

Strategic Environmental Assessment,
Sustainability Appraisal and Habitats
Regulations Assessment Screening
Determination

Draft Northwich Neighbourhood Plan

Prepared on behalf of Northwich Neighbourhood Plan Steering Group by

Cheshire West and Chester Council

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October 2015

1.0 Introduction

In accordance with European Directive 2001/42/EC and the requirements of the Environmental Assessment of Plans and Programmes Regulations 2004 (as amended), this document is the screening determination of the need for Strategic Environmental Assessment (SEA) for the Northwich Neighbourhood Plan. This document also sets out the decision on whether separate screening and a Habitats Regulations Assessment is required under European Directive 92/43/EEC and the Conservation of Habitats and Species Regulations 2010 (as amended).

Under the Environmental Assessment of Plans and Programmes Regulations 2004, the responsible authority (i.e. the Local Planning Authority) must carry out an environmental assessment for any plan or programme that is prepared for agriculture, forestry, fisheries, energy, industry, transport, waste management, water management, telecommunications, tourism, town and country planning or land use, which sets the framework for future development consents of projects listed in Annex I or II of Council Directive 83/337/EEC. It is likely that Development Plan Documents (DPDs), such as the Local Plan (Part Two) Land Allocations and Detailed Policies and Neighbourhood Plans will require SEA as they will contain planning policies that influence the above list of topics, and which will be used to determine planning applications.

However, the regulations state that an environmental assessment need not be carried out for a plan or programme which determines the use of a small area at a local level unless it has been determined that the plan is likely to have significant environmental effects.

The regulations advise that a screening process is used to determine whether or not a plan is likely to have a significant effect on the environment. This process should use a specified set of criteria (set out in Schedule 1 of the regulations). The results of this process must be summarised in a SEA screening opinion, which is then sent to the statutory consultation bodies for comment. Once comments have been taken into account a screening determination is prepared setting out whether SEA is required and reasons for the decision and this must be made publicly available.

A draft screening opinion was produced in October 2015 based upon the policies set out in the draft Northwich Neighbourhood Plan (October 2015).

The Council has a duty to consult four specified environmental organisations – Natural England, English Heritage, Historic England and the Environment Agency. The statutory environmental bodies were consulted on 28th October 2015. Details of the bodies consulted and the responses received are provided in Appendix 2. Responses were received from the Environment Agency, Natural England and Historic England, who agreed with the outcome of the initial screening exercise, that SEA is not required or confirming that they had no further comments to make in this regard. This final screening determination addresses comments made during the consultation.

Since December 2015, the draft Neighbourhood Plan has been amended to reflect consultation responses.

This Strategic Environmental Assessment, Sustainability Appraisal and Habitats Regulations Assessment Screening Determination has been prepared to incorporate the working amendments made to the draft Neighbourhood Plan.

It is not considered that any of the amendments to the policies of the draft Neighbourhood Plan change the assessment and conclusions made at the time of the initial screening opinion in October 2015. All amendments are shown in Table 2 and Appendix 1 of this report.

Location and geographical scope of the Draft Northwich Neighbourhood Plan

The Northwich Neighbourhood Plan covers the Northwich Town Council area.

Northwich is a town in mid-Cheshire located in the east of the borough of Cheshire West and Chester. The Parish of Northwich comprises the town centre and a number of surrounding neighbourhoods, including Winnington, Greenbank, Castle, Leftwich, Witton and Lostock. Northwich itself has a population of around 20,000.

With the addition of the adjoining Parishes (some of which are outside the Neighbourhood Area Anderton with Marbury, Barnton, Davenham, Hartford, Kingsmead, Lostock Gralam, Rudheath, Weaverham and Wincham) takes the population to 53,391¹.

¹ 2011 Census

Northwich lies at the heart of the Cheshire Plain, at the confluence of the Rivers Weaver and Dane and close to the Trent and Mersey Canal. The area has benefited from the stabilisation of former salt mines that has prevented large areas of the town coming forward for redevelopment. The majority of the northern area of the town centre is the Barons Quay development area: a major regeneration scheme aiming to provide a step change for the town centre, with a much improved retail and leisure offer.

Northwich has three key industrial locations all located on the edge of the town with a number of smaller industrial areas within the town. Within the Plan boundary there are five primary schools, a secondary school and a sixth form college.

Northwich has a wealth of previously developed land, largely from its industrial past. Key proposals that provide significant potential for the regeneration and reuse of previously developed land are the major housing led mixed-use development scheme at Winnington Urban Village and the retail led regeneration of Northwich town centre and riverside through the delivery of the Northwich Riverside projects. Northwich is a historic town with a designated Conservation Area which covers a significant part of the town and its immediate outskirts, stretching from Baron's Quay (on the northern edge of the town centre) in the north to Leftwich in the south; Castle Hill in the west to St. Helen's Church in the east. The character of the town centre is dominated by the black and white buildings - predominantly timber framed - constructed as a response to, and result of, subsidence due to salt mining and brine pumping.

There are a variety of open spaces in Northwich including formal urban parks, sports grounds, Country Parks and Community Woodlands and informal open spaces such as the Dane Valley.

The key issues identified in the Northwich Neighbourhood Plan can be grouped around the key themes of (i) housing, (ii) recreation, tourism and waterways (iii) retail and commercial (iv) employment and education (v) health and wellbeing (vi) transport and infrastructure and (vii) environment – natural and built.

The community; through a number of TAG groups (Topic Area Groups) have identified the following objectives for the Northwich Neighbourhood Plan to address:

Retail and Commercial

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.

Employment and Education

Encourage businesses to locate in Northwich and to recruit local people.

Ensure an appropriate number of school places are provided with new residential development.

Housing

Ensure that residential development in the town uses the extensive brownfield land.

Provide a greater range of affordable housing.

Ensure the impact of new housing development on local services is properly addressed.

Environment – Natural and Built

Ensure that new Town Centre buildings retain and complement the historic character of the area, existing heritage assets are protected, and a high quality historic environment is promoted.

Maintain and improve footpath and cycle links with the countryside around the town.

Ensure that all development and growth is in keeping with the character of the town and is environmentally sustainable.

Transport and Infrastructure

Seek ways to make the movement around and into town walker and cycle friendly.

Support user-friendly 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.

Health and Wellbeing

Promote healthy, safe and accessible neighbourhoods.

Address deprivation and fuel poverty

Recreation, Tourism and Waterways

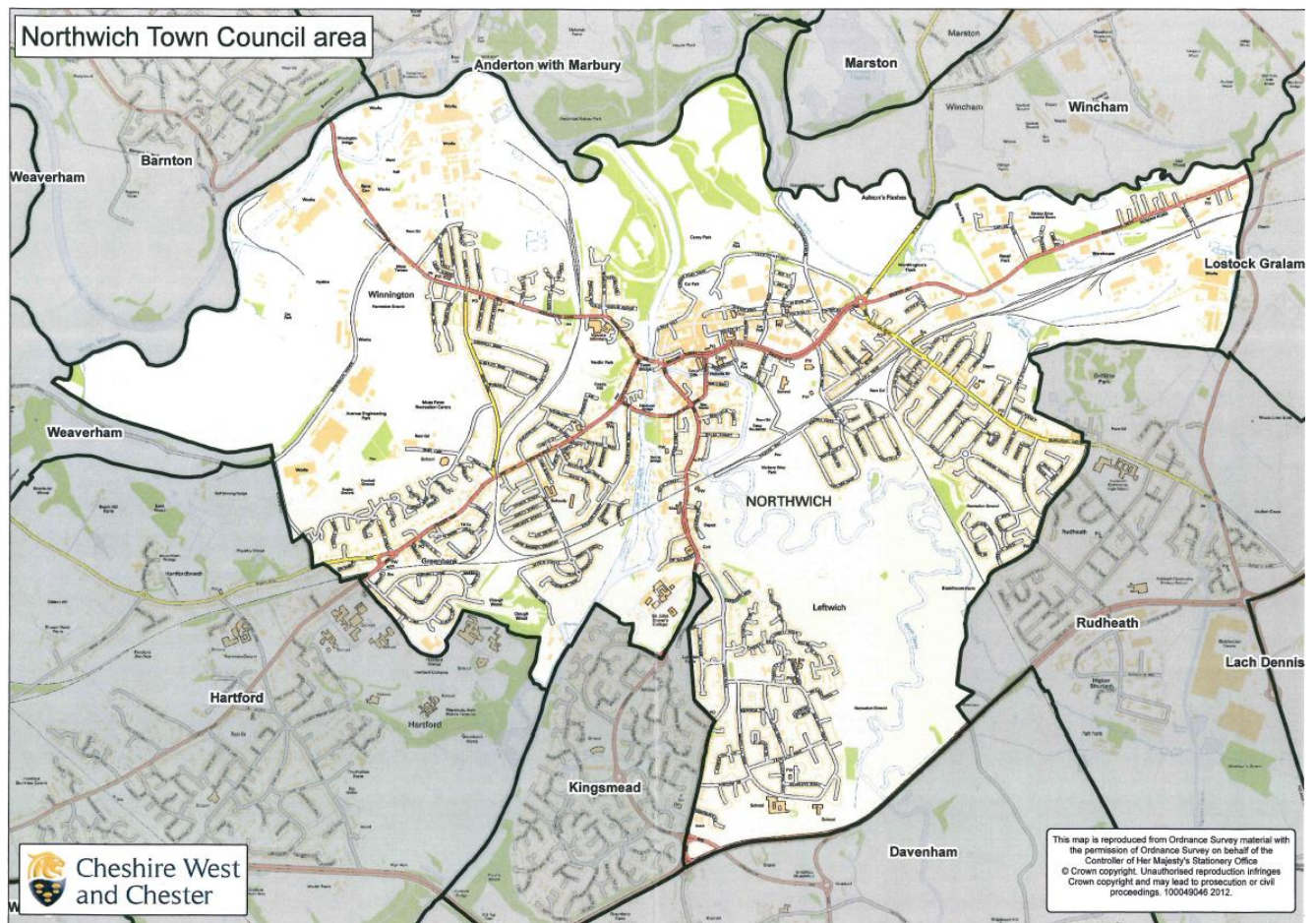
Ensure the rivers and waterfrontages become a focus for business and leisure activity for residents and visitors.

Nurture and protect the parks, recreation areas and green spaces that the town enjoys.

Support the town's growth as a tourist destination.

Encourage coordination, collaboration, and linkages between tourist attractions.

A map of the Northwich Neighbourhood Plan Area is provided below



Relationship to other plans and programmes

Once made, the Neighbourhood Plan will form part of development plan for Cheshire West and Chester. The policy framework once made will not work in isolation. The Neighbourhood Plan will work alongside the adopted Local Plan policies in place at the time it is made.

