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TATTENHALL AND DISTRICT NEIGHBOURHOOD PLAN REVIEW

ENVIRONMENTAL REPORT

MAY 2026

Published by Tattenhall and District Parish Council
under the Environmental Assessment of Plans and Programmes Regulations 2004.

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1.INTRODUCTION

Background

1.1 ONH has been commissioned by Tattenhall and District Parish Council (TPC) to undertake an independent Strategic Environmental Assessment (SEA), of the Tattenhall and District Neighbourhood Plan Review (TNP2). This document is the Environmental Report that follows on from Screening Opinion & Scoping Report consulted on with the statutory bodies in September – October 2025 per the Environmental Assessment of Plans and Programmes Regulations 2004.

1.2 The purpose of the Environmental Report is to assess the extent to which the TNP2 will contribute to the achievement of sustainable development. The TNP2 is being prepared by TPC as the qualifying body under the Neighbourhood Planning (General) Regulations 2012 (as amended). The current Neighbourhood Plan (TNP1) was made by CWaC Council in June 2014.

1.3 The Screening Opinion & Scoping Report demonstrated why an environmental report is necessary to inform the preparation of the TNP2. During the consultation on the proposed scope of the assessment, the statutory bodies made no recommendations that the scope should be amended. The statutory consultee responses from Natural England and Historic England can be found in Appendix 1. No response was received from the Environment Agency.

1.4 Cheshire West and Chester Council responded, making a number of observations which are reviewed in Section 2 below. As a result of these comments, the scope of the assessment has not been amended.

1.5 The assessment of the TNP2 has been undertaken as guided by Planning Practice Guidance and follows the main stages of the SEA process:

- Stage A – Setting the context and objectives, establishing the baseline and deciding on scope (summarised in Section 2)
- Stage B – Developing and refining alternatives and assessing effects
- Stage C – Preparing the SEA
- Stage D – Consultation on the draft plan and the SEA
- Stage E – Monitoring implementation of the plan

1.6 This report therefore shows how the relevant TNP2 policies have been informed through their iteration with the SEA framework

