

NORTHWICH NEIGHBOURHOOD PLAN

basic conditions statement

Basic Conditions Statement Northwich Neighbourhood Plan



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Urban Roots

Basic Conditions Statement Northwich Neighbourhood Plan



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Section 1: Introduction

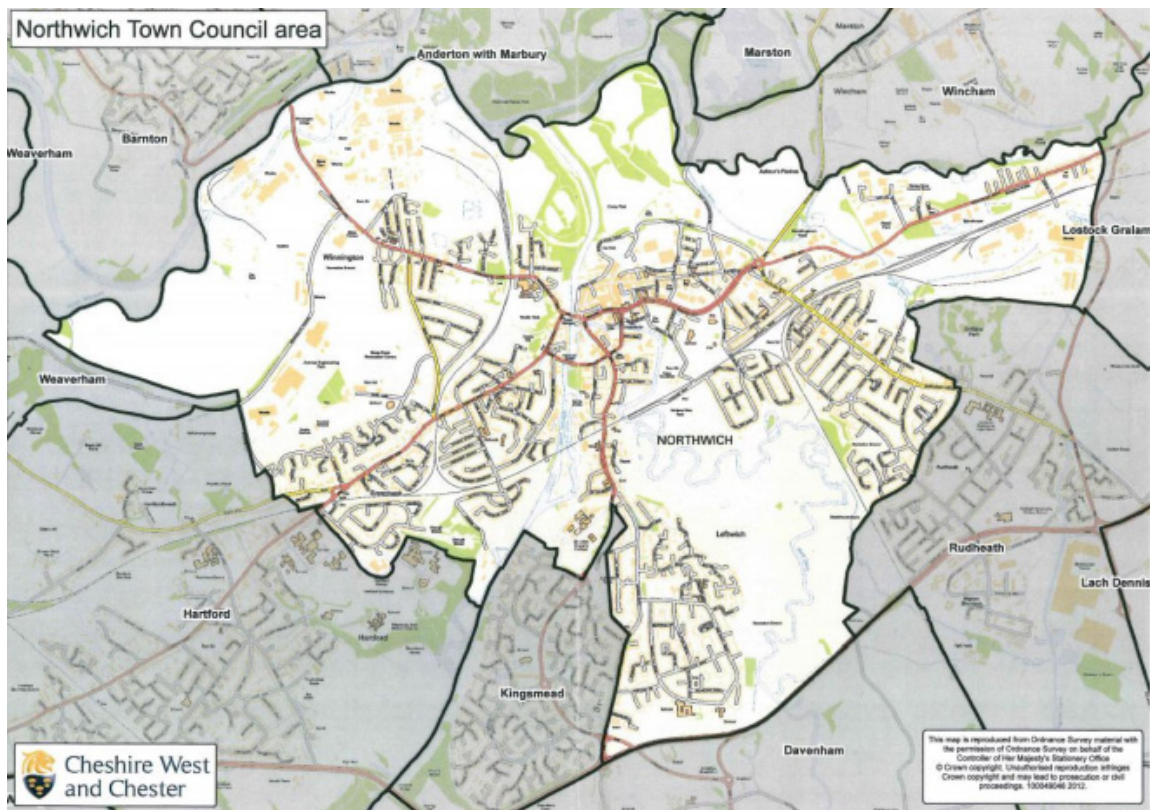
1.1 Basic Conditions Statement

This Basic Conditions Statement sets out how the proposed Northwich Neighbourhood Plan (NNP) has been prepared in accordance with the Neighbourhood Planning (General) Regulations 2012 and meets the requirements of neighbourhood planning and other considerations as prescribed by Paragraph 8 of Schedule 4B to the Town and Country Planning Act 1990.

1.2 Background to the Northwich Neighbourhood Plan

The draft NNP has been coordinated and produced by the Northwich Neighbourhood Plan Executive Group, comprising town council

members and local business leaders. Working in partnership with Cheshire West and Chester Council (CWACC) and the local community, while receiving technical support from professional planning consultants, Urban Roots, the executive group have produced a truly community-led Plan which sets out a policy framework to positively shape and direct the future of Northwich based on local priorities. Founded upon extensive consultation across the local community, the Northwich Neighbourhood Plan responds and belongs to the people of Northwich. Following advice from CWAC, the executive group agreed that the plan should be a Policy only Plan.



The NNP covers the areas encompassed within Northwich as set out in CWAC Local Plan. This includes the town of Northwich and incorporating the surrounding areas of Greenbank (part of the ward of Hartford and Greenbank) Leftwich (part of the ward of Davenham and Moulton) part of Rudheath and part of Lostock Gralam.

1.3 Supporting Documents and Evidence

The NNP is supported by the following documents: Consultation Statement (including Evidence Base Summary) and statement from CWACC confirming that on the basis of the draft policies, a Strategic Environmental Assessment (SEA) and Habitats Regulation Assessment (HRA) would not be required.

1.4 Basic Conditions & Legal Requirements

Paragraph 8 of Schedule 4B to the Town and Country Planning Act 1990 (as amended) [excluding 2b, 2c and 3 to 5 as required by 38(C)] sets out that neighbourhood development plans must meet a number of 'Basic Conditions'.

8(1) The Examiner must consider the following:

- a. Whether the draft neighbourhood development plan meets the basic conditions (see sub-paragraph (2))
- b. Whether the draft neighbourhood development plan complies with the provision made by or under sections 61E(2), 61J and 61L
- c. Whether the area for any referendum should extend beyond the neighbourhood area to which the draft neighbourhood development plan relates, and
- d. Such other matters as may be prescribed.

8 (2) A draft neighbourhood development plan meets the 'Basic Conditions' if:

- a. having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the neighbourhood development plan,
- b. the making of the neighbourhood development plan contributes to the achievement of sustainable development,
- c. the making of the neighbourhood development plan is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area)
- d. the making of the neighbourhood development plan does not breach, and is otherwise compatible with, EU obligations
- e. prescribed conditions are met in relation to the neighbourhood development plan and prescribed matters have been complied with in connection with the proposal for the neighbourhood development plan

(6) The Examiner is not to consider any matter that does not fall within paragraph (1.2) (apart from considering whether the draft neighbourhood development plan is compatible with the Convention rights).

Section 2:

How does the NNP meet the legal requirements?

2.1 Paragraph 8 (1) (a):

Does the draft NNP meet the Basic Conditions set out in sub-paragraph 2?

This Basic Conditions Statement addresses these requirements in Section 3:

- Section 3.1 - Demonstrates conformity of the NNP with the NPPF
- Section 3.2 - Outlines how the NNP will contribute to the achievement of sustainable development
- Section 3.3 - Demonstrates the conformity of the NNP with CWAC Local Plan (Part 1) and the retained policies of the Vale Royal Local Plan
- Section 3.4 - Demonstrates compliance with the appropriate EU obligations

2.2 Paragraph 8 (1) (b):

Does the draft NNP comply with the provision made by or under sections 61E(2), 61J and 61L?

The Plan is being submitted by a qualifying body.

The draft NNP is being submitted by Northwich Town Council, which, having met the requirements of the Town and Country Planning Act 1990 (as amended by the Localism Act) and been designated by the Local Planning Authority, is as a qualifying body entitled to submit a Neighbourhood Plan for its own Parish. Written confirmation of the designation by the LPA is attached in Appendix 1 – letter of 11 June 2013.

See link to Neighbourhood Planning website for designation documentation:

<http://www.cheshirewestandchester.gov.uk/your%20council/policies%20and%20performance/council%20plans%20and%20strategies/planning%20policy/neighbourhood%20planning/northwich%20area%20application.aspx>

What is being proposed is a Neighbourhood Development Plan

The NNP expresses policies relating to the development and use of land solely within the neighbourhood area, and has been prepared in accordance with the statutory requirements and processes set out in the Town and Country Planning Act 1990 (as amended by the Localism Act 2011) and the Neighbourhood Planning Regulations 2012.

The proposed neighbourhood plan states the period for which it is to have effect

The draft plan identifies the period to which it relates as 2015 - 2030. This period has been chosen to align with the Cheshire West and Chester Local Plan.

The policies to do not relate to excluded development

The neighbourhood plan proposal does not deal with county matters (mineral extraction and waste development), nationally significant infrastructure or any other matters set out in Section 61K of the Town and Country Planning Act 1990.

The proposed neighbourhood plan does not relate to more than one neighbourhood area and there are no other neighbourhood development plans in place within the neighbourhood area

The neighbourhood plan proposal relates only to the Northwich Neighbourhood Area as designated by Cheshire West and Chester Council on 6 June 2013. There are no other neighbourhood plans relating to this area. A copy of the letter confirming designation of the Northwich Neighbourhood Area is attached in Appendix 1.

2.3 Paragraph 8 (1) (d):

Whether the area for any referendum should extend beyond the neighbourhood area to which the draft order relates?

It is not considered that there is any benefit or reason for extending the area for the referendum beyond the Designated Neighbourhood Plan Area.

2.4 Paragraph 8 (1) (e):

Are there such other matters as may be prescribed?

There are no other prescribed matters.

Section 3:

The Basic Conditions

Paragraph 8 (2)(a): Having regard to national policies and advice contained in guidance issues by the Secretary of State

the draft NNP promotes sustainable development, the key premise of the NPPF.

The draft NNP has been prepared with regard to the national policies as set out in the National Planning Policy Framework (NPPF). Compliance with its core planning principles and pursuit of the sustainability objectives which support a three-dimension approach to sustainability (economic, social and environmental) ensures that

Table 1, below, summarises how the 12 core planning principles have been embodied within the NNP by mapping them to its key Objectives and Policies.

NPPF Core Principle	NNP Core Objectives	NNP Policies
Plan-led based on positive local vision	All NNP objectives apply	NNP has developed a vision and policy framework for Northwich based on public consultations, surveys and town appraisals in order to aid delivery of the community's aspirations and priorities.
Enhance and improve places in which people live	Retail & Commercial objectives: 1, 2, 3, 4, 5, 6, 7	The Plan has policies which seek to enhance the vibrancy, enjoyment and amenity value of the town centre for both visitors and residents by enhancing and developing retail and commercial facilities. (RC1, RC2, RC3, RC4, RC5, RC6, RC7, HOU4, TRANS6).
	Employment & Education Objectives: 7 & 8	The Plan includes policies to help re-balance the local economy by encouraging the retention and expansion of employment premises and uses (EE1, HOU4, HOU1, RC6)
	Housing objectives: 8, 9, 10, 11, 13, 14, 15, 18, 19, 21	The NNP includes policies to positively shape the location, tenure, design and impact of housing development in response to local demand. (HOU1, 2, 3, 4)
	Environment – Natural & Built objectives: 12, 13, 14, 19, 20, 22	NNP has policies to protect and reinforce the town's heritage and natural environment while encouraging growth, sustainability and amenity improvement (NBE1a, NBE1b, NBE1c, NBE2, NBE3, NBE4, NBE5, NBE6, HOU4).
	Transport & Infrastructure objectives: 1, 15, 16, 17, 18, 19	The Plan seeks to enhance access and enjoyment of the area by better providing for the needs of its residents with regard to accessing and moving around the area conveniently and sustainably through improved transport and active travel infrastructure (TRANS1, TRANS2, TRANS3, TRANS4, TRANS5, TRANS6, HOU4, RTW6)
	Health and Wellbeing objectives: 11, 19, 20, 22	The Plan includes policies which support a healthy and inclusive community through encouraging active travel (TRANS6, TRANS7, HOU3), enhancing community facilities and services (NBE5, NBE6, HW2, HW3), and giving greater consideration to the impact of development on health and wellbeing (NBE4, HW1, HW2, HW3, HW4).
	Recreation, Tourism and Waterways objectives: 21, 22, 23, 24	The Plan includes policies to build on the potential of Northwich's assets including its cultural scene and waterways to enhance enjoyment and offer for local people and visitors (RTW1, RW2, RTW3, RTW4, RTW5, NBE5, HOU4, NBE1b).

