</p>
<b>Transport and accessibility</b>	
T 1 paragraph 8.10	<b>Amend the third sentence of paragraph 8.10 as follows:</b> <p>“<del>Local Plan (Part Two) policy T 4</del> <u>Winsford Neighbourhood Plan policy T4</u> states that the Council will work with neighbouring authorities to seek improved access to the M6 motorway, which is reiterated in Local Plan (Part One) policy STRAT 7.”</p>
T 2	<b>Amend criteria 8-10 of the policy text as follows:</b> <p>“8. improved cycle and pedestrian links</p>



Policy	Modification
	<p>9. enhanced <u>bus</u> services</p> <p>10. <u>the provision of</u> <del>provide</del> improved car parking at Chester Station”</p>
T 5 paragraph 8.31	<p><b>Amend paragraph 8.31 as follows:</b></p> <p>“To ensure that service<u>ing</u> vehicles do not become a safety hazard, an obstruction to vehicle or pedestrian movement or a visual nuisance; <del>Operational</del> space should be included for the access, turning and standing of emergency and service vehicles. Developers will be required to ensure that operational space is not used for general parking.”</p>
<b>Minerals supply and safeguarding</b>	
Minerals supply and safeguarding	<p><b>Amend paragraph 9.4 as follows:</b></p> <p>“Local Plan (Part One) policy ENV 9 identifies that Cheshire West and Chester will make provision for the adequate, steady and sustainable supply of sand and gravel, salt and brine, by maintaining a minimum seven year landbank for aggregate land-won sand and gravel and identifying Minerals <u>Safeguarding</u> Areas.”</p>
M1 paragraph 9.13	<p><b>Amend the first sentence of paragraph 9.13 as follows:</b></p> <p>“The total additional permitted reserves for the period between December 2009 and April 2017 <del>was</del> <u>were</u> 5.402 million tonnes.”</p>
M 1 paragraph 9.7	<p><b>Amend the last sentence of paragraph 9.7 as follows:</b></p> <p>“It also states that <del>S</del><u>specific</u> <del>S</del><u>sites</u> and Preferred Areas will be identified within the Local Plan (Part Two) for the future extraction of aggregate land-won sand and gravel as either extensions to existing sites or new sites.”</p>
M 1 paragraph 9.13	<p><b>Amend the last sentence of paragraph 9.13 as follows:</b></p> <p><del>“In September 2017 a There is a current planning application at Cobden Farm was approved involving around 25,000 tonnes of additional sand and gravel and extending the lifetime of the quarry by five years until 2021. but a decision has not yet been made on this application. The remaining requirement is therefore 11.773 million tonnes of sand and gravel.”</del></p>

Policy	Modification
M 1 paragraph 9.14	<p><b>Amend the last sentence of paragraph 9.14 as follows:</b></p> <p>“However, based on the apportionment figures and the total requirement over the plan period, with a provision of a seven year landbank beyond the plan period, there is a requirement for an additional <del>41.798</del> <u>11.773</u> million tonnes of aggregate sand and gravel.”</p>
M 1 paragraph 9.16	<p><b>Amend the last sentence of paragraph 9.16 as follows:</b></p> <p><del>“This report has not yet been consulted on or ratified by the Aggregate Working Party.”</del></p>
M 1 paragraph 9.23	<p><b>Amend the first sentence of paragraph 9.23 as follows:</b></p> <p>“Within the allocated site, Preferred Area and <del>A</del>area of <del>S</del>search for sand and gravel planning permission would still be required for minerals extraction on this site.”</p>
M 1 paragraph 9.24	<p><b>Amend the final sentence of paragraph 9.24 as follows:</b></p> <p>“Proposals for new sites within the Area of Search will be supported where it can be demonstrated that <u>the</u> permitted reserves, allocated site and/or Preferred Area cannot meet the required level of provision.”</p>
M 2	<p><b>Amend heading of policy as follows:</b></p> <p><del>“Minerals</del> safeguarding areas – prior extraction of minerals”.</p>
M 2 paragraph 9.27	<p><b>Amend paragraph 9.27 as follows:</b></p> <p>“There is normally no need to create minerals<del>s</del> safeguarding areas specifically for the extraction of hydrocarbons given the depth of the resource, the ability to utilise directional drilling and the small surface area requirement of well pads.”</p>
M 2 paragraph 9.29	<p><b>Amend the last sentence of the third bullet point of paragraph 9.29 as follows:</b></p> <p>“A planning application relating to the site <del>is also expected to be</del> <u>has also been</u> submitted.”</p>