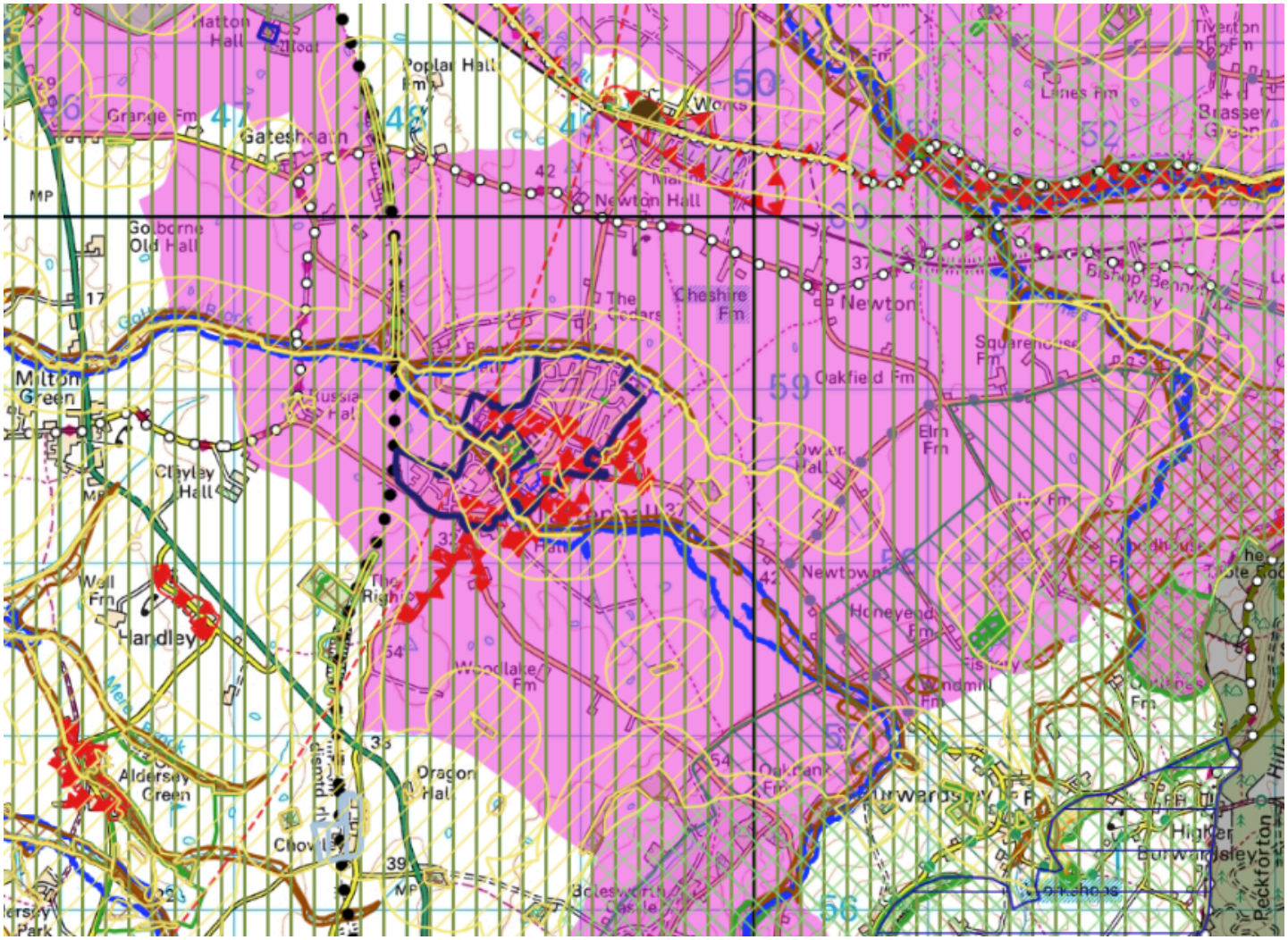
Planning Policy Context

1.7 The TNP2 has to have regard to national policies and guidance. The National Planning Policy Framework (NPPF), latest version published in 2024, and accompanying Planning Practice Guidance (PPG) (link), is an important guide in the preparation of neighbourhood plans.

1.8 With S99 of the Levelling Up & Regeneration Act 2023 now implemented (March 2026), the TNP2 no longer needs to be in general conformity with the strategic policies of the development plan. However this report was drafted in advance of that time and therefore make reference to the relevant policies. The current adopted Local Plan for the area is Cheshire West and Chester Local Plan (Part One) Strategic policies (adopted January 2015) and the Local Plan (Part Two) Land Allocations and Detailed Policies (adopted July 2019). The Part One plan sets out the overall vision, strategic objectives, spatial strategy and strategic planning policies for the borough to 2030, with supporting policies in Part Two. CWaC are bringing forward their Local

Plan Update (LPU), with their Regulation 18 consultation carried out in July and August 2025. CWaC has recently confirmed that they will no longer be progressing under the current local plan making system and will be restarting under the new 30-month new local plan making system. As such, the LPU will not be in place until at least the end of 2028.