NPPF Core Principle	NNP Core Objectives	NNP Policies
Support economic development through delivery of housing, business & infrastructure needs	Objectives: 1-10, 16-18, 21, 23, 24.	The Plan seeks to enhance the prospects for local employment through encouraging retention and expansion of employment premises (EE1, RC6). In addition, encouraging delivering of high-quality and varied housing (HOU1, HOU2) and improving the area's movement networks (TRANS1-6) will enhance the economic potential and vibrancy of the area.
High quality design and standard of amenity	Objectives: 1-6, 12, 13, 14, 19, 20, 22	The Plan has policies which specify high standards of development and design to reinforce the distinctive character of the NNP area, thus enhancing the area for existing and future occupants (HOU3, NBE1a, NBE1b, NBE1c, NBE2, NBE4). Protection and enhancement of local amenity value is supported through policies RC1-5, RC7, NBE5, HW1- HW4, RTW2 – 5, NBE6.
Promote the character & vitality of different communities & areas	Objectives: 1-6, 10-11, 12, 14, 15-18, 19, 21-22	Policies are included to protect and reinforce the distinctive character of Northwich (HOU3, NBE1a, NBE1b, NBE1c, NBE2) and enhance the vitality of the town centre and local amenity (RC1-7, EE1, HOU1-2, NBE5, TRANS1-7, HW2-4, NBE6).
Climate change, flood risk and reduced carbon usage	Objectives: 7-8, 9, 13, 14, 15-17, 19, 22	Policies encourage integrated residential development on brownfield land (HOU1, HOU4) and promote environmental sustainability in all new development (NBE3, NBE4, NBE5, HW3). Additionally, the Plan seeks to better facilitate public transport and active travel (TRANS3-7, HW4) and reduce the need to commute out of Northwich for work and leisure (RC6, EE1).
Conserving and enhancing the natural environment	Objectives: 9, 13, 14, 15-16, 19, 22	The Plan includes policies to encourage environmentally sustainable development on brownfield land (HOU1, NBE4, NBE3), active travel (HW5, TRANS3-6, TRANS7) and the protection and enhancement of green spaces (HW3, NBE5) and visual connections to surrounding rural areas (NBE1a, NBE1b, NBE1c, NBE6).
Using brownfield land	Objective: 9	The Plan actively encourages development on brownfield land (HOU1, HOU5) and seeks to maximise the potential offered by using derelict or redundant sites in transforming the area.
Promoting mixed use	Objectives 2, 5, 19, 21	The Plan recognises and encourages the potential of mixed-use development to revitalise the town centre (RC7, RC6, RTW2-5). Additionally, mixed-use is promoted to support a healthy community with policies encouraging inclusion of green infrastructure and community facilities with residential developments (HW5, HW4, HW3, HW2, NBE5, HOU5).
Conserving heritage	Objectives: 3, 12, 14,	The Plan prioritises the protection of the town's heritage assets and focuses policies towards ensuring development is delivered with design and quality that respects and builds upon the area's built and natural heritage (HOU3, NBE1, NBE1a, NBE1b, NBE1c, NBE2).
Encourage sustainable transport	Objectives: 15-19	The Plan encourages integrated residential development within easy and safe walking distance of shops, services and public transport routes (HOU1, HOU3, HOU4) and includes transport policies to improve public transport and encourage active travel (HW4, TRANS2-5, TRANS7).
Health and social and cultural well being	Objectives: 1-6, 7-8, 10-11, 13, 16, 19-20, 21-22	The Plan supports a vibrant town centre with a mix of employment, leisure and commercial opportunities (RC1-3, RC6-7, RT2). Social wellbeing is further supported by encouraging local employment and training opportunities (EE1) and providing/ protecting cultural and community facilities (NBE5, HW2-3, RTW3-5) with enhanced public transportation networks for ease of access (TRANS2-5). Healthy, inclusive communities are encouraged through residential development which integrates into existing neighbourhoods, contains a mix of type and tenure and provides safe and convenient access to public transport routes, community facilities and services (HOU1, HOU2, HOU4).

	NPPF Sustainability Policy 1 Building a Strong, Competitive Economy	
NPPF requirements:	Planning should operate to encourage and support sustainable economic growth. To help achieve this, local planning authorities should plan positively and proactively to meet the development needs of businesses through recognising and seeking to address potential barriers to investment, including a poor environment, lack of infrastructure, services or housing (Paragraph 21 NPPF).	
NNP Response	<p>The NNP seeks to rebalance and strengthen the local economy through supporting the growth of existing businesses while fostering new potential, with the aspiration to provide a wider range of employment opportunities to support a more prosperous and resilient local economy.</p> <p>The NNP sets out the following policies that are intended to support and strengthen the local employment base, thus contributing towards the NPPF objective of building a strong, competitive economy.</p>	
Policies	RC1-3, RC7, RTW1-5	Develop Northwich's visitor economy by maximizing the area's leisure and tourist attractions.
	RC1-4, RC6-7, EE1, HOU1-3, NBE1-3, NBE5, TRANS1-7, HW1-4, RTW2-5	Establish Northwich as an attractive place to live and work.
	RC1-3, RC6-7, TRANS5-6, RTW1-3	Revitalise the town centre for residents and visitors by encouraging new retail uses, a greater mix of uses (encouraging office space, hotels and restaurants) and improving town centre accessibility and car parking provisions.
	TRANS1-6	Improve access to and movement through the area and connectivity with surrounding areas to support future business growth.
	EE1, HOU4	Protecting and providing employment premises for future business growth, taking particular advantage of the many brownfield sites in the area.
	In addition to the policies set out above, Northwich BID will be investing in the enhancement of Northwich as a vibrant business location by improving the area's profile through marketing and festivals, and contributing to creating a greener, cleaner and visually compelling town centre for current and future residents and traders.	

	NPPF Sustainability Policy 2 Ensuring the Vitality of Town Centres	
NPPF requirements:	Planning policies should promote competitive town centres that provide a diverse offer to fulfil their role as the heart of the community. Policies should be set out for the management of their growth, market retention and expansion in order to support the vibrancy and vitality of town centres (Paragraph 23 NPPF).	
NNP Response	Northwich has experienced a decline in vitality and viability in its Town Centre, particularly in southern areas where the 1960s Weaver Square Shopping Centre dominates with declining retail services and many empty shops. This contrasts to the northern area of the Town Centre where the Baron's Quay regeneration scheme has provided a much improved retail and leisure experience. The NNP sees harnessing and building upon the Baron's Quay developments as key to its future sustainability. Retaining Northwich's identity as a market town is a high priority within the NNP, which seeks to build on the success of the Artisan market while improving existing commercial space and encouraging new town centre uses to secure its long term vibrancy and viability.	
Policies	RC1-3, RC6-7, RTW1-3	Expand and diversify town centre uses to include leisure facilities and attractions that will support a vibrant town centre, building particularly on the potential of the waterways and Baron Quay development.
	TRANS1-6	Enhance access, use and enjoyment of the range of town centre facilities and services through improvements to public transport, car parking provisions and congestion reduction.
	RC3, HOU4, NBE1a, NBE1b, NBE1c, NBE2, NBE5,	New development should reinforce the distinctive character of Northwich Town Centre to enhance the visitor experience.

	NPPF Sustainability Policy 3 Supporting a prosperous rural economy	
NPPF requirements:	Planning policies should support economic growth in rural areas in order to create jobs and prosperity by taking positive approach to sustainable new development. Local and Neighbourhood plans should support sustainable growth; promote the development and diversification of agricultural and land based rural businesses; support sustainable tourism and leisure development which respect the character of the countryside and promote the retention and development of local services. (Paragraph 28 NPPF).	
NNP Response	Northwich is located in mid Cheshire. The Parish comprises the town centre and a number of surrounding neighbourhoods, surrounded by Green Belt and open countryside. The area lies at the heart of the Cheshire Plain, at the confluence of the Rivers Weaver and Dane. The river valleys being a key part of the character of Northwich.	
Policies	NBE1-4	Ensure all new developments reinforce the character and sense of place of the Plan area. Proposal should seek to increase biodiversity and contribute towards renewable energy targets and improved energy efficiency.
	HW 2	The policy seeks all residential development to make appropriate contributions towards community facilities.
	RTW 1, RTW 5	Appropriate proposals that enhance and improve existing tourist facilities or create new facilities where they would benefit the local economy would be supported.

	NPPF Sustainability Policy 4 Promoting Sustainable Transport	
NPPF requirements:	The NPPF states that transport systems need to be balanced in favour of sustainable transport modes and highlights their potential in contributing to wider sustainability and health objectives. The NPPF encourages a balance of land uses within an area to minimise journey lengths between activities and thus maximise potential for sustainable travel modes.	
NNP Response	Transport networks in the neighbourhood area need to support and facilitate improved access and connectivity, particularly to meet the needs of a growing local population from extensive housing development on the edges of Northwich. A key objective of the NNP is to improve potential for walking and cycling around and into the town by supporting active travel infrastructure and user-friendly and efficient public transport systems linking outer districts and villages with the town centre and rail stations.	
Policies	NBE1, 1a - 1c, TRANS2-5	Better facilitate and encourage active travel choices by providing safe, pleasant and accessible pedestrian environments while reducing vehicle congestion and speed in the town centre and residential areas respectively.
	TRANS1-5	Improving public transport in the town and with surrounding areas by supporting a more integrated approach which will enhance accessibility and ease of use for all sectors of the population.
	HOU1, HOU3, HOU4, HW1,	New housing developments will be required to provide appropriate and proportionate community facilities, be within walking distance of Northwich town centre or a local centre, and provide safe linkages to key local facilities and public transport routes in order to minimise the need to travel by car.
	RC1, RC6-7, EE1, HW1-2, HW4	Enhance employment, training, leisure, commercial provisions and offer of key services and facilities within Northwich to minimise the need to travel outside the town.

	NPPF Sustainability Policy 6 Delivering a Wide Choice of High Quality Homes	
NPPF requirements:	<p>In order to deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities, the NPPF states that local planning authorities should:</p> <ul style="list-style-type: none"> Plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community. Cater for current and future demand by identifying the size, type, tenure and range of housing that is required in particular locations. Where they have identified that affordable housing is needed, set policies for meeting this need on site, unless off-site provision or a financial contribution of broadly equivalent value can be robustly justified (for example to improve or make more effective use of the existing housing stock) and the agreed approach contributes to the objective of creating mixed and balanced communities. Such policies should be sufficiently flexible to take account of changing market conditions over time. <p>(Paragraph 50)</p> <p>The approach to housing set out in the NNP is consistent with NPPF guidance. As a Policy-only Plan, NNP aims to guide the quality, type and design of housing development as well as encourage the use of brownfield land in the neighbourhood area and will, instead, work with CWACC to achieve desired land allocations through the Local Plan Part II.</p>	
Policies	HOU1	Support development on appropriately located and sustainable sites, particular brownfield land.
	HOU2	To secure sustainable, mixed and inclusive communities, housing sites will be expected to provide a mix of dwelling type and tenure that responds to planning policy, local context and viability.
	HOU3	Ensure that the character of new housing developments reflects the architectural, landscape and materials of Northwich to reinforce the area's heritage and distinctive sense of place.
	HOU1	New housing development should be positively integrated into existing neighbourhoods with safe and accessible walking routes to town and local centres, public transport routes and community facilities.

	NPPF Sustainability Policy 7 Requiring Good Design	
NPPF requirements:	<p>The NPPF states that ‘good design is a key aspect of sustainable development’ (para 56) and requires that neighbourhood plans develop robust and comprehensive policies that set out the quality of development that will be expected for the area. With regard to the area’s defining characteristics, policies and decisions should aim to ensure that developments will:</p> <ul style="list-style-type: none"> • Function well and add to the overall quality of the area over the lifetime of the development. • Establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit. • Optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses (including incorporation of green and other public space as part of developments) and support local facilities and transport networks. • Respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation. • Create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion; and • are visually attractive as a result of good architecture and appropriate landscaping. <p>(Paragraph 58)</p>	
NNP Response	<p>Reinforcing and building upon Northwich’s character and local identity featured highly throughout public consultation and is, therefore, a key priority within the NNP.</p> <p>The following policies set out requirements to guide the design of new development to reinforce the area’s local character and distinctiveness without imposing ‘unnecessary prescription’ (Paragraph 59).</p>	
Policies	HOU3-4, NBE1a, NBE1b, NBE1c, NBE2, NBE5	Ensure all new developments reinforce the character and sense of place of the Plan area by reflecting the architectural, landscape and materials of Northwich.
	HOU3	Ensure that new developments are delivered at an appropriate density to suit the location.
	NBE4	All new developments should be environmentally sustainable through consideration of location, materials and design which incorporates and maximises the use of renewable energy and energy-efficient methods.
	HW5	Encourage all new developments to incorporate Secured by Design principles.
	HOU1, HOU4, HW4	Encourage development which support a mix of uses with safe and convenient access to community facilities and transport networks.
	NBE5	Provide a network of high quality open spaces across town by encouraging new developments to protect and enhance the offer of green space.