The Neighbourhood Plan must have regard to national policy; be in general conformity with the strategic policies in the adopted Local Plan; must contribute to the achievement of sustainable development and meet EU obligations and human rights requirements.

The current adopted Local Plan for the area is Cheshire West and Chester Local Plan Part One – Strategic Policies (adopted January 2015). This plan sets out the overall vision, strategic objectives, spatial strategy and strategic planning policies for

the borough to 2030. Some of the policies in the Vale Royal Borough Local Plan (adopted 2006) and the Cheshire Replacement Minerals and Waste Local Plans are to be retained alongside the Local Plan (Part One) until such time that they are to be replaced by the Local Plan (Part Two). Preparation of the Local Plan (Part Two) Land Allocations and Detailed Policies began in Autumn 2014.

The existing and emerging Local Plan policy framework has been taken into account when carrying out the screening exercise. This forms the baseline for the SEA and HRA screening assessment. It has considered the potential effects of the Neighbourhood Plan over and above the current adopted Local Plan (Part One) and the remaining policies in the Vale Royal Borough Local Plan.

Scope of Neighbourhood Plan

The Northwich Neighbourhood Plan seeks to build upon the policy framework in the Local Plan (Part One) Strategic Policies. It has the following vision and objectives:

The Vision Statement

Northwich will become a thriving town where people want to live, work and visit.

The extensive river frontage along with the newly built Barons Quay development will be harnessed as a vibrant focus of attraction for shopping and leisure in a daytime and evening economy.

New developments in the Town Centre will be sympathetic to the existing heritage so that the character of a market town with black and white buildings will be retained.

Developments out of the Town Centre will complement the features and character of the areas and will protect and preserve the many green spaces the town enjoys.

Objectives

1. To deliver a housing growth strategy tailored to the needs and context of Northwich as a key town and urban area within the borough;
2. To deliver integrated transport infrastructure proportional to the growth in local needs, improving traffic management, car parking, pedestrian and cycle routes to create a pleasant and safe environment;

3. To ensure sensitive, sustainable development which protects and enriches the landscape and built setting, and respects the unique black and white timber framed buildings in the town centre;
4. To ensure continued provision of a comprehensive range of local shops, services and community facilities that meet local needs and harness the potential of the Northwich Riverside regeneration projects;
5. To encourage and enable growth in local employment opportunities;
6. To recognise the value of open space and landscape to support nature conservation and maintain good links with the countryside around the town;
7. Support the towns growth as a tourist attraction utilising the towns unique waterways and attractions.

The draft plan includes a suite of policies for each of the seven themes of (i) housing, (ii) recreation, tourism and waterways (iii) retail and commercial (iv) employment and education (v) health and wellbeing (vi) transport and infrastructure and (vii) environment – natural and built.

These policies work within the strategic framework set by the Local Plan (Part One) Strategic Policies. The proposed policies in the Northwich Neighbourhood Plan do not propose a level of development outside of the levels proposed in the Local Plan or significantly alters the planning policy position for the area, nor does it allocate specific sites for development. It provides local level guidance on how the future development set by the Local Plan should come forward.

2.0 Strategic Environmental Assessment Screening and Determination

Legislative background and methodology

European Directive 2001/42/EC (the SEA Directive) requires a Strategic Environmental Assessment to be carried out for certain plans and programmes to assess their effects on the environment. This Directive was transposed in law by the Environmental Assessment of Plans and Programmes Regulations 2004.

The Northwich Neighbourhood Plans fall within the scope of this legislation as it is a plan prepared for town and country planning or land use and will set the framework for future development consent of projects, in accordance with Part 3(2) of the SEA Directive. However, Neighbourhood Plans are land use planning documents prepared at the local level to determine land use in a small area.

Under Article 3(3) of the SEA Directive and Part 5(6) of the Environmental Assessment of Plans and Programmes Regulations 2004, SEA is only required for documents that determine land use of a small area at local level and minor modifications to plans and programmes where it is considered that it is likely to have significant environmental effects. Assessment of whether the plan is likely to have significant environmental effects is carried out through the screening process.

If SEA is required, the assessment is usually incorporated into a Sustainability Appraisal, which includes environmental factors as required under the SEA Directive, along with social and economic factors.

Screening methodology

The role of the screening exercise is to determine whether the effect of the implementation of a plan or programme is likely to have a significant effect on the environment.

The criteria for assessing whether a plan or programme is likely to have a significant environmental effect are set out in Annex II of the SEA Directive and Schedule 2 of the Environmental Assessment of Plans and Programmes Regulations 2004.

The assessment criteria used to determine whether a plan or programme will have significant environmental effects are separated into two categories:

- those relating to the characteristics of the plan; and
- those relating to the characteristics of the plan's effects and of the area likely to be affected.

The assessment of the draft Neighbourhood Plan against these criteria is set out in Table 1.

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

Plan level was carried out. This is set out at Appendix 1 to this report.

Table 1 sets out the exact nature of the neighbourhood plan policies and how they interact with the Local Plan and sets out the findings of the screening.

In summary the characteristics of the plan policies mean that:

- Any effects of them are likely to be small scale, local at the neighbourhood level.
- They do not allocate sites for housing or employment development and many of the policies seek to minimise and control the impacts of new development.
- The plan does not set the level of development for the area. The strategic context for the Neighbourhood Plan has been set at the Local Plan level.

Conclusion

In accordance with Part 2(9) of the Environmental Assessment of Plans and Programmes Regulations Cheshire West and Chester consider that it is unlikely there will be any significant environmental effects arising from the Northwich Neighbourhood Plan. A Strategic Environmental Assessment of the Northwich Neighbourhood Plan is therefore not required.

However, it is acknowledged that the strategic planning policies for the Northwich are as set out in the Local Plan (Part One) for Cheshire West and Chester may have the potential for significant environmental effects. However, these policies have been subject to Strategic Environmental Assessment as set out in the Sustainability Appraisal of the Local Plan (Part One) and no further assessment is required.

Table 1: Assessment of the significant environmental effects of the Northwich Neighbourhood Plan		
1. Characteristics of the plan		Significant environmental effect?
<p>The degree to which the plan or programme sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources</p>	<p>The Neighbourhood Plan is a local level land use planning document to determine land use in a small area. Once made, it will work within the planning policy framework of the Local Plan for the borough.</p> <p>The Neighbourhood Plan will provide a local planning policy framework for Northwich that will become part of the development plan for Cheshire West and Chester. It is required to be in general conformity with the strategic policies of the adopted Local Plan. The Northwich Neighbourhood Plan will not impact on the strategic location, nature, size and operating conditions of new development over and above that set by the adopted Local Plan for the borough nor does it allocate sites for development. It will however provide local level guidance within the strategic framework on the nature of development in the Northwich Neighbourhood Area and how it should be brought forward and the mitigation and enhancement measures required in order to minimise impacts. The Neighbourhood Plan policies will work alongside the strategic policies in the development plan; other development management measures and</p>	No

	<p>environmental protection legislation.</p> <p>The Neighbourhood Plan has an aspiration to see the future development of Weaver Square in Northwich Town Centre and the Winnington Works site. It is clear from the Neighbourhood Plan however that these are not sites to be allocated through the Neighbourhood Plan. The policies within the Neighbourhood Plan are for guidance purposes only should the sites come forward for development through the Local Plan. The issues identified are based on the community aspirations for the sites which have been taken from consultation responses as the Neighbourhood Plan has developed.</p> <p>Any allocations identified through the Local Plan will be subject to Strategic Environmental Assessment and Habitats Regulations Assessment.</p> <p>On this basis, significant environmental effects are unlikely at this stage.</p>	
The degree to which the plan or programme influences other plans and programmes including those in a hierarchy	<p>The Neighbourhood Plan will be the lowest level of planning policy for the area. It has to be in general conformity with the strategic policies of the adopted Local Plan and must contribute to the achievement of sustainable development. It will therefore have limited influence over changing the policies in plans at the higher strategic level or lead to the development of further plans below it.</p>	No
The relevance of the plan or programme for the	<p>The Neighbourhood Plan is required, as one of the basic condition tests, to contribute to the achievement of sustainable development. This is one of the</p>	No

integration of environmental considerations in particular with a view to promoting sustainable development	<p>basic condition tests. Whether this basic condition is met will be tested during the examination of the Neighbourhood Plan. However, the framework for the promotion of sustainable development is set by the Government's Strategy for Sustainable Development, the National Planning Policy Framework and the policies in the adopted Local Plan for the borough. The Neighbourhood Plan will have limited influence over changing the sustainable development policies in plans and policies at the higher strategic level.</p>	
Environmental problems relevant to the plan or programme	<p>The Sustainability Appraisal Scoping Report for the Local Plan (Part One) is a comprehensive overview of the issues in Cheshire West and Chester. There are no specific additional environmental problems identified for the Northwich area.</p> <p>Some of the environmental issues and problems identified for Northwich include:</p> <ul style="list-style-type: none"> • Improving access to the River Weaver and River Dane • Ensuring new development reflects the historic character of Northwich • Ensuring new housing development provides sufficient school places and healthcare facilities • Improving public transport and road safety 	<p>No</p>

	<ul style="list-style-type: none"> • The provision of additional and better arts, leisure, social and entertainment and sports facilities • The protection and provision of additional green spaces. <p>The Northwich Neighbourhood Plan, in the context of the strategic policies of the adopted Local Plans for the Borough, will seek to address some of these environmental issues in the local context, not exacerbate them.</p>	
The relevance of the plan or programme for the implementation of Community legislation on the environment (e.g. plans and programmes linked to waste-management or water protection)	The Neighbourhood Development Plan will have no direct role in the delivery of community legislation on the environment. It does include policies on these matters. The Neighbourhood Plan has been subject to Habitats Regulation Assessment screening as set out in part 2 of this document.	No

2. Characteristics of the plan's effects and of the area likely to be affected										
Identified effects of the proposed policies	Probability, duration, frequency and reversibility of the effects	Cumulative nature of the effects	Trans-boundary nature of the effects ²	Risks to human health or the environment (e.g. due to accidents)	Magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected)	Value and vulnerability of the area likely to be affected due to the effect on special natural characteristics or cultural heritage	Value and vulnerability of the area likely to be affected due to the effect on environmental quality standards or limit values	Value and vulnerability of the area likely to be affected due to the effect on intensity of land-use	Effects on areas or landscapes which have a recognised national, Community or international protection status	Significant environmental effect?
Potential benefits to population and health	Probably difficult to assess as depends on the scale and nature of the development. Impacts would be long term and irreversible. The Neighbourhood Plan provides a supportive framework for the development of community and health facilities, although specific sites and schemes are not allocated within this Plan.	Cumulative effects are dependent on the precise nature and location of new developments coming forward. There could be positive cumulative effects from the designation of local greenspace, or provision of open space/leisure /community facilities, provision of affordable housing.	None	None	Local, small scale at neighbourhood level	None	None	None	None	No

² The assessment here has considered whether the effect of the policy goes beyond the UK and impacts upon other EU territories. Given scale and nature of Neighbourhood Plan the effects are not considered to be transboundary.