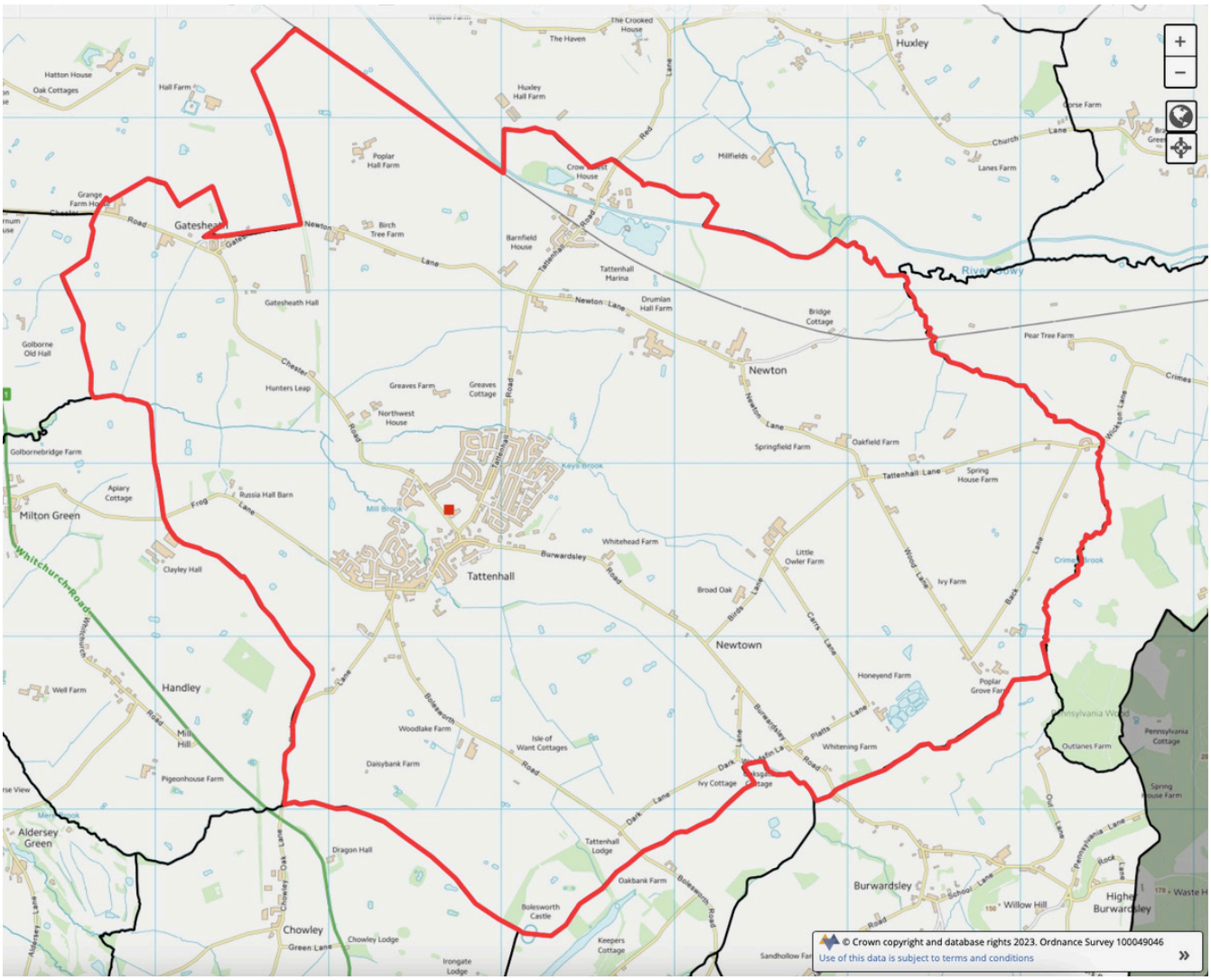
1.9 The focus of the adopted policies is to set the overall strategy for housing supply, the economy, biodiversity, etc. for the area up to 2030. The LPU is likely to have a plan period of 15 years. Tattenhall is defined as a Key Service Centre. There are a number of Local Wildlife Sites and Flood Risk areas within the wider parish (see Plan A).



Plan A: Adopted CWaC Local Plan Policies Map for Tattenhall and District – Source: CWaC (https://maps.cheshirewestandchester.gov.uk/cwac/localplan

TNP2 Scope

1.10 An application for the designation of the revised Tattenhall and District Neighbourhood Area (NA) was made under Regulation 5 of The Neighbourhood Planning (General) Regulations 2012 (as amended) (the Regulations). The application was approved by CWaC on 12 April 2023 (see Plan B below)



Plan B: Adopted CWaC Local Plan Policies Map for Tattenhall and District – Source: CWaC (https://consult.cheshirewestandchester.gov.uk/kse/event/37401)

1.11 A draft modified TNP2 was prepared during 2023 & 2024 and consulted upon at the Regulation 14 stage in March 2025. The vision and key objectives of the TNP2 at that time remained broadly the same as TNP1. It primarily comprises retained TNP1 policies with some material but modest modifications that apply to these policies. As with TNP1, no site allocations were made through the policies and as such CWaC had screened out the need for both SEA and HRA on the proposed modified plan as set out in their screening opinion in September 2023

1.12 Following the completion of the Regulation 14 it became clear that TNP2 was unlikely to engage §14 NPPF and as such the Parish Council took the decision to pause the

progression of TNP2 to explore the opportunity for TNP2 to address the matter of site allocations. Due to the uncertainty arising from the current position with an out of date Local Plan and no 5 year housing land supply, this was resulting in a number of speculative applications being proposed within the parish and as such, the Parish Council wished to use TNP2 to address the policy vacuum, restore the plan-led system locally and engage §14NPPF, creating a level of certainty for the parish going forward.