	NPPF Sustainability Policy 8 Promoting Healthy Communities	
NPPF Requirements:	<p>NPPF highlights the important role planning can play in facilitating social interaction and creating healthy and inclusive communities. It suggests that authorities should create a shared vision with communities of the residential environment and facilities that they wish to see. NPPF states that planning policies should aim to achieve places that promote:</p> <ul style="list-style-type: none"> • Safe and accessible environments • Safe and accessible developments which encourage active and continual use of public areas • Guarding against the unnecessary loss of valued facilities and services • An integrated approach to considering the location of housing, economic uses and community facilities and services 	
NNP Response	<p>Production of the NNP has involved extensive consultation and engagement with the local community, as detailed in the accompanying consultation statement to promote a community-driven vision which sees Northwich become a thriving town where people want to live, work and visit. Policies contributing to the achievement of this vision for a healthy community include:</p>	
Policies	NBE1a	Supports high quality public realm development ensuring the town centre has attractive and successful outdoor areas.
	NBE5, HW1-3, RTW3-5	Support proposals for additional community facilities for all sections of the population, and guard against the loss of existing valued community facilities.
	HW4	Ensure that new development has due concern for its impact on the well-being of the community. Ensuring developers incorporate Secure by Design principles.
	TRANS5, TRANS7	Better facilitate safe and convenient active travel in the neighbourhood area.

	NPPF Sustainability Policy 9 Protecting Green Belt Land	
NPPF Requirements:	<p>The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.</p> <p>The NPPF highlights that the green belt serves five purposes:</p> <ul style="list-style-type: none"> • To check the unrestricted sprawl of large built up areas; • To prevent neighbouring towns merging into one another; • To assist in safeguarding the countryside from encroachment; • To preserve the setting and special character of historic towns; and • To assist in urban regeneration, by encouraging the recycling of derelict and other urban land. 	
NNP Response	<p>A small area of Green Belt exists within the Neighbourhood Plan area, north east of the town Centre around Ashton's Flashes. Current Local Plan policy STRAT 9 Green Belt and Countryside, as well as STRAT 5, Northwich covers this aspect adequately.</p>	
Policies	<p>The following policies contribute towards ensuring the openness of the Green Belt.</p> <p>HOU3, NBE1a, NBE1b, NBE1c, NBE2</p> <p>Ensure that new development reflects and reinforces local identity and sense of place through its architecture, landscaping and materials.</p>	

NPPF Sustainability Policy 10 Meeting the Challenge of Climate Change, Flooding and Coastal Change		
NPPF requirements:	The NPPF states that planning plays a key role in helping to shape places to reduce greenhouse gas emissions, minimise vulnerability to the impacts of climate change and support delivery of renewable and low carbon energy. This, it states, is central to achieving the economic, social and environmental dimensions of sustainable development.	
NNP Response	<p>Flooding is a consideration for Northwich given its geographical position. Paragraph 2.2.39 and accompanying figure 19 acknowledges this flood risk, particularly within Northwich Town Centre. Following the Regulation 14 consultation CWAC responded suggesting amendments to the text which reflected the relevant Local Plan policies. These amendments have now been made. (TBC by Town Council) The amendments reflect the local plan policy in STRAT 5 and ENV1 and the evidence base that sits behind them, that is to say the SFRA (Feb 2016 draft) and the AFRA (2009).</p> <p>The following policies contribute towards mitigating and adapting to climate change and reducing greenhouse emissions:</p>	
Policies	TRANS2-5, TRAN7, HW4	Encourage active travel by seeking to improve public transport, active travel infrastructure and safe and pleasant pedestrian environments in order to reduce vehicle use.
	HOU1	Ensure development is sustainably located, particularly using the town's extensive supply of brownfield land.
	NBE4	Ensure all new developments are environmentally sustainable through consideration of their design, location and materials to incorporate renewable energy sources and energy-efficient methods.
	NBE3, NBE5, HW3	Ensure new development protects and enhances provision of green open space.

NPPF Sustainability Policy 11 Conserving and Enhancing the Natural Environment		
NPPF requirements:	<p>The planning system should contribute to and enhance the natural and local environment by:</p> <ul style="list-style-type: none"> Protecting and enhancing valued landscapes Plan positively for the creation, protection, enhancement and management of networks of biodiversity and green infrastructure Re-use previously developed land Minimise pollution and other adverse effects of development 	
NNP Response	<p>Northwich sits at the confluence of the Rivers Weaver and Dane. These waterways are considered to be the town's best assets and are highly valued by the local population. As such, the NP sets out a vision for Northwich in which its waterfront is maximised by establishing it as a focus for business and leisure activity for residents and visitors.</p> <p>Maintaining good links with the surrounding natural environment is a key objective within the NNP as the open views of the countryside from the heart of the town play an important role in its distinctiveness.</p>	
Policies	NBE1a NBE1b NBE1c	New development proposals must maintain visual connections with the natural landscape and minimise their visual impact on views of the countryside as well as orientating development to positively reflect upon the River Weaver and Dane.
	RTW2	Enhance Northwich's waterfront by developing it as key visitor attractions and establishing it as the focus for business and leisure facilities.
	HOU1	Encourage development on Northwich's extensive supply of brownfield land.
	NBE3	Encourage new developments to protect and enhance the area's biodiversity and provision of green open space in the Plan area.
	NBE4	Ensure all new developments are environmentally sustainable through consideration of their design, location and materials to incorporate renewable energy sources and energy-efficient methods.

	NPPF Sustainability Policy 12 Conserving and Enhancing the Historic Environment	
NPPF requirements:	<p>The NPPF urges LPAs to develop positive strategies for the conservation and enjoyment of the historic environment, with regard to:</p> <ul style="list-style-type: none"> • Sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation • The wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring • The desirability of new development making a positive contribution to local character and distinctiveness • Opportunities to draw on the contribution made by the historic environment to the character of a place. <p>(Paragraph 126)</p>	
NNP Response	<p>Northwich's historical identity and heritage is valued by the local community and hence ensuring that the character and distinctive sense of place of the town is reinforced and enhanced is prioritised within the NNP. The following policies aim to protect and reinforce the special character and historical identity of the neighbourhood plan area:</p>	
Policies	HOU3, NBE1a, NBE1b, NBE1c, NBE2	Ensure that new development reflects and reinforces local identity and sense of place through its architecture, landscaping and materials.
	RC3	Seeking to develop the town's market town heritage by supporting proposals for a new market.
	RTW1	Protect and enhance Northwich's heritage assets as tourist attractions.
	<p>These policies accompany the Northwich Townscape Heritage scheme which, through Heritage Lottery Funding, seeks to repair and maintain buildings in the town centre with historic significance.</p>	

3.2 Contribution to the Achievement of Sustainable Development

Paragraph 2(d): A draft neighbourhood development plan meets the basic conditions if - (d) the making of the neighbourhood development plan contributes to the achievement of sustainable development,

At the heart of the NPPF is a presumption in favour of sustainable development which should be seen as a golden thread running through both plan-making and decision-taking. The NPPF requires the Planning system to perform a number of roles to work towards achieving the three dimensions of sustainable development: economic, social and environmental sustainability.

The NNP has been subject to an Environmental Screening and Habitats Regulation Assessment (undertaken by CWaC), in October 2015 and to be updated & finalised in 2016. This screening explains

how the policies of the Neighbourhood Plan integrate with the Local Plan. The Council found, following consultation, that there was unlikely to be any significant environmental effects arising from the Northwich Neighbourhood Plan and that a Strategic Environmental Assessment would not be required.

With regard to the Habitats Regulation Assessment Screening, it was identified through the assessment that the Northwich Neighbourhood Plan was unlikely to have an adverse effect on a European site (as defined in the Conservation of Habitats and Species Regulations 2010 (d), alone or in combination with other plans and projects. As such, a separate full screening exercise and Habitats Regulations Assessment were not considered to be required. See Appendix 2 of this document (of the original October 2015 CWaC assessment documentation)

The NNP contributes to the achievement of sustainable development in the following ways:

Delivering Economic Sustainability		
NPPF definition	Contribute to building a strong responsive and competitive economy by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure.	
NNP Objectives	<p>OBJECTIVE 1: OBJECTIVE 2: OBJECTIVE 3: OBJECTIVE 4: OBJECTIVE 5: OBJECTIVE 6: OBJECTIVE 7: OBJECTIVE 8: OBJECTIVE 9: OBJECTIVE 10: OBJECTIVE16: OBJECTIVE17: OBJECTIVE18: OBJECTIVE21: OBJECTIVE23: OBJECTIVE24:</p>	<p>Support Northwich's shops. Harness the potential of the new Barons Quay development and the new Memorial Court Leisure Complex to attract visitors to a vibrant Town Centre. Build on the success of the Artisan Market to regenerate a vital town market as a magnet for residents and visitors. Find a future for the Weaver Square shopping centre Encourage the development of an "evening economy" in the Town Centre. Promote and enhance the variety of retail and commercial centres outside the Town Centre Encourage businesses to locate in Northwich, to recruit local people and provide apprenticeship opportunities. Ensure an appropriate number of school places are provided with new residential development. Ensure that residential development in the town uses the extensive brownfield land Provide a greater range of affordable housing Support user-friendly, accessible and efficient public transport systems linking outer districts and villages with the Town Centre, and complementing the three railway stations in and near the town Ensure car parking in and around the Town Centre supports its viability and meets the needs of residents, workers, shoppers and visitors. Improve connections to the surrounding settlements, particularly to the North of the town Ensure the rivers and their banks become a focus for business and leisure activity for residents and visitors.Support the town's growth as a tourist destination. Encourage coordination, collaboration, and linkages between tourist attractions.</p>
Policies	HOU1-2	Support mixed housing development in appropriately located and sustainable sites.
	RC1-3, RC7, RTW1-4	Enhance Northwich's visitor economy by enhancing the area's leisure and tourist attractions.
	RC1-3, RC6-7, TRANS5-6, RTW1-3	Revitalise the town centre for residents and visitors by diversifying its land-uses, encouraging new retail uses and improving town centre accessibility and car parking.
	TRANS1-6	Improve access to and movement through the area and connectivity with surrounding areas to support future business growth.
	EE1	Protect and provide land for new employment.
	RC1-4, RC6-7, EE1, HOU1-3, NBE1-3, NBE5, TRANS1-7, HW1-4, RTW2-5	Establish Northwich as an attractive place to live and work.
Explanation	<p>These policies contribute to economic sustainability by:</p> <ul style="list-style-type: none"> Positively contributing to the development of a strong, diverse and competitive economy by allocating land for new employment, supporting the vitality of the town centre and identifying locations for new retail development to meet anticipated need. Ensuring land is available for new businesses. Ensuring that potential customers are not deterred by traffic difficulties in the town centre. Enhancing the area's connectivity by encouraging an integrated public transport network, locating new development where it relates well to the existing town and incorporating good pedestrian and cycle links. Planning positively for housing growth to meet the needs of present and future generations. Supporting additional housing and facilities and reinforcing Northwich's distinctive sense of place will make Northwich a pleasant place to live, work and visit, thus generating more customers for local businesses. 	