Potential effects (loss or harm) to cultural heritage assets	Low, infrequent probability. Neighbourhood Plan objectives aim to protect and enhance the historic character and setting of Northwich. Policies aim to ensure designs are sensitive to the setting of the conservation area and listed buildings. Effects would be short, medium and long term. A policy is also included to protect or enhance designated and non-designated heritage assets.	Cumulative effects are dependent on the precise nature and location of new developments coming forward.	None	None	Local, small scale at neighbourhood level.	None	None	None	Potential positive impacts on Conservation Area.	No
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Effects on land and resources (soil)	Probability difficult to assess as depends on proposals coming forward and on the scale and nature of the development. Effect could be short, medium or long term depending on the nature of the proposals. Policies could result in some loss of greenfield land, or the redevelopment of previously developed land. The Plan encourages the use of brownfield land before the use of greenfield land.	Cumulative effects are dependent on the precise nature and location of new developments coming forward. New development could result in some cumulative development (loss) of greenfield land, or the reuse of existing buildings.	None	None	Local, small scale at neighbourhood level.	None	None	None	None	No
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Potential effects on landscape (loss or harm)	Low, infrequent probability. Neighbourhood Plan objectives aim to ensure sensitive sustainable development that protects and enriches the landscape and built setting of the town and surrounding villages. Policies recognise the value of green space and landscape. The Plan identifies a number of Local Green Space sites across the Neighbourhood Area which should not be lost or harmed by development. Effects would be short, medium and long term.	None	None	None	Local, small scale at neighbourhood level.	None	None	None	None	No
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Benefits to biodiversity, flora and fauna	High probability, as new developments come forward. Neighbourhood Plan objectives and policies aim to value green space and landscape to support nature conservation. The Plan also supports the provision of new or extended wildlife corridors, new green spaces and the use of indigenous species in new planting. Effects would be short/medium/long term.	Potential cumulative effects as new developments come forward.	None	None	Local, small scale at neighbourhood level.	None	None	None	None	No
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Effect on climatic factors	Low infrequent probability. Policy supports sustainable design and construction to incorporate energy conservation and resource efficiency measures. Effects would be long term.	None	None	None	Local, small scale at neighbourhood level.	None	None	None	None	No
Effect on water infrastructure	Low, infrequent probability. Neighbourhood Plan objectives to support the implementation of water management principles including the use and design of SUDs.	Cumulative effects are dependent on the precise nature and location of new developments coming forward.	None	None	Local, small scale at neighbourhood level.	None	None	None	None	No
Beneficial Effect on air	High probability. Policy supports accessibility by sustainable transport modes. Effects likely to be long term.	None	None	None	Local, small scale at neighbourhood level.	None	None	None	None	No

3.0 Habitats Regulations Assessment Screening and Determination

Legislative background

The Conservation of Habitats and Species Regulations 2010 (as amended) transposed the requirements of the European Habitats Directive 92/43/EEC into UK law. The Habitats Directive and Regulations afford protection to plants, animals and habitats that are rare and vulnerable in a European context.

Habitats Regulations Assessment (HRA) is a systematic process through which the performance of a plan or project can be assessed for its likely impact on the integrity of a European Site. European Sites, also referred to as Natura 2000 sites, consist of Special Protection Areas (SPA), Special Areas of Conservation (SAC); Potential Special Protection Areas and candidate Special Areas of Conservation (pSPA and cSAC); and listed or proposed Ramsar sites.

Article 6(3) of the Habitats Directive states that any plan or project not directly connected with or necessary to the management of the site but likely to have a significant effect thereon, either individually or in combination with other plans and projects, shall be subject to appropriate assessment of its implications for the site in view of the site's conservation objectives.

The first stage of HRA is to screen a plan or programme to identify if there are likely to be any significant effects on Natura 2000 sites. This will indicate whether a full Appropriate Assessment is required. The regulations require that the impacts and effects of any land use plan being assessed, are considered in combination with other plans and projects that may also be affecting the relevant European site(s).

Inter-relationship with the Local Plan HRA

The Cheshire West and Chester Local Plan (Part One) Strategic Policies has already been through the HRA process, and the results detailed in the Cheshire West and Chester Local Plan Publication Draft (Part One) Strategic Policies Habitat Regulations Assessment Screening Report.

The HRA for the Local Plan (Part One) identified 12 sites to include within the HRA as set out in table 3 below.

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

European site	Reason for inclusion
Oak Mere SAC	Located within Cheshire West and Chester
Midlands Meres and Mosses Ramsar site	Located within Cheshire West and Chester
West Midlands Mosses SAC	Located partly within Cheshire West and Chester

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

The HRA undertaken for the Local Plan (Part One) forms the baseline for the HRA screening assessment of the Northwich Neighbourhood Plan. The main consideration is the potential effects of the Neighbourhood Plan over and above those already assessed for the Local Plan. The Local Plan was screened out through this process, as not leading to a likely significant effect on European Sites.

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

The Neighbourhood Plan will guide how this should come forward locally.

Whether the Neighbourhood Plan alters the policy position for the area is set out in Table 4 below. The Draft Neighbourhood Plan policies have been renumbered and re-drafted or removed between the October 2015 version which was subject to the initial SEA Screening consultation in October 2015. The detailed changes are set out at Appendix 1 of this report.

Table 4: Screening of policies for altering Local Plan Policy

Policy	Change in policy position in emerging Local Plan and policies to be retained? Y/N
RC1 Town Centre	No
RC2 Weaver Square Development Area	No – this is not a policy allocating the site for development. The policy is drafted as a guide for the future redevelopment of the development area in accordance with policies of the Local Plan.
RC3 Markets	No
RC4 Neighbourhood Shopping Centres	No
RC5 Out of Centre	No
RC6 Offices	No
RC7 Hotels and Restaurants	No
EE1 Employment	No
HOU1 New Housing	No
HOU2 House Type and Tenure	No
HOU3 Character and Design	No
HOU4 Winnington Works	No - this is not a policy allocating the site for

	development. The policy is drafted as a guide for the future redevelopment of the site should the site be allocated for development through the Local Plan.
NBE1a Reflecting the Existing Built Environment	No
NBE1b The Environmental Setting and Character of Developments	No
NBE1c Urban Design Principles for Development in Northwich Town Centre	No
NBE2 Alterations and Extensions	No
NBE3 Biodiversity	No
NBE4 Sustainable Development	No
NBE5 Local Green Space	No
NBE6 Key Views	No
TRANS1 Connections to Surrounding Villages	No
TRANS2 Integrated Public Transport	No
TRANS3 Northwich Railway Station	No
TRANS4 Greenbank Railway Station	No
TRANS5 Pedestrian and Cycle Routes	No
TRANS6 Car Parking	No
TRANS8 Speed Restrictions in Residential Areas	No
HW1 Victoria Infirmary Northwich (VIN)	No
HW2 Community Facilities	No
HW3 Allotments and Garden Plots	No
HW4 Healthy Neighbourhoods	No
HW5 Healthy Design	No
RTW1 Visitor Economy	No

RTW2 Waterways	No
RTW3 Festivals and Events	No
RTW4 Sports Facilities	No
RTW5 Culture	No

Context

There are 16 European designated sites identified within a 15km buffer from the boundaries of the Northwich Neighbourhood Plan. There are 13 Ramsar sites, split between Midland Meres & Mosses Phase 1 (5 sites), Midland Meres & Mosses Phase 2 (5 sites) and Rostherne Mere (3 sites). 2 SAC's, West Midlands Mosses and Oak Mere and 1 SPA the Mersey Estuary. These are shown in Map 2 below.

Outcome of high level screening

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

No

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

The Draft Neighbourhood Plan sets out how new development should come forward in the Northwich Neighbourhood Area, within the context of the adopted Local Plan (Part One) (2015) policies and retained policies of the Vale Royal Borough Local Plan (2006). It reflects the quantum of development set out at the Local Plan level and does not allocate sites for development.

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

No, the Cheshire West and Chester Local Plan (Part One) Strategic Policies and the retained policies in Vale Royal Borough Local Plan are relevant plans, but the HRA of the Cheshire West and Chester Local Plan (Part One) identified that it could be screened out as not leading to a likely significant effect on European sites.

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

The Neighbourhood Plan will not work in isolation and will be used alongside other development plan policies including the Local Plan Part One and retained policies in the existing Vale Royal Local Plan for determining planning applications for new development. The quantum of development to come forward in Northwich in the future will be set by Local Plan policy. The Neighbourhood Plan will guide how this should come forward locally.