Policy	Modification
M 2 paragraph 9.31	<p><b>Amend the first sentence of paragraph 9.31 as follows:</b></p> <p>“The consultation responses to the targeted consultation showed a mix of views on the need for additional buffer zones, but the majority who suggested they were necessary were doing so on grounds other than minerals safeguarding.”</p>
M 4 paragraph 9.52	<p><b>Amend the first sentence of paragraph 9.52 as follows:</b></p> <p>“Some issues are not considered specifically within this policy as they are already covered by policies within the Local Plan (Part One) <u>or within other</u> <del>and proposed</del> Local Plan (Part Two) policies, and the development plan will be read as a whole when determining planning applications.”</p>
M 6	<p><b>Amend point A in the policy text as follows:</b></p> <p>“A. the existing operations at Winsford Rock Salt Mine (South Bostock) – which currently has a reserve <del>or of</del> approximately 30 million tonnes, to be extracted at a rate of around one million tonnes per year. The site is safeguarded for salt extraction as identified on the policies map.”</p>
<b>Development management policies</b>	
DM 7	<p><b>Amend criterion 5 of the policy text as follows:</b></p> <p>“the transport generated can be satisfactorily accommodated on the highways network and <u>the development</u> provides suitable vehicular access and parking arrangements. A transport assessment will be required in sensitive locations;”</p>
DM 7	<p><b>Amend criteria 8 and 9 of the policy text as follows:</b></p> <p>“8. <u>7.</u> the range of goods to be sold is restricted to those in connection with the land-based business such as foodstuffs, plants and rural craft products; and</p> <p>9: <u>8.</u> the proposal would not undermine the vitality and viability of local shops or retail centres.”</p>
DM 7	<p><b>Amend the last sentence of the policy text as follows:</b></p> <p>“Where appropriate, conditions will be attached to planning permissions <u>to</u> control the future expansion or nature of the enterprise.</p>

Policy	Modification
DM 9 paragraph 11.30	<p><b>Amend the first sentence of paragraph 11.30 as follows:</b></p> <p>“Local Plan (Part One) policy ECON 3 notes that additional controls will apply in the Green Belt in line with Local Plan (Part One) <u>policy</u> STRAT 9 and paragraph 6.28 <u>which</u> states that camping and caravan sites are considered as tourism development not outdoor recreation.”</p>
DM 19	<p><b>Amend criterion 7(vii) of the policy text as follows:</b></p> <p>“the design and layout of the development fully reflects the rural character of <del>and the</del> area and does not 'urbanise' the countryside;”</p>
DM 18	<p><b>Amend the first sentence of criterion 1 of the policy text as follows:</b></p> <p>“numbers of radio and telecommunications masts and the sites for such installations are kept to a minimum, consistent with the efficient operation of the network.”</p>
DM 21	<p><b>Amend criterion 2 of the policy text as follows:</b></p> <p>“the resulting development would not have a significantly adverse <del>ea</del>ffect on the amenities...”</p>
DM 24	<p><b>Amend the formatting of the criteria list in the policy text as follows:</b></p> <p>"1. currently live in the parish and have been living there continuously for at least five years; or</p> <p>2. have permanent employment in the parish; or</p> <p>3. have close family members (defined as children, parents, siblings only) who have been residing in the parish</p> <p><del>4.</del> continuously for at least five years; or</p> <p><del>5</del><u>4.</u> people who have previously lived in the parish for a continuous period of at least 10 years.”</p>
DM 26	<p><b>Amend the first sentence of the fifth paragraph of the policy text as follows:</b></p>

Policy	Modification
	<p>“New specialist accommodation must be well located in relation to a range of existing services and facilities, and with good access to public transport. New facilities, including large scale extra care village developments, outside of settlement boundaries will be resisted in line with Local Plan (Part One) policy STRAT 9.”</p>
DM 35 paragraph 14.5	<p><b>Amend the first sentence of paragraph 14.5 as follows:</b></p> <p>“Open space, including sites which provide opportunities for sport and recreation designated under Local Plan (Part One) policy SOC 6, makes an important contribution to the borough’s green infrastructure network.”</p>
DM 36	<p><b>Amend the formatting of the second sub-heading in the policy text so that all of the characters are in bold type, as follows:</b></p> <p><b><u>“Enhancing and providing sport and recreation facilities”</u></b></p>
DM 36 paragraph 14.18	<p><b>Amend the first sentence of paragraph 14.18 as follows:</b></p> <p>“The Cheshire West and Chester Playing Pitch Strategy (2015) provides a supply and demand assessment of playing pitch provision across the borough and has revealed that all pitch sports will experience shortfalls by 2027.”</p>
DM 36 paragraph 14.20	<p><b>Amend the first sentence of paragraph 14.20 as follows</b></p> <p>“The Council will support proposals which contribute to meeting these priorities; and may seek developer contributions towards them.”</p>
DM 36 paragraph 14.22	<p><b>Amend the second sentence of paragraph 14.22 as follows:</b></p> <p>“New residential development will generate additional demand for sports pitches, and so new provision or a contribution to increase capacity of an existing site(s) may be required to accommodate this additional demand.”</p>
DM 37	<p><b>Amend the first sentence of the policy text as follows:</b></p> <p>“Development incorporating or adjacent to the following must protect and, wherever possible, enhance and extend.”</p>