	Delivering Social Sustainability	
NPPF definition	Support strong, vibrant and healthy communities by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment with accessible local services that reflect the community's needs and support its health, social and cultural well-being.	
NNP Objectives	OBJECTIVE 1:	Support Northwich's shops.
	OBJECTIVE 2:	Harness the potential of the new Barons Quay development and the new Memorial Court Leisure Complex to attract visitors to a vibrant Town Centre.
	OBJECTIVE 3:	Build on the success of the Artisan Market to regenerate a vital town market as a magnet for residents and visitors.
	OBJECTIVE 4:	Find a future for the Weaver Square shopping centre
	OBJECTIVE 5:	Encourage the development of an "evening economy" in the Town Centre.
	OBJECTIVE 6:	Promote and enhance the variety of retail and commercial centres outside the Town Centre
	OBJECTIVE 7:	Encourage businesses to locate in Northwich, to recruit local people and provide apprenticeship opportunities.
	OBJECTIVE 8:	Ensure an appropriate number of school places are provided with new residential development.
	OBJECTIVE 10:	Provide a greater range of affordable housing.
	OBJECTIVE 11:	Ensure the impact of new housing development on local services is properly addressed.
	OBJECTIVE 13:	Maintain good footpath and cycle links with the countryside around the town.
	OBJECTIVE 16:	Support user-friendly, accessible and efficient public transport systems linking outer districts and villages with the Town Centre, and complementing the three railway stations in and near the town
	OBJECTIVE 19:	Promote healthy, safe and accessible neighbourhoods
	OBJECTIVE 20:	Address deprivation and fuel poverty
	OBJECTIVE 21:	Ensure the rivers and their banks become a focus for business and leisure activity for residents and visitors
	OBJECTIVE 22:	Nurture and protect the parks, recreation areas and green spaces that the town enjoys
	OBJECTIVE 23:	Support the town's growth as a tourist destination
	OBJECTIVE 24:	Encourage co-ordination, collaboration and linkages between tourist attractions
NNP Policies	HOU1-2	Support mixed, inclusive and sustainable communities by encouraging a mix of housing type and tenure which is integrated into existing neighbourhoods.
	RC1-RC3, RC6-7, TRANS1-6, RTW2	Support an enjoyable and vibrant town centre with diverse retail and leisure offer, improved accessibility and parking provisions.
	HOU3, NBE1a, NBE1b, NBE1c, NBE2	Ensure that new developments reflect Northwich's character to reinforce the area's distinctive sense of place.
	HW1-3, HW4, TRANS5-6, TRASN2, NBE5	Protect and enhance the provision and accessibility of community facilities.
	HW4	Ensure that consideration is given to the impacts of development on community health and wellbeing.
	RC1, HOU1, NBE5, HW4	Provide spaces and developments which are safe, accessible and enjoyable.
	EE1	Enhance employment and training opportunities within Northwich.

Explanation	<p>These policies contribute to social sustainability by:</p> <ul style="list-style-type: none"> • Planning positively for housing growth to meet the needs of present and future generations by identifying sites to meet housing need up to the year 2030. • Positively contributing to development of a balanced, diverse and strong economy to meet the needs of the local population. • Planning for good urban design to ensure the creation of safe and well-connected streets and spaces. • Providing for improved public transport links and enhanced pedestrian links to key community facilities, services and public transport routes • Locating new development where it integrates to the existing town and ensuring that new developments incorporate good pedestrian and cycle links, and provide opportunities for access by public transport. • Providing significant areas of new open space and enhanced public access to existing features. • Protect and provide community and leisure facilities.
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Delivering Environmental Sustainability		
NPPF definition	Contribute to protecting and enhancing the natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.	
NNP Objectives	OBJECTIVE 9:	Ensure that residential development in the town uses the extensive supply of brownfield land.
	OBJECTIVE 13:	Maintain good footpath and cycle links with the countryside around the town.
	OBJECTIVE 14:	Ensure that all development and growth is in keeping with the character of the town and is environmentally sustainable.
	OBJECTIVE 15:	Seek ways to make the movement around and into town walker and cycle friendly.
	OBJECTIVE 16:	Support user-friendly, accessible and efficient public transport systems linking outer districts and villages with the Town Centre, and complementing the three railway stations in and near the town.
	OBJECTIVE 19:	Promote healthy, safe and accessible neighbourhoods.
	OBJECTIVE 22:	Nurture and protect the parks, recreation areas and green spaces that the town enjoys.
NNP Policies	HOU1, HOU4	New housing will be supported on appropriately located and sustainable and integrated sites – development on brownfield land will be actively encouraged.
	NBE4	New developments should be sustainable and contribute to the achievement of national renewable energy targets
	NBE1a, NBE1b, NBE1c	Supporting a high standard of design in the Town Centre by taking into account energy efficiency by means of building type, orientation and layout.
	NBE3, NBE5	New development should protect the area's natural environment and maintaining links with the surrounding countryside.
	NBE3	Encourage the role of allotments, gardens and development of green infrastructure.
	TRANS2, TRANS5, TRANS7, HW4	Better provision for active travel.

Explanation	<p>These policies contribute to environmental sustainability by:</p> <ul style="list-style-type: none"> • Planning for good urban design and the creation of safe and well-connected streets and spaces. • Promoting brown field sites suitable for redevelopment opportunities. • Providing for improved public transport links and enhanced pedestrian links around and into the neighbourhood area. • Locating new development where it integrates well into the existing town, incorporating good pedestrian and cycle links, and providing opportunities for access by public transport. • Protecting and providing green open spaces to enhance biodiversity. • Protecting and enhancing the natural, built and historic environment of Northwich.
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NPPF also indicates that pursuing sustainable development requires careful attention to viability and costs in plan-making and decision-taking to ensure that Plans are deliverable. Ensuring that the NNP is deliverable has involved:

- Ensuring that infrastructure requirements are identified.
- Setting out a delivery table, with actions and outcomes in relation to the Neighbourhood Plan policies.

With regards to future infrastructure requirements, this is being addressed at a Borough level through work being undertaken in association with the emerging Cheshire West and Chester Local Plan (Part Two) and Community Infrastructure Levy (CIL). If introduced, CIL will set a charge to be paid on certain types of new development, in specific areas. The money collected would then be used to support the provision of infrastructure throughout the borough. CIL will

be spent on infrastructure projects and types listed within the CIL Regulation 123 list. A percentage of CIL receipts will be passed directly to those Parish and Town Councils where development has taken place. Communities with a neighbourhood plan that has secured consent of local people in a referendum will benefit from 25 percent of the levy revenues arising from development in their area. Initial economic viability work indicates that a CIL charge is not viable within the main urban area of Northwich as it could prevent development from coming forward. However, a CIL charge may be viable for residential development on greenfield areas outside the main urban area of Northwich. Charging areas and levels will be reviewed throughout the process of preparation of CIL. The CIL was submitted to the Planning Inspectorate for Examination on 30th September 2016. Initial hearings were held on 13 and 14 December 2016. A number of issues were identified by the Inspector and the Examination is due to be reconvened on 16 March 2017.

3.3: Conformity with Strategic Policies

Paragraph 2(e) A draft neighbourhood development plan meets the basic conditions if – (e) the making of the neighbourhood development plan is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area),

This section of the Basic Conditions Statement demonstrates how the NNP conforms to the strategic policies and objectives of the adopted plan for the local area. The Development Plan for the area consists of the

- Cheshire West and Chester Local Plan (Part One) (adopted 2015), this being the key document for the area; The local plan post dates the NPPF and its policies take precedence in the event of any conflict (except in circumstances where the NPPF has been updated or added to)
- The Vale Royal Borough Local Plan (VRBLP) (Adopted in 2001, First Review Alteration 2006, saved policies retained 2015);
- The Cheshire Replacement Minerals Local Plan (adopted 1999) and
- The Cheshire Replacement Waste Local Plan (adopted 2007).

Neighbourhood plans do not have any jurisdiction over minerals and waste matters. There are no implications for the neighbourhood plan resulting from these latter two plans.

The Chester West and Chester Local Plan (Part One), Strategic Policies, was adopted on 29 January 2015. The plan contains the over all vision, strategic objectives, spatial strategy and strategic planning policies for the Borough to 2030. The Cheshire West and Chester Local Plan (Part two) Land Allocations and Detailed Policies, local development document will be prepared and will provide further detailed policies which will support the strategic objectives and policies as set out in the Local Plan (Part One). The current Local

Development Scheme for the Borough (January 2016) envisages the Part Two Plan being adopted in February 2018.

Whilst the policies within the Local Plan (Part One) have replace some of those contained in the currently adopted development plan for the borough, some policies were retained until such time as they are replaced by policies within the Local Plan (Part Two) Land Allocations and Details Policies Plan.

The Vale Royal Borough Local Plan was initially adopted in 2001, with the First Review Alteration being adopted in 2006. A number of its policies have been superseded by policies in the Local Plan (Part One) others remain in force until replaced by future development plan documents and are still part of the “development plan” for the area, although less weight may be attributed to them owing to the period of time which has elapsed since they were first adopted.

The Local Plan (Part One) in Appendix A, identified those saved and retained policies contained in the currently adopted development plans within the Borough. There are retained policies within the VRBLP, an extract of which can be seen at Appendix 3 of this document. The VRBLP does not distinguish between strategic and non strategic policies. The policies within the Plan are generally development management policies. Some of the policies may be seen to generally satisfy the definition of strategic policy by providing an overarching direction or objective, those which seek to shape the broad characteristics of development and those which provide a framework for decision making or establishing a standard or other requirements essential to achieving the wider vision of the local plan; other policies could be considered to be hybrid policies, that is to say while performing a development management function they may also contain strategic elements which would meet the definition of a strategic policy as set out in the current Planning Practice Guidance (para 076 Ref ID 41-076-20140306). An overall assessment of the remaining saved policies was undertaken and

those which were considered of relevant to the area of the NNP have been included in the policy assessment below. The NNP needs to be in general conformity with the strategic policies of the Local Plan.

It is considered that the ambition of the NNP is aligned with and positively supports the strategic needs and priorities of the wider local area and promotes development consistent with the requirements of the Local Plan. Policy STRAT5 of the Local Plan deals specifically with Northwich which is identified as being a key focus for development in the east of the borough. It states that provision will be made for at least 4,300 new dwellings and 30ha of additional land for business and industrial development in Northwich and identifies a number of key proposals for the town consistent with those of the neighbourhood plan. As a Policy-only Plan, NNP does not make land allocations. Desired land allocations will be devised in conjunction with CWAC through the Local Plan (Part Two) while the NNP sets out policies to guide the characteristics and nature of such development.

3.3 (a) Retail and Commercial

Objective		Policy
1:	Support Northwich's shops.	RC1-7, TRANS6
2:	Harness the potential of the new Barons Quay development and the new Memorial Court Leisure Complex to attract visitors to a vibrant Town Centre.	RC3, RC5,7
3:	Build on the success of the Artisan Market to regenerate a vital town market as a magnet for residents and visitors.	RC3
4:	Find a future for the Weaver Square shopping centre	RC2,3
5:	Encourage the development of an "evening economy" in the Town Centre.	RC7, RTW1
6:	Promote and enhance the variety of retail and commercial centres outside the Town Centre	RC4, HOU4

The above policies and objectives are considered to be in conformity with the following policies of the CWAC Local Plan (Part 1) as well as the identified relevant retained policies of the Vale Royal Borough Local Plan.

CWAC Local Plan Policy	
	Retail led regeneration of Northwich town centre and riverside will be achieved through delivery of Northwich Riverside projects including, most importantly, the redevelopment of Barons Quay. Development proposals for Northwich town centre should support a step change improvement to the shopping and leisure offer.
ECON 1 Economic growth, employment and enterprise	The council will promote competitive town centre environments and bring forward sites to meet a range of town centres uses including commercial, retail, leisure, cultural and office uses.
ECON 2 Town Centres	The Council applies a 'town centre first' approach to proposals for retail, leisure and other main town centre uses, and prioritises Barons Quay for retail and leisure investment in Northwich. Proposals that positively contribute towards creating vibrant centres that offer a diverse mix of uses are encouraged. Expansion of Out-of-Town retailing in the Northwich area is restricted to promote town centre redevelopment and maximise the potential of the Barons Quay development.
ECON 3 Visitor Economy	The expansion of existing tourism assets and creation of new tourism opportunities will be supported, particularly within or accessible from Northwich town centre in order to attract significant visitor numbers.
STRAT 10 Transport and Accessibility	Opportunities to extend and improve the existing network of cycleways and footpaths will be taken wherever possible to improve movement between public transport hubs, residential areas, employment opportunities, local services and leisure and tourism facilities. Parking provisions should support the viability of town centres whilst minimising traffic congestion.
ENV 5 Historic Environment	Development should safeguard or enhance both designated and non-designated heritage assets and the character and setting of area of acknowledged significance.