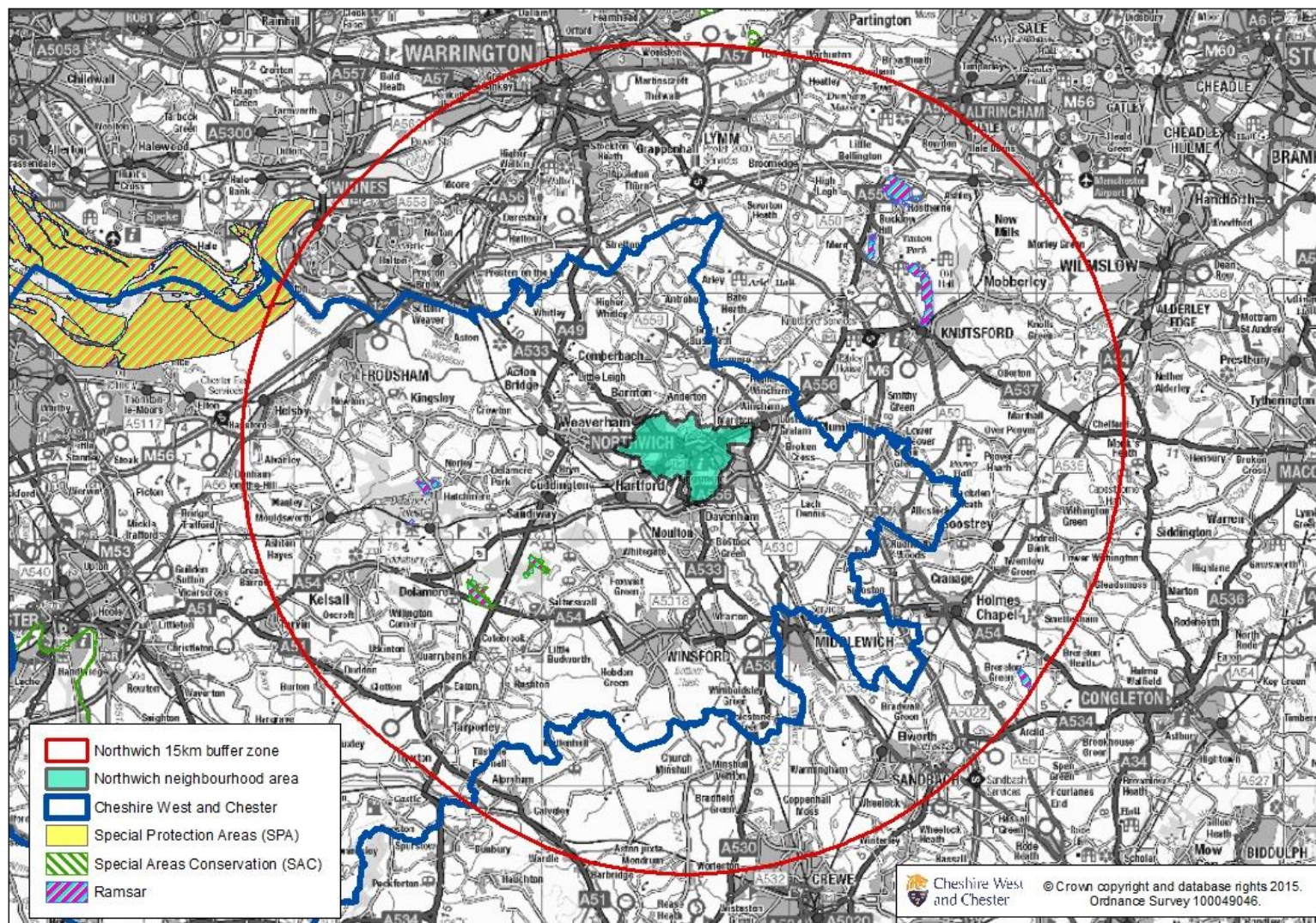
There are no specific issues highlighted in the HRA of the Local Plan (Part One) in relation to Northwich, although there are other more general potential impacts highlighted as a result of the level and location of development proposed for the borough as a whole. It is considered that there are sufficient mitigation and control measures in the policy framework of the Local Plan (Part One) to avoid and mitigate any of these adverse effects on the integrity of European sites.

It is considered that any proposals coming forward for Northwich in accordance with the Neighbourhood Plan would not result in a likely significant effect on a European site than already identified and assessed through the Local Plan (Part One) Habitats Regulation Assessment Report.

Conclusion

The Screening Determination made by Cheshire West and Chester Council is that the 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.

Map 2- European Designations within a 15km distance of the Northwich Neighbourhood Plan Area



Appendix 1: Overview of policies and identified effects of the Northwich Neighbourhood Plan.

Some of the Draft Neighbourhood Plan policies have been renumbered, re-drafted, incorporated within other policies or deleted since the version which was subject to the initial SEA Screening and consultation in October 2015. There are however no changes to the identified effects arising from these working amendments.

Any amended policies are shown in italics underneath the original draft policies which were subject to the SEA Screening in October 2015. The revised policies have been re-assessed and the identified potential effects and relationship to Local Plan policies are shown in italics in the table below:

Policy reference	Summary of policy	Identified potential effects of policy (taking into account SEA topics of biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage and landscape).	Relationship to the Local Plan (Part One) Strategic Policies and policies to be retained in the Vale Royal Borough Local Plan.
Draft Policy RC1 Town Centre	The Town Centre should remain the focal area where shops, services and community facilities are clustered. New retail uses (use classes A1 to A5) should be provided within, or on the edge of, this area unless a sequential test demonstrates that there are no suitable sites available. New retail uses should be proportionate to the scale and role of the existing centre in meeting the needs of the local community. New or enhanced facilities for tourists and visitors in the Town Centre will be supported.	<ul style="list-style-type: none"> Supporting the economy (no direct SEA topic) Benefits to Population and health 	<ul style="list-style-type: none"> ECON1 Economic growth, employment and enterprise ECON2 Town centres VRBC retained policy STC1 defined shopping areas

<p>Draft Policy RC1</p> <p>Town Centre</p>	<p><i>The Town Centre (see Appendix 5.2, Fig 83) should remain the focal area where shops, services and community facilities are clustered. New development in use classes A2 to A5 (see page 84) should be provided within this area unless a sequential test demonstrates that there are no suitable sites available. New or enhanced facilities for tourists and visitors in the Town Centre will be supported. New A1 retail should be located in the primary shopping area or the Barons Quay development and should be proportionate to the scale and role of the existing centre in meeting the needs of the local community. The loss of A1 retail will be resisted, unless it can be demonstrated the use is no longer viable.</i></p>	<ul style="list-style-type: none"> • <i>Supporting the economy (no direct SEA topic)</i> • <i>Benefits to Population and health</i> 	<ul style="list-style-type: none"> • <i>ECON1 Economic growth, employment and enterprise</i> • <i>ECON2 Town centres</i> • <i>VRBC retained policy STC1 defined shopping areas</i>
<p>Draft Policy RC2</p> <p>Weaver Square Development Area</p>	<p>The demolition and viable mixed-use redevelopment of all or part of the Weaver Square site will be supported, with a use consistent with policy <i>ECON 2 Town Centres</i> of the Cheshire West and Chester Local Plan.</p> <p>The redevelopment in this area was identified in saved policy <i>GS9B</i> from the Vale Royal Local Plan as a priority area for the next phase of regeneration in the Town Centre. Owing to the detrimental effect on the</p>	<p>NB: note that this policy is not intended to be a site allocation. The policy is to act as a guide in support of any future allocation/re-development of the site through the Council's Local Plan. Should the site be selected as an allocation in the Local Plan the formal procedures will take place in terms of undertaking a full Sustainability Appraisal and Habitats Regulations Assessment.</p> <ul style="list-style-type: none"> • Potential effects on population and 	<ul style="list-style-type: none"> • STRAT5 – Northwich • VRBC retained policy <i>GS9B</i> – Weaver Shopping Centre

	<p>reputation of the Town Centre by the continued presence of a mostly empty shopping centre and the time required to develop a site of this nature, the commencement of the process of drawing up a masterplan for this area and inviting proposals from developers would be supported.</p>	<p>human health, supports the provision of new town centre compatible uses. Potential effects on population and human health –</p> <p>Some environmental effects are likely from redevelopment, but this is dependent on the detailed nature of proposals coming forward which will be appraised through the Local Plan allocations process.</p> <p>NB. This Screening has been undertaken on the basis that this is not an allocation</p>	
<p>Draft Policy RC2</p> <p>Weaver Square Development Area</p>	<p><i>Redevelopment of all or part of the Weaver Square site (see Appendix 5.2, Fig 84) with a use consistent with policy ECON 2 Town Centres of the Cheshire West and Chester Local Plan (Part One) and in accordance with an agreed masterplan will be supported.</i></p> <p><i>This is a highly visible, prime site within the Town Centre boundary. Proposals should be sensitively designed to be in keeping with the traditional timber-framed buildings in the area, and incorporate high quality public realm that will enhance the attractiveness of the Town Centre.</i></p>	<ul style="list-style-type: none"> • <i>Supporting the economy (no direct SEA topic)</i> • <i>Benefits to Population and health</i> <p><i>NB: note that this policy is not intended to be a site allocation. The policy is to act as a guide in support of any future allocation/re-development of the site through the Council's Local Plan. Should the site be selected as an allocation in the Local Plan the formal procedures will take place in terms of undertaking a full Sustainability Appraisal and Habitats Regulations Assessment.</i></p> <ul style="list-style-type: none"> • <i>Potential effects on population and</i> 	<ul style="list-style-type: none"> • <i>ECON1 Economic growth, employment and enterprise</i> • <i>ECON2 Town centres</i> • <i>VRBC retained policy STC1 defined shopping areas</i> • <i>STRAT5 – Northwich</i> • <i>VRBC retained policy GS9B – Weaver Shopping Centre</i>

		<p><i>human health, supports the provision of new town centre compatible uses.</i></p> <p><i>Potential effects on population and human health –</i></p> <p><i>Some environmental effects are likely from redevelopment, but this is dependent on the detailed nature of proposals coming forward which will be appraised through the Local Plan allocations process.</i></p> <p><i>NB. This Screening has been undertaken on the basis that this is not an allocation</i></p>	
<p>Draft Policy RC3</p> <p>Markets</p>	<p>A new multi-functional, sensitively designed Market will be encouraged to be sited in an appropriate central location within the Town Centre boundary.</p> <p>Successful markets in the North West have been collocated with supermarkets with mutually beneficial results.</p> <p>Should an appropriate location become available close to the new ASDA supermarket, or the existing Sainsbury's supermarket, or both, development of a new market here will be supported.</p>	<ul style="list-style-type: none"> • Supporting the economy (no direct SEA topic) • Benefits to Population and health 	<ul style="list-style-type: none"> • ECON1 Economic growth, employment and enterprise • ECON2 Town centres • VRBC retained policy STC1 defined shopping areas • VRBC retained policy GS9D – Northwich Market
<p>Draft Policy RC3</p> <p>Markets</p>	<p><i>The siting of a new multi-functional, sensitively designed Market will be encouraged in an appropriate central location within the Town Centre</i></p>	<ul style="list-style-type: none"> • <i>Supporting the economy (no direct SEA topic)</i> 	<ul style="list-style-type: none"> • <i>ECON1 Economic growth, employment and enterprise</i>

	<p><i>boundary.</i></p> <p><i>A new market hall should embody high quality design and be in keeping with the timber-framed buildings of the Town Centre.</i></p>	<ul style="list-style-type: none"> • <i>Benefits to Population and health</i> 	<ul style="list-style-type: none"> • <i>ECON2 Town centres</i> • <i>VRBC retained policy STC1 defined shopping areas</i> • <i>VRBC retained policy GS9D – Northwich Market</i>
<p>Draft Policy RC4</p> <p>Neighbourhood Shopping Centres</p>	<p>Northwich's Neighbourhood Shopping Centres perform an important function as a focal point for their communities and should be retained. Applications for change of use to residential will not be permitted unless the site can be demonstrated to be not viable. A Neighbourhood Shopping Centre comprising convenience foodstore and 6/10 smaller shops including fast food along the lines of the successful parade at Kingsmead will be supported in the Winnington area. New appropriate development in Castle will be supported and encouraged where it adds to the footfall/safety at night. Opportunities for improved on street and off street car parking will be encouraged. Consideration will be given to the relocation of the Clifton Drive, Leftwich shopping centre to a more prominent location in Leftwich to improve the vitality and viability of the</p>	<ul style="list-style-type: none"> • Supporting the economy (no direct SEA topic) • Benefits to Population and health 	<ul style="list-style-type: none"> • ECON1 Economic growth, employment and enterprise • ECON2 Town centres • VRBC retained policy STC1 defined shopping areas