Policy	Modification
DM 39 paragraph 14.44	<p><b>Amend the first sentence of paragraph 14.44 as follows:</b></p> <p>“The <del>Department for Culture Media and Sport</del> <u>Culture and Sport (DCMS) Department for Digital, Culture, Media and Sport</u> definition of 'culture' is generally taken to include the following areas: arts (including visual arts, literature, music, theatre and dance), architecture, crafts, creative industries, design, heritage, historic environment, museums and galleries, libraries, archives, film, broadcasting and media.”</p>
DM 44	<p><b>Amend criterion 15 of the policy text as follows:</b></p> <p>“15. contribute towards the integration and creation of green infrastructure and habitats in line with Local Plan (Part One) policy <del>ENV3</del> <u>ENV 3</u>”</p>
DM 44 paragraph 16.6	<p><b>Amend the first sentence of paragraph 16.6 as follows:</b></p> <p>“The presence of a protected species is a material consideration in determining a planning application which if carried out would likely <del>to</del> result in harm to that species or its habitat (ODPM Green Circular 06/2005<sup>(vii)</sup>).”</p>
DM 46	<p><b>Amend the final paragraph of the policy text as follows:</b></p> <p>“Applicants will be expected to submit a Heritage <del>Statement</del> <u>Impact Assessment</u> for all applications which affect heritage assets, including as a minimum, a description of their significance and the impact which proposals may have upon this.”</p>
DM 47	<p><b>Amend the final paragraph of the policy text as follows:</b></p> <p>“All applications for proposals to listed buildings must be accompanied by a Heritage <del>Statement</del> <u>Impact Assessment</u> which clearly identifies, as a minimum, the significance of the building; the proposed works of alteration; any loss of historic fabric; and the <del>aeffect</del> effect on the character and appearance which the proposed works will have. A copy of this statement should also be submitted to the Local Authority's Historic Environment Record.”</p>
DM 52	<p><b>Amend criterion 7 of the policy text as follows:</b></p> <p>“7. <del>proposals must have there would be</del> no unacceptable harm to the historic environment, heritage assets and their setting.”</p>

Policy	Modification
<b>Monitoring</b>	
Monitoring framework	<p><b>Amend the text in the second row of the second column on p.249 as follows:</b></p> <p>"DM 35 – Open space and new developments"</p>
Monitoring framework	<p><b>Amend the text in the first row of the second column on p.252 as follows:</b></p> <p>"DM 45 – Trees, woodland <del>at</del> <u>and</u> hedgerows"</p>
Monitoring framework	<p><b>Amend the title of policy M 2 in the second column of the last two rows on page 255 as follows:</b></p> <p>"M 2 – Minerals <u>S</u>afeguarding Areas – prior extraction of minerals"</p>
<b>Appendices</b>	
Appendix B Replacement and deleted policies	<p><b>Amend the content of the eighth row in the fourth column, on p.264 as follows:</b></p> <p>"Delete - replaced by ENV 4 and '<del>GBC-2 Protection of landscape</del><u>DM 44 Protecting and enhancing the natural environment</u>'"</p>
Appendix B Replacement and deleted policies	<p><b>Amend the content of the ninth row in the fourth column, on p.264 as follows:</b></p> <p>"Delete – replaced by <u>ENV 4 and</u> 'DM 44 Protecting and enhancing the natural environment'"</p>
Appendix B Replacement and deleted policies	<p><b>Amend the content of the second row in the fifth column, on p.283 as follows:</b></p> <p>"58, <del>337</del><u>338</u>"</p>
Appendix B Replacement and deleted policies	<p><b>Amend the content of the third row in the fifth column, on p.283 as follows:</b></p> <p>"<del>324</del><u>325</u>"</p>

Policy	Modification
Appendix B Replacement and deleted policies	<b>Amend the content of the sixteenth row in the fourth column, on p.287 as follows:</b>  “Delete – replaced by <u>ENV 4 and</u> ‘DM 44 Protecting and enhancing the natural environment’”



## Accessing Cheshire West and Chester Council information and services

Council information is also available in Audio, Braille, Large Print or other formats. If you would like a copy in a different format, in another language or require a BSL interpreter, please email us at **[equalities@cheshirewestandchester.gov.uk](mailto:equalities@cheshirewestandchester.gov.uk)**

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如欲索取以另一語文印製或另一格式製作的資料，請與我們聯絡。

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