Retained Policies Vale Royal Borough Local Plan	
GS7 Areas affected by former underground rock salt mining in Northwich	This policy looks to ensure that new developments are not put at risk of subsidence because of underground conditions within the area.
GS 9 General urban design principles for development in Northwich town centre.	Good design will be essential in creating successful, sustainable development within Northwich Town Centre. It will ensure the creation of lively places with distinctive character; streets and public spaces that are safe, accessible, pleasant to use and human in scale; and places that inspire because of the imagination and sensitivity of their designs.
GS9 A - Barons Quay Development Area (BQDA)	The BQDA is the most important regeneration opportunity within Northwich Town Centre. It will be a driver to strengthen and enhance Northwich's position as an important market town and retail and visitor destination. It will also act as a catalyst for wider investment and improvements across the centre.
GS 9 N Northwich Vision Transport Scheme	The aim of the policy is to ensure that the town centre is accessible to an increasing number of visitors by a choice of transport modes.

NE 13 River Corridors	TBC by LA The policy applies to the ASCV within the Weaver Valley. The policy seeks to conserve and enhance the natural elements of the river environment resulting in landscape improvements or which promote public access and water based
NE 14 Dane Valley	TBC by LPA The River Dane is important in landscape and geomorphological terms and to safeguard its special features a corridor of protection is put forward in the Local Plan.
BE1 Safeguarding and Improving the quality of the built environment	It is important that the environment of the Borough is protected and wherever possible improved. The design of new development proposals should respect and enhance the character and setting of the surrounding area. Minimising vandalism and increasing public safety can be achieved through design and layout of new builds.
BE 10 Historic Environment - Conservation Areas	The aim of the policy is not to prevent all new development but to protect Conservation Areas from unsympathetic development. In the aim of preserving or enhancing the special architectural and historic merit of an area.
BE 11 Development of Sites Outside the Conservation Area	To protect the setting of the Conservation Area from unsympathetic development or sites outside but materially affecting the character and appearance of the Conservation Area.
BE 12 Northwich Conservation Area	Many of the buildings in the Northwich conservation Areas are of architectural and historic interest and were designed to reduce the effects of subsidence. The policy looks to ensure that no timber framed building of value should be removed unless it is totally unavoidable.
STC 1 General policy (shopping and town centre development)	This policy looks to concentrate new development in the existing retail areas which are generally more accessible by a range of transport modes.
STC 2 Northwich Town Centre - allocations	This policy identifies sites where development is to be focused in the town centre.
STC 4 use of upper floors	Allowing people to live above shops enhances the vitality of the town and local centres but can also provide valuable additional income to retailers, which may help them to retain viable businesses. The presence of residents can also deter crime and improve security
STC 14 All Smaller Villages With or Without Defined Policy Boundaries	Seeks to ensure that basic goods can be purchased without the need to travel long distances.
T 13 Car parking & T14 car parking in town and village centres	These policies are to ensure that adequate town centre parking exists for the needs of shoppers.
T 15 Provision of access for people with disabilities	In order that people with disabilities can move around new developments with the minimum amount of effort and in order that all areas are accessible.
RT 21 The Weaver and Dane Valleys	Seeks to improve access to the rivers.

3.3 (b) Employment and Education

Objective		Policy
7:	Encourage businesses to locate in Northwich, to recruit local people and provide apprenticeship opportunities.	RC6, EE1
8:	Ensure an appropriate number of school places are provided with new residential development.	HOU1, HOU4

The above policies and objectives are considered to be in conformity with the following policies of the CWAC Local Plan (Part 1) as well as the identified relevant retained policies of the Vale Royal Borough Local Plan

CWAC Local Plan Policy	
STRAT 1 Sustainable Development	Support proposals which provide for mixed-use developments and seek to provide access to homes, employment, retail, leisure, sport and other facilities, promoting healthy and inclusive communities whilst reducing the need to travel.
STRAT 2 Strategic development	The Local Plan will deliver 365 hectares of land for employment development to meet a range of types and sizes of site by 2030. The majority of new development will be located within or on the edge of Chester and the towns of Ellesmere Port, Northwich and Winsford.
STRAT 5 Northwich	Provision will be made for approximately 30ha of additional land for business and industrial development. Key proposals that provide significant potential for the regeneration and reuse of previously developed land include: major mixed-use development schemes at Winnington and Wincham Urban Villages, and retail led regeneration of Northwich town centre and riverside through delivery of Northwich Riverside projects, particularly the redevelopment of Barons Quay. Key sites for business and industrial development includes Gadbrook Park – the expansion of which will be identified through the Local Plan (Part Two) Land Allocations and Detailed Policies Plan.
STRAT 10 Transport and Accessibility	Development and associated infrastructure should support economic growth and improve accessibility to jobs and key services. Parking provision should support the viability of town centre whilst minimising traffic congestion. Proposals for new industrial and warehousing development should maximise opportunities to transport products by non-road modes of transport.
STRAT 11 Infrastructure	The Council will support provision of infrastructure to protect, enhance and improve access to existing facilities, services and amenities that contribute to the quality of life of residents, businesses and visitors.
ECON 1 Economic growth, employment and enterprise	The creation of new job opportunities across a range of sectors will be supported. The Council promotes sustainable economic growth by supporting existing businesses, encouraging indigenous business growth and attracting new inward investment. A flexible supply of land for industrial and business use (falling within use classes B1, B2 and B8) will be provided to meet a range of types and sizes of site in locations across the borough. The refurbishment and enhancement of existing sites and premises for continued employment use will be supported.
ENV 6 Quality Design and Sustainable Construction	Promotes sustainable, high quality design and construction.
ECON 2 Town Centres	The Council adopts a ‘town centre first’ approach to proposals for retail, leisure and other town centre uses.
ECON 3 Visitor Economy	The expansion of existing tourism assets or the creation of new tourism opportunities will be supported where this would enhance the existing tourism offer, benefit the local economy and be of a suitable scale and type for its location.

Relevant retained Policies Vale Royal Borough Local Plan	
E1 General requirements for employment use	The impact of new development must not be unacceptable in terms of its effects on nearby land uses, particularly on any adjoining residential areas. Landscaping should be an essential part of any scheme and there should be an improvement in the local environment.
E3 Redevelopment of employment land for employment purposes	Existing employment sites constitute an important resource for the economy in both urban and rural areas. It is important that when these sites are redeveloped that they are brought up to today's standards.
E4 Redevelopment of existing and proposed employment land for non-employment purposes	Older employment sites can often make a valuable contribution to maintaining a valid portfolio of employment land, they should not be lost if they can continue to play a role in the local economy.
E5 Employment Land Allocations	The allocation of sites has been concentrated in or on the edge of Northwich, generally in close proximity to public transport and looks to encourage the re use of previously developed land.
E 10 Employment uses in the Green Belt including washed over green belt villages	New development is generally considered inappropriate in the Green Belt however there are exceptions. There is a historical legacy of industrial sites in the Green Belt, many of these
T 15 Provision of access for people with disabilities	In order that people with disabilities can move around new developments with the minimum amount of effort and in order that all areas are accessible.
H2 Housing Allocations	The allocation of sites has been concentrated in or on the edge of Northwich, the sites being sustainable in transport terms, they contain the most extensive range of services and facilities and offer the greatest opportunity to reduce the need to travel and reliance on the private car.

3.3 (c) Housing

Objective	Policy
9: Ensure that residential development in the town uses the extensive brownfield land.	HOU1, HOU4
10: Provide a greater range of affordable housing.	HOU1, HOU2, HOU4
11: Ensure the impact of new housing development on local services is properly addressed.	HOU1, HOU4, HW2

The above policies and objectives are considered to be in conformity with the following policies of the CWAC Local Plan (Part 1) as well as the identified relevant retained policies of the Vale Royal Borough Local Plan

CWAC Local Plan Policy	
STRAT5 Northwich	Northwich will be a key focus for development, with provision made for approximately 4300 new dwellings. Proposals will be encouraged to maximise potential of previously developed land to meet future housing requirements of Northwich, with brownfield land at Winnington and Wincham Urban Villages promoted to have significant potential.
STRAT 1 Sustainable Development	The principles set out in this policy reflect the presumption in favour of sustainable development; supporting development that meets the economic, social and environmental objectives of the borough. Proposals for mixed-use developments which provide homes, employment, retail, leisure and other facilities, promoting healthy and inclusive communities whilst reducing the need to travel will be encouraged. The use and redevelopment of previously developed land in sustainable locations is also encouraged.
ECON 2 Town Centres	Residential development in the town centre will be supported if it supports the overall vision and health of the town centre.
SOC 1 Delivering Affordable Housing	Affordable homes will be sought within all new residential developments. They should be dispersed throughout the site and be indistinguishable from market homes with regard to high quality design.
SOC 3 Housing Mix and Type	The Council seeks to provide a mix of housing types, tenures and sizes of both market and affordable housing.
SOC5 Health and Well-being	In order to provide for the needs of the growing population in Northwich and enhance residential amenity, the Council promotes development with good access by walking, cycling and public transport, and encourages protection and provision of facilities which contribute to health and well-being.
ENV 2 Landscape	The Local Plan seeks to protect and, where possible, enhance landscape character and local distinctiveness, encouraging development which has regard of local characteristics and surroundings.
ENV 5 Historic Environment	Requires development to respect and respond positively to the heritage assets and character of areas of acknowledged significance, such as Northwich's distinctive 'black and white' architecture and industrial heritage.
ENV 6 High Quality Design and Sustainable Construction	Promotes sustainable, high quality design and construction.

Relevant retained Policies Vale Royal Borough Local Plan	
STC 4 Use of Upper floors	Allowing people to live above shops enhances the vitality of the town and local centres but can also provide valuable additional income to retailers, which may help them to retain viable businesses. The presence of residents can also deter crime and improve security
STC 12 Local Centres in Winsford and Northwich	The locations of the local centres are predominantly within residential areas and accordingly as the centres are more prone to long-term vacancies, it may be necessary to allow some flexibility in the future use of vacant units.
H2 Housing Allocations	The allocation of sites has been concentrated in or on the edge of Northwich, the sites being sustainable in transport terms, they contain the most extensive range of services and facilities and offer the greatest opportunity to reduce the need to travel and reliance on the private car.
GS 9 General urban design principles for development in Northwich town centre.	Good design will be essential in creating successful, sustainable development within Northwich Town Centre. It will ensure the creation of lively places with distinctive character; streets and public spaces that are safe, accessible, pleasant to use and human in scale; and places that inspire because of the imagination and sensitivity of their designs.
BE1 Safeguarding and Improving the quality of the built environment	It is important that the environment of the Borough is protected and wherever possible improved. The design of new development proposals should respect and enhance the character and setting of the surrounding area. Minimising vandalism and increasing public safety can be achieved through design and layout of new builds.

3.3 (d) Natural and Built Environment

Objective		Policy
12:	Ensure that new Town Centre buildings retain and complement the historic character of the area.	NBE1a, NBE1b, NBE1c
13:	Maintain good footpath and cycle links with the countryside around the town.	HOU4, NBE1a, NBE1b, NBE1c, TRANS 6
14:	Ensure that all development and growth is in keeping with the character of the town and is environmentally sustainable.	NBE1, NBE1b, NBE1c, NBE5

The above policies and objectives are considered to be in conformity with the following policies of the CWAC Local Plan (Part 1) as well as the identified relevant retained policies of the Vale Royal Borough Local Plan.

CWAC Local Plan Policy	
STRAT 5 Northwich	Northwich will provide a key focus for development in the east of the borough. The Green Belt around Northwich will be maintained and the character and individuality of the settlements that form the wider built up area of Northwich safeguarded.
ECON 3 Visitor Economy	Supports the expansion or creation of tourism assets which would enhance the area's tourism offer, benefit the local economy and be a suitable scale and type for its location.
STRAT 1 Sustainable Development	The development principles set out in this policy encourage achievement of economic, social and environment sustainability objectives.
ENV 3 Green Infrastructure	The Council encourages development to incorporate the provision of green infrastructure in order to support the creation, protection, enhancement and management of an integrated network of high quality green spaces.
SOC 5 Health and Well Being	Development should support the health and well-being of residents by providing and improving access to health/recreation/leisure facilities and promoting high quality and accessible living environments.
ENV 5 Historical Environment	Development will be required to respect and respond positively to features of architectural, historical and archaeological importance and their setting. Where appropriate, the Council will support an acceptable level of enabling development to secure the future of heritage assets.
ENV 6 High Quality Design and Sustainable Construction	Promotes sustainable, high quality design and construction. Development should respect local character, achieve a sense of place, provide high quality public realm and make the best use of high quality materials.
ENV 2 Landscape	The Council will protect and wherever possible, enhance landscape character and local distinctiveness. Development should take full account of the characteristics of the development site and its relationship with its surroundings and views into and out of the site.