	<p>Centre. Conversion of the existing units to residential would be supported under these circumstances.</p> <p>The retention of existing businesses on the remaining Neighbourhood Shopping Centres will be supported and any new development assessed at the appropriate time having regard to national and local policy.</p>		
<p>Draft Policy RC4</p> <p>Neighbourhood Shopping Centres</p>	<p><i>Northwich's Neighbourhood Shopping Centres perform an important function as a focal point for their communities and should be retained. Applications for change of use from retail or business to residential will not be permitted unless the existing use can be demonstrated to be not viable.</i></p> <p><i>Winnington and the Urban Village</i> <i>A new Neighbourhood Shopping Centre comprising convenience foodstore and 6/10 smaller shops along the lines of the successful parade at Kingsmead will be supported in the Winnington area. This would need to be centrally located with adequate parking, and have good access for pedestrians and cyclists.</i></p>	<ul style="list-style-type: none"> • <i>Supporting the economy (no direct SEA topic)</i> • <i>Benefits to Population and health</i> 	<ul style="list-style-type: none"> • <i>ECON1 Economic growth, employment and enterprise</i> • <i>ECON2 Town centres</i> • <i>VRBC retained policy STC1 defined shopping areas</i>

	<p><i>Castle</i> New appropriate development in Castle will be supported and encouraged where it adds to the footfall/safety at night. Opportunities for improved on street and off street car parking will be encouraged.</p> <p><i>Leftwich</i> Consideration will be given to the relocation of the Clifton Drive, Leftwich shopping centre to a more prominent location in Leftwich to improve the vitality and viability of the Centre. Conversion of the existing units to residential would be supported under these circumstances.</p>		
<p>Draft Policy RC5 Out of Town</p>	<p>No further expansion of out of town/edge of town retailing in the Northwich area will be allowed, in line with national and local policy. The existing premises should be maintained properly and to a high standard. Improvements to the access and egress of the Northwich Retail Park would be supported.</p>	<ul style="list-style-type: none"> • Supporting the economy (no direct SEA topic) 	<ul style="list-style-type: none"> • ECON1 Economic growth, employment and enterprise • ECON2 Town centres • VRBC retained policy STC1 defined shopping areas
<p>Draft Policy RC5 Out of Centre</p>	<p>No further expansion of out of town/edge of town retailing in the Northwich area will be allowed, subject to a sequential test demonstrating that no other suitable sites are available. Improvements to the access and</p>	<ul style="list-style-type: none"> • Supporting the economy (no direct SEA topic) 	<ul style="list-style-type: none"> • ECON1 Economic growth, employment and enterprise • ECON2 Town centres • VRBC retained policy STC1 defined shopping areas

	<i>egress of the Northwich Retail Park on Manchester Road would be supported.</i>		
Draft Policy RC6 Offices	New appropriate office premises will be supported to help to improve the mix of town centre uses.	<ul style="list-style-type: none"> Supporting the economy (no direct SEA topic) 	<ul style="list-style-type: none"> ECON1 Economic growth, employment and enterprise VRBC retained policy STC1 defined shopping areas
Draft Policy RC7 Hotels and Restaurants	New developments of both hotels and restaurants, particularly in Northwich Town Centre close to the rivers will be supported to ensure a vibrant mix economy and to boost tourism to the town. The design will be subject to other consideration in this plan.	<ul style="list-style-type: none"> Supporting the economy (no direct SEA topic) Potential effects on Cultural heritage 	<ul style="list-style-type: none"> ECON1 Economic growth, employment and enterprise ECON3 Visitor Economy VRBC Retained Policy RT7 Tourist Accommodation
Draft Policy EE1 Employment	Development for new light industrial and storage and distribution uses (B1, B2 and B8) will be supported and encouraged in appropriate locations to attract companies to develop and locate their businesses within Northwich. Additionally, proposals for alternative uses must demonstrate that the continued use of the premises or site for employment use is no longer commercially viable and that the site or premises has been marketed for at least 12 months for that or any other suitable employment use.	<ul style="list-style-type: none"> Supporting the economy (no direct SEA topic) 	<ul style="list-style-type: none"> ECON1 Economic growth, employment and enterprise ECON2 Town centres VRBC retained policy STC1 defined shopping areas

<p>Draft Policy EE1</p> <p>Employment</p>	<p><i>Development for new light industrial and storage and distribution uses (B1, B2 and B8 - see page 84) will be supported and encouraged in appropriate locations to attract companies to develop and locate their businesses within Northwich. Development on brownfield land with good access to the major roads and the rail network will be actively encouraged, subject to safeguarding residential amenity on neighbouring land. Proposals for alternative uses of existing employment land or premises must demonstrate that: the continued use of the premises or site for employment use is no longer commercially viable; and that the site or premises has been marketed for at least 12 months for that or any other suitable employment use; unless the site has been allocated for an alternative use in the Cheshire West and Chester Local Plan (Part Two).</i></p>	<ul style="list-style-type: none"> • Supporting the economy (no direct SEA topic) 	<ul style="list-style-type: none"> • ECON1 Economic growth, employment and enterprise • ECON2 Town centres • VRBC retained policy STC1 defined shopping areas
<p>Draft Policy EE2</p> <p>Apprenticeships</p>	<p>The construction and delivery of major developments (as defined by the Town and Country Planning (Development Management Procedure) (England) Order 2010) should provide an appropriate number of apprentice positions, commensurate with the</p>	<ul style="list-style-type: none"> • Supporting the economy (no direct SEA topic) • Benefits to Population and health 	<ul style="list-style-type: none"> • ECON1 Economic growth, employment and enterprise

	size of the development.		
Draft Policy EE2 Apprenticeships	This policy has been deleted from draft subject to this SEA determination.		
Draft Policy HOU1 New Housing	<p>New housing development will be supported on appropriately located and sustainable sites.</p> <p>Development on brownfield land will be actively encouraged within the built up area. Where greenfield land is proposed it should be consistent with allocation in the Local Plan and closely related to the urban area.</p> <p>Any sites coming forward outside of Local Plan allocations will not be considered appropriate unless it meets all of the following criteria:</p> <p>All new housing sites will:</p> <ul style="list-style-type: none"> Be within safe and accessible walking distance of the town centre of Northwich or local centres at Winnington, Castle, Leftwich, Station Road, Witton, or Middlewich Road, Witton; Provide appropriate and proportionate community facilities, such as schools, shops, workplaces, parks, play areas, pubs or cafes; Good safe access to public transport. 	<ul style="list-style-type: none"> Potential effects on population and human health, supports the provision of new housing including affordable housing. It also supports improved health, community and open space provision. Effect on land and resources (Soil), supports the redevelopment of brownfield land. 	<ul style="list-style-type: none"> STRAT1 sustainable development STRAT2 strategic development STRAT5 Northwich STRAT11 Infrastructure

<p>Draft Policy HOU1</p> <p>New Housing</p>	<p><i>New housing development will be supported on appropriately located and sustainable sites.</i></p> <p><i>There is significant potential for regeneration and re-use of previously developed sites, and as such development on brownfield land will be actively encouraged within the built up area.</i></p> <p><i>New housing sites should:</i></p> <p><i>Be within safe and accessible walking distance of the town centre of Northwich or local centres at Winnington, Castle, Leftwich, Station Road, Witton, or Middlewich Road, Witton;</i></p> <p><i>Provide appropriate and proportionate community facilities, such as schools, shops, workplaces, parks, play areas, pubs or cafes;</i></p> <p><i>Have good safe access to public transport.</i></p>	<ul style="list-style-type: none"> <i>Potential effects on population and human health, supports the provision of new housing including affordable housing. It also supports improved health, community and open space provision.</i> <i>Effect on land and resources (Soil), supports the redevelopment of brownfield land.</i> 	<ul style="list-style-type: none"> <i>STRAT1 sustainable development</i> <i>STRAT2 strategic development</i> <i>STRAT5 Northwich</i> <i>STRAT11 Infrastructure</i>
<p>Draft Policy HOU2</p> <p>House Type and</p>	<p>All new residential developments must meet local housing need and demonstrate how the scheme's housing mix is justified with regard to planning policy, local context and</p>	<ul style="list-style-type: none"> Potential effects on population and human health through provision of a mix and type of new housing, to meet specific needs. 	<ul style="list-style-type: none"> SOC3 Housing mix and type SOC1 delivering affordable housing

Tenure	<p>viability.</p> <p>Where possible, affordable housing should be distributed as widely as possible around new housing developments, rather than be clustered together in a single area of a site.</p>	<ul style="list-style-type: none"> • Potential effects on population and human health through the provision of affordable housing. 	
<p>Draft Policy HOU2</p> <p>House Type and Tenure</p>	<p><i>All new residential developments must meet local housing need and demonstrate how the scheme's housing mix is justified with regard to planning policy, local context and viability.</i></p> <p><i>Where possible, affordable housing should be distributed as widely as possible around new housing developments, rather than be clustered together in a single area of a site.</i></p>	<ul style="list-style-type: none"> • <i>Potential effects on population and human health through provision of a mix and type of new housing, to meet specific needs.</i> • <i>Potential effects on population and human health through the provision of affordable housing.</i> 	<ul style="list-style-type: none"> • <i>SOC3 Housing mix and type</i> • <i>SOC1 delivering affordable housing</i>
<p>Draft Policy HOU3</p> <p>Character and Design</p>	<p>The character of new housing developments should reflect the heritage, architecture, landscape and materials that give Northwich a distinctive sense of place.</p> <p>All new developments should contribute positively to the creation of socially inclusive neighbourhoods. New residential development should therefore ideally be delivered at a density to suit the location, with higher densities in the town centre and sites elsewhere at a density that</p>	<ul style="list-style-type: none"> • Potential effects on population and human health • Potential effects on Cultural heritage 	<ul style="list-style-type: none"> • STRAT1 Sustainable development • SOC5 – Health and Well-being • ENV5 – Historic Environment • ENV6 – High Quality Design and Sustainable Construction • VRBC Retained Policy GS9 – General Urban Design Principles for Development in Northwich Town Centre