Relevant retained Policies Vale Royal Borough Local Plan	
GS 5 The Open Countryside	The Local Plan provides for most forms of development to be accommodated within existing settlements.
NE1 Protection of the nature conservation resources	In considering applications, the Council will seek to ensure that there is no net loss of the nature conservation resources as a result of the development.
NE2 designated sites of international and national nature conservation importance	These sites are recognised and should be protected from harmful development proposals. It is the applicant's responsibility to show that the value of the site would not be damaged, degraded to otherwise changed detrimentally by any works connected with the proposal.
NE6 Wildlife corridors and green wedges	The policy aims to maintain a network of green spaces within the urban areas and link them to the countryside. This can for example include footpath routes as well as watercourses. Wildlife corridors are the most effective means of enhancing wildlife diversity within the built up areas.
NE7 Protection and enhancement of landscape features	The retention and protection of such features are important in helping retain the character of the locality and to enhance the visual quality of the new development and its setting.
NE8 provision and enhancement of landscape in new development	Ensuring the provision of high quality landscaping as an integral feature of new development is integral to this policy. Good landscaping will also contribute to the quality of the environment and quality of life of its residents.
NE9 Trees and Woodland	Existing tree cover is a scarce resource and a valuable amenity, woodlands are in particular an important part of our countryside and must be conserved and maintained.
NE10 proposals for the establishment of areas of multipurpose woodland on derelict and under used land	A significant part of the Mersey Community Forest areas lies within the neighbourhood plan area. New woodlands can provide improvements in visual amenity, opportunities for informal recreation & education and can encourage the conservation of wildlife. Tree planting is also a valuable method of environmental improvement and a way of reclaiming derelict land.
NE11 Areas of Special County Value (TBC)	The preservation and enhancement of the ASCVs is very important and they should be protected from unsuitable development.
NE 12 Areas of significant local environmental value (TBC)	These policies recognise that there are areas of local environmental value which should be recognised and which are of importance in their contribution to the character of the area.
NE12 A	Areas of Significant Local Environmental Value have been identified and open land between selected villages has been identified. The policy looks to maintain the gaps between villages, because they are attractive areas of countryside in their own right but also because acting as environmental buffers, forming and allowing important views.
NE13 River corridors	The River Weaver is an important asset for its landscape, recreational and nature conservation reasons. The conservation and enhancement of the river environment resulting in landscape improvements or which promote public access and water based or waterside recreation will be supported.
NE 14 Dane Valley	The River Dane is an important in landscape and the policy seeks to safeguard its special features.

BE 1 safeguarding and improving the quality of the environment	This policy summarises the key material consideration to be taken into account by the Council when considering proposals for all new development and changes within the Borough. They are looking to protect and wherever possible improve the environment, along with design respecting and enhancing the character and setting of the surrounding area. The needs of pedestrians and cyclists being put first. Building out crime and making places safe is also important.
BE5 Historic Environment – Listed Buildings	The Council consider it vital to protect listed buildings and their settings from unsympathetic detrimental development.
BE6 Alterations/ Extensions to listed buildings	Applications involving listed buildings will need to satisfy the Council that their special architectural or historic interest is preserved.
BE7 - Changes of use to listed buildings	The Council will consider giving consideration to permitting alternative uses for listed buildings if this is necessary to ensure the buildings long term survival.
BE8 Listed Buildings and Archaeology	The policy recognises that some listed buildings and their settings may stand in grounds containing archaeological remains. The policy looks to provide for the assessment of the archaeological implications and recording.
BE9 Demolition Control of listed buildings	The presumption in favour of a listed buildings preservation unless a strong case can be made otherwise.
BE10 Historic Environment – Conservation Areas	The aim of the policy is not to prevent all new development but to protect Conservation Areas from unsympathetic development. In the aim of preserving or enhancing the special architectural and historic merit of an area.
BE11 Development of sites outside the conservation area	To protect the setting of the Conservation Area from unsympathetic development or sites outside but materially affecting the character and appearance of the Conservation Area.
BE12 Northwich Conservation Area	Many of the buildings in the Northwich conservation Areas are of architectural and historic interest and were designed to reduce the effects of subsidence. The policy looks to ensure that no timber framed building of value should be removed unless it is totally unavoidable.
BE13 Ancient Monuments / Archaeological sites	Development which adversely affects SAM and other nationally important archaeological sites and monuments will not be allowed.
BE 14 Other sites of Archaeological importance	Local ancient monuments and archaeological sites are an important part of the cultural heritage and their preservation in situ is important and can be achieved through careful design and layout. Where in situ preservation is not possible the developers must ensure the proper recording of the site.
BE 15 Historic Parks and Gardens	There is a need to preserve the character and appearance of such historic parks and gardens they are an important element of the Borough's area.
BE 21 Renewable Energy	The use of renewable energy should be considered within all new development and the likely adverse impacts minimised.
BE 22 Locally important Buildings	Locally important non-listed buildings help to sustain a sense of local distinctiveness which is an important characteristic of sense of place and identity of many communities. They can help maintain an ambience that is an important contribution to economic activity such as tourism.

3.3 (e) Transportation and Infrastructure

Objective		Policy
15:	Seek ways to make the movement around and into town walker and cycle friendly	HOU4, TRANS6 + 7
16:	Support user-friendly, accessible and efficient public transport systems linking outer districts and villages with the Town Centre, and complementing the three railway stations in and near the town	TRANS3, TRANS4
17:	Ensure car parking in and around the Town Centre supports its viability and meets the needs of residents, workers, shoppers and visitors	TRANS4, TRANS6, HOU1
18:	Improve connections to the surrounding settlements, particularly to the North of the town	TRANS1

The above policies and objectives are considered to be in conformity with the following policies of the CWAC Local Plan (Part 1) as well as the identified relevant retained policies of the Vale Royal Borough Local Plan.

CWAC Local Plan Policy	
STRAT 5 Northwich	Development should bring sustainability benefits (such as reduced reliance on the car) through the formation of pedestrian and cycle networks linking to key services, facilities, employment and retail areas.
STRAT 7 Middlewich	Investigate the longer term potential for further sustainable growth in the mid-Cheshire towns of Northwich, Winsford and Middlewich coupled with journey-time improvements along the A54 between Junction 18 of the M6 and Winsford.
STRAT 10 Transport and Accessibility	Provide and develop reliable and efficient transport networks that support sustainable economic growth in the borough and the surrounding area. Opportunities to improve public transport facilities will be taken wherever possible, through improved services, interchange facilities and parking at railway stations. Development and associated infrastructure should promote safe and efficient transport networks that are beneficial to quality of life and the local environment.
STRAT 11 Infrastructure	New development should provide for infrastructure, facilities, amenities and other planning benefits which are necessary to support and serve it and to mitigate any direct loss or impact to the local area. Infrastructure required as a consequence of development will be sought from developers and secured by the negotiation of planning obligations, planning conditions, section 106 legal agreements and/or contributions via a CIL.
ENV 3 Green infrastructure	Support the creation, protection, enhancement and management of a network of high quality multi-functional green infrastructure in order to maximise potential for active travel.
ECON 3 Visitor economy	Development proposals intended to boost the visitor economy should be accessible by sustainable modes of transport, and have potential to improve access to rights of way, green infrastructure and the use of the borough's waterways.

Relevant retained Policies Vale Royal Borough Local Plan	
GS 9 N Northwich Vision transportation schemes	The importance of the transportation schemes for the successful and integrated regeneration of Northwich Town Centre is supported and its aim is to ensure that the town centre is accessible to an increasing number of visitors by a choice of transport modes. The schemes listed in the policy are those
RT 20 Mooring Facilities	The waterways in Vale Royal have a wide variety of mooring facilities available; however demand may result in pressure for the expansion of existing facilities and the creation of new ones. This policy aims to accommodate such demand, whilst not compromising the quality and attractiveness of the areas through which these waterways pass.
T3 Public transport	The policy encourages the use of more sustainable modes of transport with major new development looking to retain, restore or improve services.
T4 Railways	The re use of existing station buildings is supported for appropriate purposes as long as the redevelopment does not prejudice the use of the station for passengers.
T5 Railway stations	Land will be safeguarded at specific railways stations including Northwich in order to encourage the use of more sustainable forms of transport.
T6 Northwich – Middlewich – Sandbach Rail Line	To meet the long term objectives of rail transport the route is safeguarded.
T7 Safeguarded rail lines	In order that rail corridors are not developed in a manner which will prevent them being used for sustainable transport or tourism.
T12 Development of land adjacent to the River Weaver for water based freight facilities	The Weaver navigation offers opportunities for water based freight, but much of the Weaver Valley is an ASCV and development is confined to those areas adjoining the river within the towns of Northwich and Winsford.
T13 Car parking	This policy looks to ensure that adequate town centre parking exists for the needs of shoppers and visitors.
T14 Car parking in Town and Village centres	In order to ensure adequate car parking exists as well as there being a loss of residential amenity and looking to ensure the economic viability of the town centre is maintained.
T15 Provision of Access for people with disabilities	In order that people with disabilities can move around new developments with the minimum amount of effort and that area are accessible.

3.3 (f) Health & Well Being

Objective		Policy
19:	Promote healthy, safe and accessible neighbourhoods	TRANS ₃ , TRANS ₅ , HW ₁ , HW ₃ HW ₄ , TRANS ₇
20:	Address deprivation and fuel poverty	NBE ₄

The above policies and objectives are considered to be in conformity with the following policies of the CWAC Local Plan (Part 1) as well as the identified relevant retained policies of the Vale Royal Borough Local Plan

CWAC Local Plan Policy	
ECON₁ Economic Growth, Employment and Enterprise	The Council will support sustainable economic growth by supporting a flexible land for industrial business use, promote a competitive town centre by supporting a range of town centre uses and support initiatives and accessibility to further/higher education and employment.
STRAT₁ Sustainable Development	Provide for mixed-use development which seeks to improve access to homes, employment, retail, leisure, sport and other facilities, promoting healthy and inclusive communities whilst reducing the need to travel.
STRAT₅ Northwich	The character and individuality of the settlements in Northwich will be maintained and developments on brownfield land that enhance local retail, leisure and varied housing provision will be supported.
STRAT₁₁ Infrastructure	Additional facilities, services and infrastructure to meet identified community needs, will be supported in appropriate and accessible environments. Where appropriate, new development will be required to contribute towards the Council's identified infrastructure priorities in accordance with Circular 5/2005, Community Infrastructure Levy regulations or successor regulations/guidance.
ECON₂ Town Centres	Support proposals which provide a diverse mix of uses and extend the time during which town centres are active. New cultural and leisure development should be located within the town centre and on suitable sites that enhance the waterfront.
SOC₅ Health and Well-being	Supports opportunities to widen and strengthen the borough's cultural, sport, recreation and leisure offer.
SOC₃ Housing Mix and Type	The Council seeks to provide a mix of housing types, tenures and sizes of both market and affordable housing to support mixed, balanced and sustainable communities.
SOC₆ Open space, sport and recreation	The Council will seek to protect, manage and enhance existing open spaces, sport and recreation facilities to provide a network of diverse, multi-functional open spaces.
ECON₃ Visitor Economy	Support the expansion of existing tourism assets, or the creation of new tourism opportunities in appropriate locations. Major leisure, tourism, cultural development proposals and visitor accommodation should be located within or accessible to Chester, Northwich, Ellesmere Port and Winsford town centres.
ENV₃ Green Infrastructure	Supports the creation, protection, enhancement and management of a network of high quality multi-functional green infrastructure.
ENV₂ Landscape	Protect and where possible, enhance landscape character and local distinctiveness.
STRAT₁₀ Transport and Accessibility	Development and associated infrastructure should ensure that transport helps improve quality of life and enhances the local environment.

Relevant retained Policies Vale Royal Borough Local Plan

GS 9 General urban design principles for development in Northwich town centre.	Good design will be essential in creating successful, sustainable development within Northwich Town Centre. It will ensure the creation of lively places with distinctive character; streets and public spaces that are safe, accessible, pleasant to use and human in scale; and places that inspire because of the imagination and sensitivity of their designs.
NE6 Wildlife corridors and green wedges	The policy aims to maintain a network of green spaces within the urban areas and link them to the countryside. This can for example include footpath routes as well as watercourses. Wildlife corridors are the most effective means of enhancing wildlife diversity within the built up areas.
NE7 Protection and enhancement of landscape features	The retention and protection of such features are important in helping retain the character of the locality and to enhance the visual quality of the new development and its setting.
NE8 provision and enhancement of landscape in new development	Ensuring the provision of high quality landscaping as an integral feature of new development is integral to this policy. Good landscaping will also contribute to the quality of the environment and quality of life if its residents.
RT 2 Sports facilities and open space	Seeks to improve the provision of local sports facilities and open space provision.
RT3 Recreation and open space in new developments	New and improved provision for recreation and open space in new residential developments.

3.3 (g) Recreation, Tourism and Waterways

Objective		Policy
21:	Ensure the rivers and their banks become a focus for business and leisure activity for residents and visitors.	NBE1a, NBE1b, NBE1c, HOU4, RTW1, RTW2
22:	Nurture and protect the parks, recreation areas and green spaces that the town enjoys	HW3
23:	Support the town's growth as a tourist destination	RTW1, RTW2, RTW3, RTW5
24:	Encourage coordination, collaboration, and linkages between tourist attractions.	RTW1, RTW2

The above policies and objectives are considered to be in conformity with the following policies of the CWAC Local Plan (Part 1) as well as the identified relevant retained policies of the Vale Royal Borough Local Plan.

CWAC Local Plan Policy	
ECON 1 Economic Growth, Employment and Enterprise	The Council will promote competitive town centre environments and bring forward sites to meet a range of town centre uses including commercial, retail, leisure, culture and office uses.
ECON 2 Town Centres	The Council prioritises the Barons Quay scheme for retail and leisure investment in Northwich. Mixed-use development that support the overall vision and health of the town centre will be supported.
STRAT 5 Northwich	Retail led regeneration of Northwich town centre and riverside will be promoted through the delivery of Northwich Riverside projects, including the redevelopment of Barons Quay.
STRAT 1 Sustainable Development	Supports proposals which provide access to homes, employment, retail, leisure, sport and other facilities.
SOC 5 Health and Well-being	Supports opportunities to widen and strengthen the borough's cultural, sport, recreation and leisure offer.
SOC 6 Open space, sport and recreation	The council seeks to protect, manage and enhance existing open spaces, sport and recreation facilities to improve the quality and quantity on offer in the local area.
ECON 3 Visitor Economy	Major leisure, tourism and cultural development proposals and visitor accommodation which will attract a significant number of visitors should be located within or accessible to Chester, Northwich, Ellesmere Port and Winsford town centres. The expansion and creation of new tourism opportunities will be supported where this would enhance the tourism offer, benefit the local economy and be of a suitable scale and type for its location.

Relevant retained Policies Vale Royal Borough Local Plan	
RT2 Sports facilities and open space allocations	Priority will be given to improving local sports facilities and open space provision in areas where current provision falls below the Councils requirements and where population will produce additional demand. Private investment will be encouraged.
RT3 Recreation and open space in new developments – space standards	Developers will be required to make provision for recreation and open space associated with new housing.
RT7 Tourist accommodation within the Towns of Northwich and Winsford and the villages	The policy looks to assist the provision of tourist accommodation to enable visitors to the area to stay longer while preserving the character of the individual buildings and the town or village in which they are located.
RT8 Tourist accommodation within the Open Countryside and the Green Belt	To ensure that new development is concentrated in the towns and villages and that any development does not detract from the appearance of the countryside.
RT 9 Chalet Type Development	To provide guidance to ensure that chalet style developments are sites in appropriate locations.
RT 15 Golf Courses	The scale of development of a golf course can be significant the policy looks to ensure that development is sympathetic and accessible while encouraging the use of derelict and despoiled land.

RT 20 Mooring facilities	The waterways in Vale Royal have a wide variety of mooring facilities available, however demand may result in pressure for the expansion of existing facilities and the creation of new ones. This policy aims to accommodate such demand, whilst not compromising the quality and attractiveness of the areas through which these waterways pass.
RT 21 The Weaver and Dane Valleys	Improved access to the river valleys is important if they are to be used as a recreational facility for both water and non-water based activities.
GS6 Change of use/ conversion of rural buildings	The policy seeks to provide guidance on the re use of rural buildings for employment, recreation, tourism or community facilities.
GSD9 A - Barons Quay Development Area (BQDA)	The BQDA is the most important regeneration opportunity within Northwich Town Centre. It will be a driver to strengthen and enhance Northwich's position as an important market town and retail and visitor destination. It will also act as a catalyst for wider investment and improvements across the centre.
BE5 Historic environment – listed buildings	It is vital to protect such buildings and their settings from unsympathetic and detrimental development.
RE 9 Equestrian Development	While noting that equestrian development is appropriate in the rural areas the policy seeks to ensure that such development is not detrimental to either the openness in the Green Belt or the character of the landscape.

3.4: Compatibility with EU Regulations

Paragraph 2f: A draft neighbourhood development plan meets the basic conditions if - (f) the making of the neighbourhood development plan does not breach, and is otherwise compatible with, EU obligations

Strategic Environmental Assessment

Neighbourhood plans require a Strategic Environment Assessment (SEA) and/or a Habitat Regulations Assessment (HRA) in accordance with the European Directive 2001/42/EC and 92/43/EEC, and the requirements of the Environmental Assessment of plans and programmes regulations 2004 (as amended) and the Conservation of Habitats and Species Regulations 2010 (as amended).

The requirements of the SEA Directive have been fully considered during the Screening Assessment for the Northwich Neighbourhood Plan. An Environmental Screening and Habitats Regulation Assessment Statement and determination has been prepared for the Neighbourhood Plan by Cheshire West and Chester.

The screening assessment and determination concluded that it is unlikely there will be any significant environmental effects arising from the plan and that a Strategic Environmental Assessment is not required. It also concluded that the plan is unlikely to have an adverse effect on a European site (as defined in the Conservation of Habitats and Species Regulations 2010).

Habitats Regulations Assessment

'A Habitats Regulations Assessment was undertaken as part of the Cheshire West and Chester Local Plan (Part One) which concluded that the Cheshire West & Chester Local Plan policy framework was sufficient to deliver necessary measures to avoid or mitigate any adverse effects on the integrity of European sites.

As the NDP is intended to be in conformity with the Local Plan, a separate HRA was not considered to be necessary. See Appendix 2 for CWAC HRA Screening Statement'

Human Rights

The Equality Act 2010 places a duty on all public authorities to have regard to the need to eliminate discrimination, to advance equality of opportunity, and to foster good relations between persons who have a “protected characteristic” and those who do not.

The Northwich Neighbourhood Plan is considered to have met the following Human Rights Articles:

- Article 1 - Protection of property
- Article 8- Right to respect for private and family life
- Article 14 - Prohibition of discrimination
- Protocol 12 -Article 1 - General prohibition of discrimination.

The proposed policies within the Neighbourhood Plan do not give rise to any potential impacts on these Human Rights.

In conclusion it is considered that the Northwich Neighbourhood Plan is compliant with EU obligations.

Section 4:

Prescribed Conditions and Prescribed Matters

Paragraph 2g, a draft neighbourhood development plan meets the basic conditions if - (g) prescribed conditions are met in relation to the neighbourhood development plan and prescribed matters have been complied with in connection with the proposal for the neighbourhood development plan.

There are no other prescribed matters.

Section 5:

Conclusion

It is considered that the Basic Conditions as set out in Schedule 4B to the Town and Country Planning Act 1990 have been met by the draft Northwich Neighbourhood Development Plan. It is therefore respectfully suggested to the Examiner that the Northwich Neighbourhood Development Plan complies with Paragraph 8(1)(a) of Schedule 4B of the Act and should proceed to Referendum.

Appendix 1:

Copy of letter of 11 June 2013 written confirmation of designation of Neighbourhood area

Cheshire West & Chester Council

Sheila Lord
Council Secretary
Northwich Town Council
The Council Offices
78 Church Road
Northwich
Cheshire CW9 5PB

Spatial Planning

Cheshire West And Chester Council
2nd Floor, The Forum, Chester, CH1 2HS
Tel: 0300 123 7027

Web:
www.cheshirewestandchester.gov.uk

our reference:	your reference:	please ask for:	date:
NP021/CM		Catherine Morgetroyd 01244 973804	11 June 2013

Dear Sheila

Neighbourhood Planning (General) Regulations 2012

Proposal: Application for the designation of a neighbourhood area
Location: The area of Northwich Town Council

Thank you for submitting an application for a neighbourhood area on behalf of the Northwich Town Council.

I can confirm that the Northwich Neighbourhood Area was approved and designated on 6th June 2013.

The following information will now be published on the Cheshire West and Chester Council website at:

http://www.cheshirewestandchester.gov.uk/residents/planning_and_building_control/neighbourhood_planning.aspx:-

- Northwich designated neighbourhood area
- map of the neighbourhood area
- name of the body who applied for the neighbourhood area

Neighbouring areas and other interested parties will also be informed of the decision.

Please find attached a copy of a map showing the designated neighbourhood area and a consultee letter with advice and information on Neighbourhood Planning.

If you require any further information, please do not hesitate to contact me.

Cont/d



Cheshire West & Chester Council

Yours faithfully

Catherine Morgetroyd

Catherine Morgetroyd

Principal Planning Officer

Tel: 01244 973804

Email: NeighbourhoodPlanning@cheshirewestandchester.gov.uk



Cheshire West
and Chester

Appendix 2:

an Environmental Screening and Habitats Regulation Assessment CWAC – extract of document

Final determination document currently being prepared by CWAC

Strategic Environmental Assessment, Sustainability Appraisal and Habitats Regulations Assessment Screening Opinion for Northwich Neighbourhood Plan

Prepared on behalf of Northwich Neighbourhood Plan Steering Group by Cheshire West and Chester Council, October 2015

Strategic Environmental Assessment Screening

Conclusion:

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

Habitats Regulations Assessment Screening

Conclusion:

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

Appendix 3:

Retained and saved policies from the Vale Royal Borough Local Plan (extract of CWAC Local Plan (Part 1))

Vale Royal Borough Local Plan			
Chapter:	General Strategy		
Policy Number	Policy Title	Outcome	Replaced by:
GS1	Selection of Sites	Already deleted	
GS2	New Development in the Borough	Delete	'STRAT 2 Strategic development'
GS3	North Cheshire Green Belt	Delete	'STRAT 9 Green Belt and countryside'
GS4	Changes to the North Cheshire Green Belt	Delete	'STRAT 9 Green Belt and countryside'
GS5	The Open Countryside	Retain	
GS6	Change of Use/Conversion of Rural Buildings	Retain	
GS7	Areas Affected by Former Underground Rock Salt Mining in Northwich	Retain	
GS8	Proposals for New Development for Main Town Centre Uses	Delete	Completed
GS9	General Urban Design Principles for Development in Northwich Town Centre	Retain	
GS9A	Barons Quay Development Area	Retain	
GS9B	Weaver Shopping Centre Extension Development Area	Retain	
GS9C	Land North of Leicester Street	Retain	
GS9D	Northwich Market	Retain	
GS9E	Marina Development Area	Delete	Completed
GS9F	County Council Offices Site	Retain	
GS9G	Magistrates' Court Site	Delete	Closed
GS9H	British Waterways Site	Retain	
GS9I	Lock Street Site	Part Retain	See Plan
GS9J	Memorial Hall Site	Delete	Developed
GS9K	Land West of Old Warrington Road	Retain	
GS9L	Land West of Queen Street	Retain	
GS9M	Land Adjacent to Victoria Bridge	Delete	Part developed
GS9N	Northwich Vision Transportation Schemes	Part Retain	See Plan
GS9P	Developer Contributions to Transport and Public Realm Improvements	Retain	
GS10	Winsford Gateway	Retain	
GS11	Weaver Valley Regional Park Project	Delete	Out of date