	<p>is appropriate and of high quality design.</p> <p>All new developments should be designed with an outward-looking layout that positively addresses the existing street patterns and which have good pedestrian, cycling and public transport connections that promote integration into the existing areas.</p>		
<p>Draft Policy HOU4</p> <p>Heritage</p>	<p>Developments should conserve and enhance the historic environment where necessary, including the setting of heritage assets, where appropriate.</p>	<p>Potential effects on Cultural heritage, considers the conservation and enhancement of historic assets.</p>	<ul style="list-style-type: none"> • ENV5 Historic Environment • VRBC Retained Policy BE12 Northwich Conservation Area
<p>Draft Policy HOU5</p> <p>Winnington Works</p>	<p>Should the release of land at Winnington Works for a comprehensive mixed use residential, neighbourhood retail and employment development, with commensurate community facilities, this will be supported subject to the policies within this plan. Development of this site should address the issues identified below, and contribute positively to the environment in the area through provision of improved transport infrastructure, pedestrian and cycle routes, access to the river and the creation of a proper neighbourhood centre for Winnington Village.</p>	<p>NB: note that this policy is not intended to be a site allocation. The policy is to act as a guide in support of any future allocation of the site through the Council's Local Plan. Should the site be selected as an allocation in the Local Plan the formal procedures will take place in terms of undertaking a full Sustainability Appraisal and Habitats Regulations Assessment.</p> <ul style="list-style-type: none"> Potential effects on population and human health through the future regeneration of a brownfield site and provision of a mix and type of new housing, to meet specific needs. 	<ul style="list-style-type: none"> • STRAT1 sustainable development • STRAT2 strategic development • STRAT5 Northwich

		<p>Some environmental effects are likely from redevelopment, but this is dependent on the detailed nature of future proposals coming forward which will be appraised through the Local Plan allocations process.</p> <p>NB. This Screening has been undertaken on the basis that this is not an allocation</p>	
<p>Draft Policy HOU5</p> <p>Winnington Works</p>	<p><i>Should the release of land at Winnington Works come forward for development through the Local Plan, this will be supported subject to the policies within this plan. Proposals would be expected to be for a comprehensive mixed use residential, neighbourhood retail and employment development, with commensurate community facilities.</i></p> <p><i>Development of this site should address the issues identified below, and contribute positively to the environment in the area through provision of improved transport infrastructure, pedestrian and cycle routes, access to the river and the creation of a proper neighbourhood</i></p>	<p><i>NB: note that this policy is not intended to be a site allocation. The policy is to act as a guide in support of any future allocation of the site through the Council's Local Plan. Should the site be selected as an allocation in the Local Plan the formal procedures will take place in terms of undertaking a full Sustainability Appraisal and Habitats Regulations Assessment.</i></p> <ul style="list-style-type: none"> <i>Potential effects on population and human health through the future regeneration of a brownfield site and provision of a mix and type of new housing, to meet specific needs.</i> 	<ul style="list-style-type: none"> • STRAT1 sustainable development • STRAT2 strategic development • STRAT5 Northwich

	<p>centre for Winnington Village.</p>	<p><i>Some environmental effects are likely from redevelopment, but this is dependent on the detailed nature of future proposals coming forward which will be appraised through the Local Plan allocations process.</i></p> <p><i>NB. This Screening has been undertaken on the basis that this is not an allocation</i></p>	
<p>Draft Policy NBE1</p> <p>Landscape Character and Development</p>	<p>New development should reinforce the character and quality of the Plan Area and must demonstrate how it does so in a Design and Access Statement.</p> <p>In addition, development proposals, particularly where sited on the edge of Northwich or within the River Dane or River Weaver valleys, must maintain visual connections with the countryside and wider landscape, and the visual impact of the development on views from the countryside must be minimised. Development proposals that do not contribute positively to the built environment will be considered inappropriate.</p>	<ul style="list-style-type: none"> ● Potential effects on Landscape, positively retains important views into and out of the town. ● Benefits to Population and health through the protection of the countryside and landscapes around the town. 	<ul style="list-style-type: none"> ● ENV2 Landscape ● VRBC Retained Policy NE6—Wildlife Corridors and Green Wedges ● VRBC Retained Policy NE12A—Dane Valley ● VRBC Retained Policy NE14—Dane Valley ● VRBC Retained Policy RT21—The Weaver and Dane Valleys

<p>NBE1a Reflecting the Existing Built Environment</p>	<p><i>All development should reinforce the character and quality of the Plan Area. Where a Design and Access Statement is required, this document should provide the supporting evidence to demonstrate how the application will do so. Development proposals within the Northwich Conservation Area must have particular regard to the character and setting of the area. Proposals that attempt to restore the historic character of the Town Centre will be supported.</i></p>	<ul style="list-style-type: none"> • <i>Potential effects on population and human health</i> • <i>Potential effects on Cultural heritage</i> 	<ul style="list-style-type: none"> • <i>ENV6 – High Quality Design and Sustainable Construction</i> • <i>VRBC Retained Policy GS9 – General Urban Design Principles for Development in Northwich Town Centre</i>
<p>NBE1b The Environment Setting and Character of Developments</p>	<p><i>Design and Layout</i> <i>Developers will be required to demonstrate that the design and layout of new developments enhance and protect local distinctiveness and the character of the Plan area.</i></p> <p><i>Landscape and Townscape Character</i> <i>Any new development must consider existing landscape and townscape character and site boundaries. For any development adjoining open countryside a considered approach should be demonstrated; such as sympathetic transition from built form to rural, the protection of key landscape features and views, considered design layout, appropriate boundary treatment and high quality built form detailing.</i></p>	<p><i>Potential effects on population and human health</i></p> <ul style="list-style-type: none"> • <i>Potential effects on Cultural heritage</i> • <i>Benefits to Population and health through the protection of the countryside and landscapes around the town.</i> • <i>Benefits to Biodiversity, flora and fauna, retention, protection and extension of wildlife corridors, orchards, trees/hedgerows and woodland.</i> 	<ul style="list-style-type: none"> • <i>ENV2 - Landscape</i> • <i>ENV3 – Green Infrastructure</i> • <i>ENV4 – Biodiversity and geodiversity</i> • <i>ENV6 – High Quality Design and Sustainable Construction</i> • <i>VRBC Retained Policy GS9 – General Urban Design Principles for Development in Northwich Town Centre</i> • <i>VRBC Retained Policy</i>

	<p><i>Biodiversity</i> <i>Landscaping schemes should be designed to protect and enhance wildlife corridors. Opportunities should be taken to incorporate features into new build or retro fitted buildings which are beneficial to wildlife, such as the incorporation of roosting opportunities for bats or the installation of bird nest boxes and these should also be considered as part of any new development proposal.</i></p>		<p><i>NE13 – River Corridors</i></p> <ul style="list-style-type: none"> <i>VRBC Retained Policy</i> <i>NE14 – Dane Valley</i>
<p>NBE1c Urban Design Principles for Development in Northwich Town Centre</p>	<p><i>Proposals for new development should meet the following design criteria:</i> <i>Achieve a high standard of modern design incorporating elements that reflect the traditional building architecture of Northwich and enhance the built environment and in particular the setting of listed buildings;</i> <i>Respect the pattern, character and form of the surroundings, reinforcing a sense of place;</i> <i>Integrate with its surroundings through form, use of materials and landscape elements;</i> <i>Not adversely affect the street scene by reason of scale, height, proportions or materials used;</i> <i>Orientate development at every opportunity to positively reflect upon the Rivers Weaver and Dane and</i></p>	<ul style="list-style-type: none"> <i>Potential effects on population and human health</i> <i>Potential effects on Cultural heritage</i> 	<ul style="list-style-type: none"> <i>ENV6 – High Quality Design and Sustainable Construction</i> <i>VRBC Retained Policy</i> <i>GS9 – General Urban Design Principles for Development in Northwich Town Centre</i>

	<p><i>provide access, animation and activity along the waterfronts; and The special character of the town, associated settlements and landscape depends to a large extent on the area's unique geology. This provides assets that may be developed in new ways within the period of the Neighbourhood Plan as we seek to move to a more sustainable future. The plan offers residents a leading role in determining the nature of new development and ensuring that it complies with the highest standards of design, conservation and sustainability.</i></p> <p><i>Take into account the need for energy efficiency by means of building type, orientation and layout; Incorporate high quality public realm, ensuring the Town Centre has attractive and successful outdoor areas.</i></p> <p><i>Development proposals should: Provide a layout of buildings, roads and spaces which create areas of identifiable character and where appropriate , enhance or create public views and vistas that increase public safety and deter vandalism and crime;</i></p> <p><i>Include areas of attractive and thriving public spaces, that are inclusive and accessible to all,</i></p>		
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	<i>through high quality hard and soft landscaping that is an integral part of the development scheme; Incorporating public art; and Applies a consistent style of street furniture. that avoids clutter.</i>		
Draft Policy NBE2 Alterations and Extensions	Alterations and extensions to existing buildings must be carefully designed and implemented to ensure that the significant character of the building, and its contribution to the character of the wider area, including its impact on significant heritage assets and their setting, is not harmed. The cumulative impact of small changes should be considered as this can be detrimental to the character of the area if not carefully designed and controlled. Within the Northwich Conservation Area consideration shall be given to the Shop Design Guide and Northwich Management and Maintenance Guide for Historic Buildings both of which have been developed by Cheshire West and Chester Council.	<ul style="list-style-type: none"> • Potential effects on Cultural heritage, considers setting of historic buildings and the conservation area 	<ul style="list-style-type: none"> • ENV5 – Historic Environment • ENV6 – High Quality Design and sustainable construction • Retained VRBC policy H8 – Extensions/Alterations to Dwellings
Draft Policy NBE2 Alterations and Extensions	<i>Alterations and extensions to existing buildings must be carefully designed and implemented to ensure that the character of the building, and its contribution to the character of the wider area, including its impact on heritage assets and their setting, is not harmed and, wherever possible,</i>	<ul style="list-style-type: none"> • <i>Potential effects on Cultural heritage, considers setting of historic buildings and the conservation area</i> 	<ul style="list-style-type: none"> • <i>ENV5 – Historic Environment</i> • <i>ENV6 – High Quality Design and sustainable construction</i>

	<p><i>is enhanced.</i></p> <p><i>The cumulative impact of small changes should be considered as this can be detrimental to the character of the area if not carefully designed and controlled.</i></p> <p><i>Within the Northwich Conservation Area (see Fig 80) consideration shall be given to the Northwich Urban Design & Public Realm Strategy, which has been developed by Cheshire West and Chester Council.</i></p>		<ul style="list-style-type: none"> • <i>Retained VRBC policy H8 – Extensions/Alterations to Dwellings</i>
<p>Draft Policy NBE3</p> <p>Biodiversity</p>	<p>Development proposals should seek to increase biodiversity. This can include the provision of new or extended wildlife corridors, new green spaces and the use of indigenous species in new planting.</p> <p>Orchards, hedgerows and mature trees should be retained wherever possible. This should be reflected when considering development proposals that affect trees and hedgerows or proposals that affect Tree Preservation Order protected trees or trees and hedgerows within the Conservation Area.</p> <p>The planting of new woodland and orchards will be encouraged, along with extending the Northwich Woodlands Forest Park in line with The Mersey Forest Plan, 2014 policy C6.</p>	<ul style="list-style-type: none"> • Benefits to Population and health through the identification of wildlife corridors, new green spaces and the planting of new woodland. • Benefits to Biodiversity, flora and fauna, retention, protection and extension of wildlife corridors, orchards, trees/hedgerows and woodland. 	<ul style="list-style-type: none"> • ENV4 biodiversity and geodiversity • SOC5 health and well being • SOC6 open space, sport and recreation • VRBC Retained Policy – NE7 – Protection and Enhancement of Landscape Feature

Draft Policy NBE4 Sustainable Development	<p>All new developments, including change of use, will contribute towards achieving national renewable energy targets through incorporating measures that, for example, improve energy efficiency or provide for renewable energy generation. In addition new developments will include Sustainable Urban Drainage Schemes (SUDS) for the utilisation and disposal of surface water run-off, where appropriate.</p>	<ul style="list-style-type: none"> • Benefits to population and human health • Effects on Climatic factors and Water - Contribution to developing renewable energy supplies and water management in the borough. 	<ul style="list-style-type: none"> • STRAT1 sustainable development • ENV1 – Flood Risk and Water Management • ENV6 high quality design and sustainable construction • VRBC Retained Policy BE1 – Safeguarding and Improving the Quality of the Environment • VRBC Retained Policy BE21 – Renewable Energy
Draft Policy NBE5 Protected Green Space and Key Views	<p>The identified “green spaces” should not be lost or harmed by development except in exceptional cases. In such cases, development should fit with the purposes of the green space, and enhance the recreational value of the site. Major developments should enhance existing green spaces and create new green spaces. New developments should protect the key scenic and distinctive views into and out of Northwich.</p>	<ul style="list-style-type: none"> • Potential effects on Landscape, positively retains important views into and out of the town. • Benefits to Population and health through the provision of green spaces. 	<ul style="list-style-type: none"> • ENV2 Landscape • ENV3 Green Infrastructure • SOC5 – Health and Well-being • SOC6 – Open Space, sport and recreation • VRBC Retained Policy NE6 – Wildlife Corridors and Green Wedges
Draft Policy NBE5 Local Green	<p><i>The identified “Local Green Spaces” listed in Appendix 5.4 should not be lost or harmed by development except in exceptional cases.</i></p>	<ul style="list-style-type: none"> • <i>Potential effects on Landscape, positively retains important views into and out of the town.</i> 	<ul style="list-style-type: none"> • <i>ENV2 Landscape</i> • <i>ENV3 Green Infrastructure</i>

Space	<i>In such cases, development should fit with the purposes of the green space, and enhance the recreational, amenity, ecological or community value of the site. Major developments should enhance existing green spaces and create new green spaces.</i>	<ul style="list-style-type: none"> • <i>Benefits to Population and health through the provision of green spaces.</i> 	<ul style="list-style-type: none"> • <i>SOC5 – Health and Well-being</i> • <i>SOC6 – Open Space, sport and recreation</i> • <i>VRBC Retained Policy NE6 – Wildlife Corridors and Green Wedges</i>
Draft Policy NBE6 Key Views	<i>New developments should protect the key scenic and distinctive views into and out of Northwich. These too are listed in Appendix 5.4.</i>	<ul style="list-style-type: none"> • <i>Potential effects on Landscape, positively retains important views into and out of the town.</i> 	<ul style="list-style-type: none"> • <i>ENV2 Landscape</i> • <i>ENV3 Green Infrastructure</i> • <i>SOC5 – Health and Well-being</i> • <i>VRBC Retained Policy NE6 – Wildlife Corridors and Green Wedges</i> •
Draft Policy TRANS1 Connections to Surrounding Villages	The Town Council will work with Cheshire West and Chester Council and neighbouring Parishes to seek improved access to the A49 from Winnington, possibly utilizing the disused mineral railway line between the two.	<ul style="list-style-type: none"> • Potential effects on population and human health through the provision of improved accessibility 	<ul style="list-style-type: none"> • STRAT1 sustainable development • STRAT10 transport and accessibility
Draft Policy TRANS1	<i>The Town Council will work with Cheshire West and Chester Council and neighbouring Parishes to seek improved access to the A49 from</i>	<ul style="list-style-type: none"> • <i>Potential effects on population and human health through the provision of improved accessibility</i> 	<ul style="list-style-type: none"> • <i>STRAT1 sustainable development</i> • <i>STRAT10 transport and</i>

Connections to Surrounding Villages	<p>Winnington. Two options have been proposed:</p> <ul style="list-style-type: none"> • A new road utilizing the disused mineral railway line between the A49 Weaverham Roundabout and Winnington Avenue; • A new bridge adjacent to the existing single-lane swing bridge. <p>A feasibility/impact assessment and the eventual implementation of either or both options would be supported.</p> <p>New major development will be expected to contribute towards the delivery of any infrastructure determined by these assessments to be needed.</p>		<p>accessibility</p> <ul style="list-style-type: none"> • STRAT11 - Infrastructure
Draft Policy TRANS2 River Weaver Crossings	<p>The feasibility and impacts of a new bridge over the River Weaver at Winnington must be investigated as part of planning applications for any new development in the Winnington area.</p> <p>New development will be expected to contribute towards the delivery of a new bridge where appropriate.</p> <p>Consideration of the future need for a third Town Centre bridge should be taken into account when assessing major new Town Centre development proposals.</p> <p>Proposals to deliver a pedestrian and</p>	<ul style="list-style-type: none"> • Potential effects on population and human health through the provision of improved accessibility. • Beneficial effect on air as policy supports accessibility by sustainable transport modes. 	<ul style="list-style-type: none"> • STRAT1 sustainable development • STRAT10 transport and accessibility • SOC5 Health and well being

	cycle crossing to provide improved access to Furey Wood from the Town Centre would be supported.		
Draft Policy TRANS2 Integrated Public Transport	Proposals that improve the integration of different forms of public transport will be supported. The relocation of the terminus for bus services from outlying districts from its current position to one closer to Northwich Railway Station will be supported.	<ul style="list-style-type: none"> • Potential effects on population and human health through the provision of improved accessibility. • Beneficial effect on air as policy supports accessibility by sustainable transport modes. 	<ul style="list-style-type: none"> • STRAT1 sustainable development • STRAT10 transport and accessibility • SOC5 Health and well being • VRBC Retained Policy T3 – Public Transport
Draft Policy TRANS3 Northwich Railway Station	Proposals that improve the accessibility of Northwich Railway Station to the disabled will be supported.	<ul style="list-style-type: none"> • Potential effects on population and human health through the provision of improved accessibility. 	<ul style="list-style-type: none"> • SOC5 Health and well being • VRBC Retained Policy T4 – Railways • VRBC Retained Policy T15 – Provision of Access for people with disabilities
Draft Policy TRANS4 Greenbank Railway Station	Proposals that improve the availability of parking at Greenbank Railway Station will be supported.	<ul style="list-style-type: none"> • Potential effects on population and human health through the provision of improved accessibility 	<ul style="list-style-type: none"> • STRAT10 transport and accessibility • VRBC Retained Policy T4 - Railways
Draft Policy	New developments should provide for safe, direct and attractive pedestrian	<ul style="list-style-type: none"> • Potential effects on population and human health through the 	<ul style="list-style-type: none"> • STRAT1 sustainable

<p>TRANS5</p> <p>Pedestrian and Cycling Routes</p>	<p>and cycle routes. When devising cycle routes, proposals should make reference to Sustrans' Northwich Cycle Study to ensure they are contributing to the overall strategy. Modifications to existing highways must demonstrate how the highway will be made safer and more accessible for pedestrians and cyclists (with the exception of road classes where pedestrians and cyclists are prohibited), following best-practice guidance and consulting with expert bodies where appropriate. Applications for non-residential development should where possible provide an appropriate level of cycle storage commensurate with the minimum set out in <i>Appendix 01: Cycle Parking Standards</i> of Cheshire West and Chester Council's Cycling Strategy.</p>	<p>provision of improved accessibility.</p> <ul style="list-style-type: none"> • Beneficial effect on air as policy supports accessibility by sustainable transport modes. 	<p>development</p> <ul style="list-style-type: none"> • STRAT10 transport and accessibility • SOC5 Health and well being • VRBC Retained Policy GS9 - General Urban Design Principles in Northwich Town Centre
<p>Draft Policy TRANS6</p> <p>Car Parking</p>	<p>When assessing future parking provision, a balance should be struck between the needs of residents, shoppers, visitors and workers, the aim being to provide sufficient capacity to meet the needs of each group. The availability of free car parking in the Town Centre is highly valued by residents and businesses alike.</p>	<ul style="list-style-type: none"> • Potential effects on population and human health through the provision of improved accessibility 	<ul style="list-style-type: none"> • STRAT10 transport and accessibility • VRBC Retained Policy GS9 - General Urban Design Principles in Northwich Town Centre • VRBC Retained Policy T14 – Car Parking in Town and

	<p>Changes or additions to car parking provision should support the vitality and viability of the Town Centre. New Town Centre car parks should be easily accessible on foot from the primary shopping areas, and should include provision for cycle parking, where there is a shortfall in the area. Areas where parking is not permitted should be clearly marked.</p>		Village Centres
<p>Draft Policy TRANS7</p> <p>Speed Restrictions in Residential Areas</p>	<p>The introduction of 20mph speed restrictions in residential areas will be supported.</p> <p>New major residential developments should implement 20mph speed restrictions “by default” on side roads and cul-de-sacs, appropriate to the layout of the development.</p>	<ul style="list-style-type: none"> • Potential effects on population and human health and safety though the implementation of speed restrictions. 	<ul style="list-style-type: none"> • STRAT10 transport and accessibility • ENV6 high quality design and sustainable construction
<p><i>Draft Policy TRANS7</i></p> <p><i>Speed Restrictions in Residential Areas</i></p>	<p><i>The introduction of 20mph speed restrictions in residential areas will be supported.</i></p> <p><i>New major residential developments should be laid out with a design speed of 20mph on non through routes, appropriate to the layout of the development.</i></p>	<ul style="list-style-type: none"> • <i>Potential effects on population and human health and safety though the implementation of speed restrictions.</i> 	<ul style="list-style-type: none"> • <i>STRAT10 transport and accessibility</i> • <i>ENV6 high quality design and sustainable construction</i>
<p>Draft Policy HW1</p> <p>Victoria Infirmary</p>	<p>Proposals to enhance the services offered at the Victoria Infirmary, that will allow patients to be diagnosed or treated closer to home without compromising safety, will be supported.</p>	<ul style="list-style-type: none"> • Potential effects on population and human health through the provision of improved community facilities. 	<ul style="list-style-type: none"> • STRAT 11 Infrastructure • SOC5 Health and well being