Chapter:	Natural Environment		
Policy Number	Policy Title	Outcome	Replaced by:
NE1	Protection of the Nature Conservation Resource	Retain	
NE2	Designated Sites of International and National Nature Conservation Importance	Retain	
NE3	Designated Sites of Local and Regional Nature Conservation and Geological importance	Delete	'ENV 4 Biodiversity and geodiversity'
NE4	Threatened and Priority Habitats	Delete	'ENV 4 Biodiversity and geodiversity'
NE5	Endangered Species	Delete	'ENV 4 Biodiversity and geodiversity'
NE6	Wildlife Corridors and Green Wedges	Retain	
NE7	Protection and Enhancement of Landscape Features	Retain	
NE8	Provision and Enhancement of Landscape in New Development	Retain	
NE9	Trees and Woodland	Retain	
NE10	Proposals for the Establishment of Areas of Multipurpose Woodland on Derelict and Under Used Land	Retain	
NE11	Areas of Special County Value	Retain	
NE12	Areas of Significant Local Environmental Value	Retain	
NE13	River Corridors	Retain	
NE14	Dane Valley	Retain	
NE15	Protection of the Floodplain	Delete	'ENV 1 Flood risk and water management'
NE16	Surface Water Run Off	Delete	'ENV 1 Flood risk and water management'
NE17	Watercourses	Delete	'ENV 1 Flood risk and water management'
NE18	Mersey Estuary Zone	Retain	

Chapter:	Built Environment		
Policy Number	Policy Title	Outcome	Replaced by:
BE1	Safeguarding and Improving the Quality of the Environment	Retain	
BE2	Sewerage Infrastructure	Delete	'ENV 1 Flood risk and water management'
BE3	Water Supply	Delete	'ENV 1 Flood risk and water management'
BE4	Planning Obligations	Retain	
BE5	Historic Environment - Listed Buildings	Retain	
BE6	Alteration/Extensions to Listed Buildings	Retain	
BE7	Changes of Use to Listed Buildings	Retain	
BE8	Listed Buildings and Archaeology	Retain	
BE9	Demolition Control of Listed Buildings	Retain	
BE10	Historic Environment - Conservation Areas	Retain	
BE11	Development of Sites Outside the Conservation Area	Retain	
BE12	Northwich Conservation Area	Retain	
BE13	Ancient Monuments/Archaeological Sites	Retain	
BE14	Other Sites of Archaeological Importance	Retain	
BE15	Historic Parks and Gardens	Retain	
BE16	Advertisements and Signs	Retain	
BE17	Advance Directional Advertisements	Retain	
BE18	Telecommunications Development	Retain	
BE19	Domestic Radio, Masts, Aerials and Satellite Dishes	Retain	
BE20	Jodrell Bank	Retain	
BE21	Renewable Energy	Part Retain	
BE22	Locally Important Buildings	Retain	
BE23	Conservation Area Appraisals	Retain	

Chapter:	Housing		
Policy Number	Policy Title	Outcome	Replaced by:
H1	The Supply of Housing Land	Already Deleted	Out of date
H2	Housing Allocations	Retain	
H3	Phasing	Delete	Out of date
H4	Housing Development Hierarchy	Delete	Out of date
H5	Windfall Sites	Delete	Out of date
H6	Change of Use/Conversion	Delete	Out of date
H7	Sub-Division of Existing Dwellings into Self-Contained Residential Units	Delete	Out of date
H8	Extensions/Alterations to Dwellings	Retain	
H9	Extensions to Dwellings that have been Created Through the Conversion of a Rural Building	Retain	
H10	Rebuilding/Replacement of Dwellings	Retain	
H11	Extensions to Residential Curtilages in the Open Countryside and the Green Belt	Retain	
H12	Density	Delete	
H13	Mixed Communities	Delete	'STRAT 1 Sustainable development'
H14	Sites for Affordable Housing on Residential Developments	Delete	'SOC 1 Delivering affordable housing'
H15	Sites for Affordable Housing within the Settlement Policy Boundaries of Frodsham, Helsby and Tier 1 Locations	Delete	
H16	Sites for Affordable Housing in the Green Belt/Open Countryside	Delete	'SOC 1 Delivering affordable housing' 'SOC 2 Rural exception sites'
H17	Gypsy and Traveller Sites	Delete	'SOC 4 Gypsy and Traveller and Travelling Showpersons accommodation'
H18	Transit Gypsy Sites	Delete	'SOC 4 Gypsy and Traveller and Travelling Showpersons accommodation'
H19	Show Person's Sites	Delete	'SOC 4 Gypsy and Traveller and Travelling Showpersons accommodation'

Chapter:	Employment		
Policy Number	Policy Title	Outcome	Replaced by:
E1	General Requirements for Employment Use	Part Retain	Delete paragraph iv
E2	Existing Non-Conforming Uses	Delete	Out of date
E3	Redevelopment of Employment Land for Employment Purposes	Retain	
E4	Redevelopment of Existing and Proposed Employment Land for Non-Employment Purposes	Retain	
E5	Employment Land Allocations	Part Retain	
E6	Lostock Triangle, Lostock Gralam	Retain	
E7	Northwich and Winsford Town	Delete	National Planning Policy Framework
E8	Villages	Delete	National Planning Policy Framework
E9	Employment Uses in the Open Countryside Outside the Green Belt	Delete	National Planning Policy Framework
E10	Employment Uses in the Green Belt Including Washed Over Green Belt Villages	Retain	

Chapter:	Recreation and Tourism		
Policy Number	Policy Title	Outcome	Replaced by:
RT1	General Requirements for Recreation/Tourism Developments	Delete	All other policies in the Plan
RT2	Sports Facilities and Open Spaces - Allocations	Retain	
RT3	Recreation and Open Space in New Developments – Space standards	Retain	
RT4	Existing Formal and Informal Open Spaces and Recreational Facilities	Delete	National Planning Policy Framework
RT5	Allotments	Delete	‘SOC 6 Open space, sport and recreation’
RT6	Village Facilities	Retain	
RT7	Tourist Accommodation within the Towns of Northwich and Winsford and the Villages	Retain	
RT8	Tourist Accommodation within the Open Countryside and the Green Belt	Retain	
RT9	Chalet Type Development	Retain	
RT10	The Use of Farmhouses for B&B Accommodation within the GB and OC	Delete	National Planning Policy Framework
RT11	Extensions to Existing Facilities	Retain	
RT12	Small Extensions to Existing Hotels, Guest Houses and Other Tourist Accommodation within the Green Belt and Open Countryside	Delete	National Planning Policy Framework
RT13	Touring Recreational Caravan and Camping Sites	Retain	
RT14	Static Recreational Caravan Sites	Retain	
RT15	Golf Courses	Retain	
RT16	Driving Ranges	Retain	
RT17	Noisy Sports	Part Retain	Delete paragraph iv
RT18	Motor Sports	Part Retain	Delete paragraph i
RT19	Tourist/Recreation Related Facilities - Allocations	Retain	
RT20	Mooring Facilities	Retain	
RT21	The Weaver and Dane Valleys	Part Retain	Delete first sentence
RT22	The Winsford Flashes – Site specific policy	Retain	
RT23	The Whitegate Way – Site specific policy	Retain	
RT24	Delamere Forest – Site specific policy	Retain	
RT25	Oulton Park Motor Racing Venue – Site specific policy	Retain	

Chapter:	Transportation		
Policy Number	Policy Title	Outcome	Replaced by:
T1	General Requirements	Delete	'STRAT 10 Transport and accessibility'
T2	Transportation Assessments	Delete	'STRAT 10 Transport and accessibility'
T3	Public Transport	Retain	
T4	Railways	Retain	
T5	Railway Stations	Retain	
T6	Northwich - Middlewich - Sandbach Rail Line – safeguarded route	Retain	
T7	Safeguarded Rail Lines – safeguarded route	Retain	
T8	Pedestrians and Walking	Delete	'STRAT 10 Transport and accessibility'
T9	Cycling	Delete	'STRAT 10 Transport and accessibility'
T10	National Cycle Network	Delete	Out of date
T11	Freight	Delete	National Planning Policy Framework
T12	Development of Land Adjacent to the River Weaver for Water Based Freight Facilities	Retain	
T13	Car Parking	Retain	
T14	Car Parking in Town and Village Centres	Retain	
T15	Provision of Access for People with Disabilities	Retain	
T16	Roadside Facilities	Retain	
T17	Lorry Parks	Retain	
T18	General Highways Policies – Safeguarded route	Retain	
T19	Appropriate Traffic Calming Measures	Delete	Not used
T20	Travel Plans	Retain	

Chapter:	Shopping and Town Centre Development		
Policy Number	Policy Title	Outcome	Replaced by:
STC1	General Policy	Retain	
STC2	Northwich Town Centre – Allocations	Retain	
STC3	Winsford Town Centre	Retain	
STC4	Use of Upper Floors	Retain	
STC5	Design	Delete	'ENV 6 High quality design and sustainable construction'
STC6	Design-Installation of Shutters	Retain	
STC7	Proposals for Key Town Centre Development in Edge-of-Centre and Out-of-Centre Locations	Delete	National Planning Policy Framework
STC8	Defined Town and Large Village Centres	Delete	Out of date
STC9	Defined Town and Large Village Centres	Delete	Out of date
STC10	Loss of Existing Ground and Upper Floor Residential Uses	Delete	Out of date
STC11	Large Proposals in Large Village Centres	Delete	National Planning Policy Framework
STC12	Local Centres in Winsford and Northwich	Retain	
STC13	All Smaller Villages With or Without Defined Policy Boundaries	Delete	National Planning Policy Framework
STC14	All Smaller Villages With or Without Defined Policy Boundaries	Retain	
STC15	Changes of Use That Would Result in the Loss of a Public House or Other Service Serving a Rural Community	Retain	
STC16	Farm Shops	Retain	

Chapter:	Public Services		
Policy Number	Policy Title	Outcome	Replaced by:
PS1	Public Services Development in the Open Countryside	Delete	Out of date
PS2	Redundant Institutions in the Open Countryside/Green Belt	Delete	Completed
PS3	Child Care facilities	Delete	National Planning Policy Framework

Chapter:	Pollution, Hazards and Contaminated Land		
Policy Number	Policy Title	Outcome	Replaced by:
P1	Air Pollution	Delete	'SOC 5 Health and well-being'
P2	New Development which is Sensitive to Air Pollution	Delete	'SOC 5 Health and well-being'
P3	Noise Pollution	Delete	'SOC 5 Health and well-being'
P4	Light Pollution	Delete	'SOC 5 Health and well-being'
P5	Groundwater	Delete	'ENV 1 Flood risk and water management'
P6	Hazardous Installations	Delete	HSE
P7	Development of a Non-Hazardous Nature in the Vicinity of Non-Hazardous Installations	Delete	HSE
P8	Contaminated and Derelict Land	Delete	'STRAT 1 Sustainable development'
P9	Aerodrome Safeguarding - Liverpool John Lennon Airport – Site specific	Retain	

Chapter:	Rural Enterprises		
Policy Number	Policy Title	Outcome	Replaced by:
RE1	Agricultural Land	Delete	'STRAT 1 Sustainable development'
RE2	Where Development is Allowed Which Involves the Loss of Agricultural Land	Delete	Out of date
RE3	New Agricultural Buildings	Retain	
RE4	Proposals for New Buildings and Other Structures Associated with Livestock	Delete	'ENV 6 High quality design and sustainable construction'
RE5	Change of Use of Agricultural and Other Rural Buildings	Delete	National Planning Policy Framework
RE6	Withdrawal of Agricultural Permitted Development Rights Following a Change of Use	Delete	National Planning Policy Framework
RE7	Agricultural workers' Dwellings	Retain	
RE8	Removal of an Agricultural or Forestry Occupancy Condition	Retain	
RE9	Equestrian Development	Retain	
RE10	Kennels and Catteries	Retain	
RE11	Private Airstrips	Delete	Out of date
RE12	Farm Diversification	Retain	

Chapter:	After Use of Mineral Workings		
Policy Number	Policy Title	Outcome	Replaced by:
MW1	General Considerations	Delete	'ENV 9 Minerals supply and safeguarding'
MW2	Consultation on County Matters	Delete	'ENV 9 Minerals supply and safeguarding'
MW3	After Uses – Site specific	Retain	
MW4	Ancillary Development	Delete	'ENV 9 Minerals supply and safeguarding'