Northwich			
Draft Policy HW2 Community Facilities	<p>All Residential development will be required to make appropriate financial contributions towards off-site community and social facilities. The loss of existing community facilities will be resisted unless it can be demonstrated that all reasonable efforts have been made to secure their continued use.</p>	<ul style="list-style-type: none"> Potential effects on population and human health through the provision of improved community facilities. 	<ul style="list-style-type: none"> STRAT 11 Infrastructure SOC5 Health and well being VRBC Retained Policy BE4 – Planning Obligations
Draft Policy HW2 Community Facilities	<p><i>Residential development will be required to make appropriate financial contributions towards community and social facilities where these are clearly related to and required by the development.</i></p> <p><i>The loss of existing community facilities will be resisted unless it can be demonstrated that all reasonable efforts have been made to secure their continued use.</i></p>	<ul style="list-style-type: none"> Potential effects on population and human health through the provision of improved community facilities. 	<ul style="list-style-type: none"> STRAT 11 Infrastructure SOC5 Health and well being VRBC Retained Policy BE4 – Planning Obligations
Draft Policy HW3 Allotments and Garden Plots	<p>Existing allotment sites (both in public or private ownership) will be protected from development that does not enhance the allotment site for its intended use. Development will only be allowed where it can be demonstrated that there is no demand for plots and that reasonable efforts have been made to market the available plots and encourage use of the site.</p>	<ul style="list-style-type: none"> Potential effects on population and human health through the provision of improved community facilities for recreation. 	<ul style="list-style-type: none"> SOC6 Open Space, sport and recreation

	Proposals for new residential development should include garden plots, where possible.		
Draft Policy HW4 Healthy Neighbourhoods	New major developments (10 dwellings or more, or over 1,000 sq.m area) will be accompanied by a Health Impact Assessment (HIA), which will provide an analysis of how the development may impact on the health of the population within the Plan area. The HIA will also recommend possible mitigation measures to minimise any potential negative health impacts.	<ul style="list-style-type: none"> Potential effects on population and human health through the implementation of mitigation measures to minimise any potential negative health impacts from development. 	<ul style="list-style-type: none"> SOC5 Health and well being
Draft Policy HW4 Healthy Design	All New developments will be encouraged to include “Secured by Design” principles in their schemes. They will be required to provide linkages or develop new footways, cycle paths and bridleways giving access, to key local facilities to minimise the need to travel by car. Developments will need to provide appropriate facilities to support access to public transport and ensure linkages take account of the needs and requirements of all people in the community, including people with disabilities or special needs, elderly people and young people. Aids and adaptations should be included where appropriate.	<ul style="list-style-type: none"> Potential effects on population and human health through the provision of improved accessibility and access to public transport. Beneficial effect on air as policy supports accessibility by sustainable transport modes. 	<ul style="list-style-type: none"> STRAT1 sustainable development STRAT10 transport and accessibility SOC5 Health and well-being ENV6 high quality design and sustainable construction VRBC Retained Policy T15 – Provision of Access for people with disabilities

Draft Policy RTW1 Visitor Economy	Proposals that enhance and improve existing tourist attractions and facilities or that create new tourism opportunities will be supported where this would benefit the local economy and be of a suitable scale and type for its location.	<ul style="list-style-type: none"> Supporting the economy (no direct SEA topic) Potential effects on Cultural heritage 	<ul style="list-style-type: none"> ECON3 Visitor Economy VRBC Retained Policy RT7 – Tourist Accommodation
Draft Policy RTW1 Visitor Economy	<i>Proposals that enhance and improve existing tourist attractions and facilities or that create new tourism opportunities will be supported where this would benefit the local economy and be of a suitable scale and type for their location.</i> <i>Wherever possible, developments should be accessible by a range of transport methods, including cycling, walking and public transport.</i>	<ul style="list-style-type: none"> <i>Supporting the economy (no direct SEA topic)</i> <i>Potential effects on Cultural heritage</i> 	<ul style="list-style-type: none"> <i>ECON3 Visitor Economy</i> <i>VRBC Retained Policy RT7 – Tourist Accommodation</i>
Draft Policy RTW2 Waterways	Proposals that enhance and improve the prominence of the Town Centre waterways, and promote access to and from the Town Centre from the rivers will be supported.	<ul style="list-style-type: none"> Potential effects on Cultural heritage Supporting the economy (no direct SEA topic) Potential effects on population and human health through the provision of improved accessibility to the waterways 	<ul style="list-style-type: none"> ECON3 Visitor Economy
Draft Policy RTW2	<i>Proposals that enhance and improve the prominence of the Town Centre waterways, and promote access</i>	<ul style="list-style-type: none"> <i>Potential effects on Cultural heritage</i> 	<ul style="list-style-type: none"> <i>ECON3 Visitor Economy</i>

Waterways	<p><i>to and from the Town Centre from the rivers will be supported.</i></p> <p><i>Where relevant, new developments should give consideration to the impact when viewed from the waterway.</i></p>	<ul style="list-style-type: none"> • <i>Supporting the economy (no direct SEA topic)</i> • <i>Potential effects on population and human health through the provision of improved accessibility to the waterways</i> 	
Draft Policy RTW3 Festivities and Events	A proposal to create a dedicated site for holding festivals and events at Verdin Park would be supported.	<ul style="list-style-type: none"> • Potential effects on Cultural heritage • Supporting the economy (no direct SEA topic) 	<ul style="list-style-type: none"> • ECON3 Visitor Economy
Draft Policy RTW4 Sports Facilities	<p>Proposals for new and/or improved sport facilities will be supported. In particular good, modern, indoor sports facilities such as sports halls of adequate size will be encouraged.</p> <p>Any development must ensure no loss of existing sport facilities and appropriate contributions will be sought from developers to enhance, update and expand existing facilities. The Moss Farm Leisure Complex will be protected from encroaching development. Proposals that seek to bring the facilities up to modern standards will be supported.</p>	<ul style="list-style-type: none"> • Potential effects on population and human health through the provision of new community facilities including those for sport and recreation. 	<ul style="list-style-type: none"> • SOC5 Health and well being • SOC6 open space sport and recreation • VRBC Retained Policy RT2 – Sports Facilities and Open Spaces
Draft Policy	Support and encourage existing professional and voluntary arts	<ul style="list-style-type: none"> • Potential effects on Cultural heritage 	<ul style="list-style-type: none"> • ECON1 – Economic growth,

RTW5 Culture	organisations, including music, drama, dance, visual arts and crafts, by supporting proposals that will improve facilities.		employment and enterprise <ul style="list-style-type: none"> ECON2 – Town Centres
<i>Draft Policy RTW5 Culture</i>	<i>Proposals that will support and improve facilities for existing professional and voluntary arts organisations, including music, drama, dance, visual arts and crafts will be supported.</i>	<ul style="list-style-type: none"> <i>Potential effects on Cultural heritage</i> 	<ul style="list-style-type: none"> <i>ECON1 – Economic growth, employment and enterprise</i> <i>ECON2 – Town Centres</i>

**Appendix 2: Comments received during consultation on draft Screening
Report – October – December 2015**

Agency	Date Consulted	Response
Environment Agency	28th October 2015	See correspondence below
Historic England	28th October 2015	See correspondence below
Natural England	28th October 2015	See correspondence below

See copies of the correspondence below:

Cheshire West and Chester Council
Planning Policy Place Strategy
4 Civic Way
Ellesmere Port
CH65 0BE

Our ref: SO/2009/105235/SE-07/SC1-L01

Date: 10 November 2015

FAO Charlotte Aspinall

Dear Madam

SEA Screening Report Consultation – Draft Northwich Neighbourhood Plan

Thank you for consulting us with the above application which was received in this office 28th October 2015.

We have no comments to make with regards to the SEA screening statement for Northwich.

Yours faithfully

Ms DAWN HEWITT
Planning Advisor

Direct dial 02030250535
Direct fax
Direct e-mail dawn.hewitt@environment-agency.gov.uk



Historic England

Charlotte Aspinall
Place Strategy
Cheshire West and Chester Council
4 Civic Way
Elsmere Port
CH65 0BE

Our ref: 1911 & 1914
Your ref: E-mail, 28th Oct 2015
Telephone: 07500 121974

2nd November 2015,

Dear Charlotte,

Re: SEA Screening Opinion Report and Consultation on Northwich Pre-submission Neighbourhood Plan.

Thank you for your email dated 28th October.

The Plan documentation is accompanied by a request for a formal Screening Opinion from Historic England in compliance with the Environmental Assessment of Plans and Programmes Regulations 2004. The draft Opinion produced for the Northwich Forum concludes that a Strategic Environmental Assessment is not required. We note that the Plan appears to propose no policies which would have significant environmental effects upon the historic environment and as such we concur that in this regard, Strategic Environmental Assessment is not required. If changes are made to the NP resulting in a more than minor likely effect upon the historic environment please re-consult Historic England.

Please can you forward the following advice to the Northwich Forum, I do not hold their official contact details.

The area covered by the Neighbourhood Plan includes a number of designated heritage assets; by way of assistance we have attached a list of these assets for you. In line with national planning policy it will be important to ensure that the strategy for Northwich safeguards those elements which contribute to the significance of these assets so that they are available to be enjoyed by future generations.

You're planning and conservation team at Cheshire West and Chester Council are best placed to assist you during the development of the Neighbourhood Plan, and, in particular, how the



Historic England, Suite 3.3, Canada House, 3 Chepstow Street, Manchester M1 5FW
Telephone 0161 242 1416 HistoricEngland.org.uk

Please note that Historic England operates an access to information policy.
Correspondence or information which you send us may therefore become publicly available.



Apologies, the deadline that was assigned to this on our tracking system was the 9th December.

The conclusions reached in the submitted screening document (October 2015) are that the Northwich Neighbourhood Plan (NP) does not require a Habitat Regulations Assessment (HRA) or Strategic Environmental Assessment (SEA). Natural England agrees in principle with the conclusions. These conclusions are based on the draft policies in Appendix 1: Overview of policies and identified effects of the Northwich Neighbourhood Plan (October 2015), if these policies alter then it may be necessary to rescreen the HRA and the SEA screening.

Kind regards
Kathryn

Miss Kathryn Kelsall
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www.naturalengland.org.uk

We are here to secure a healthy natural environment for people to enjoy, where wildlife is protected and England's traditional landscapes are safeguarded for future generations.

In an effort to reduce Natural England's carbon footprint, I will, wherever possible, avoid travelling to meetings and attend via audio, video or web conferencing.

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