1.13 As a result, the decision was taken to prepare a new iteration of the modified TNP2 for Regulation 14. In the interests of timeliness, a joint Screening Opinion and Scoping Report was prepared in September 2025. This document screened out the existing TNP2 policies which remained broadly as per the original CWaC screening opinion, which had screened out the Plan, and focused on the amended Policy 1 (Spatial Strategy) which would need to be rewritten and on the addition of one or more new policies relating to site allocations.

1.14 With no housing number able to be adduced in the preparatory stages of this work, a scenario-based approach was required to understand the potential scales and locations of growth for the Parish. The CWaC Regulation 18 consultation in July 2025, indicated potential options for between 500 – 1,500 new homes in the parish, so this was used to create a Settlement Spatial Plan (SSP) for the parish, to consider which of these scales of growth may be appropriate and in which locations.

1.15 From the original seven scenarios, three were taken forward for early engagement. These were assessed for SEA cumulatively as scenarios (rather than individual sites), assessed in a consistent way to help inform a preferred scenario to then iterate into a site allocation(s) policy in the modified Neighbourhood Plan. As a result of this process a fourth scenario emerged and was considered the preferred choice, with the other three scenarios logically forming the reasonable alternatives. The fourth scenario was iterated into Policy 7, a site allocations policy for up to 600 homes, ready for the Regulation 14 in March 206. At this stage, whilst no indicative housing requirement was provided by CWaC, they confirmed in writing that a number of 500 – 600 was considered appropriate.

1.16 In preparing the Submission version of the Neighbourhood Plan in May 2026 CWaC provided Tattenhall Parish Council with two indicative housing requirement figures as follows:

Apportion Local Housing Need (1,928) based on Local Plan requirement for key service centres over 20-year period with 20% buffer: Tattenhall 526 dwellings.
Apportion Local Housing Need (1,928) based on number of existing dwellings in key service centres over 20-year period with 20% buffer: Tattenhall 231 dwellings.

1.17 CWaC have recommended that the highest of the two options is used, noting that these are indicative figures only and may change as work progresses on the Local Plan.

1.18 The modified TNP2 therefore allocates land for development to meet the identified requirement within the parish and to use the policy levers of the neighbourhood plan to bring forward community benefits secured as part of the proposals. As a result, the submission version of the Plan contains two new policies Policy 7 (Site Allocations) and Policy 8 (Flood Management Land). Please note that Policy 8 was not included as part of the Screening and Scoping exercise, but was developed prior to the Regulation 14, following discussions with the landowner. The SEA assessment topics that were derived from the Screening and Scoping exercise are still relevant to the assessment of Policy 8.

1.19 Policy 7 allocates land to the west and south of the village for approx. 600 homes, as well as land safeguarded for a new surgery, a new road to link Chester Road to Frog Lane to

alleviate village congestion, with a potential future connection to Rocky Lane, land for a new burial ground, land for new recreational and sports facilities, new green infrastructure, and new and improved active travel links.

1.20 Policy 8 safeguards land to the east of the village to extend an existing natural flood management scheme created in 2016, which seeks to address longstanding flood risk issues within the parish.

2.SCREENING OPINION & ASSESSMENT SCOPE

Screening Opinion

2.1. Screening determines whether the TNP2 is likely to have significant environmental effects. There is also a requirement to consult the environmental assessment consultation bodies (Environment Agency, Natural England, Historic England). CWaC Council, as the Local Planning Authority, were also consulted.

2.2. In accordance with the Environmental Assessment of Plans and Programmes Regulations 2004 (as amended), the responsible authority (either the local planning authority or the qualifying body) should 'screen' the TNP2 at its earliest stage of preparation to establish whether it has the potential to have significant environmental effects. Screening requirements are set out in Regulation 9 and Schedule 1 and has guided the screening assessment of the TNP2 as set out in Table 2 below.

2.3. The September 2023 SEA Screening Report by CWaC of the previous version of the TDNPR concluded that no SEA was necessary. The proposed TNP2 seeks to retain these policies with only minor changes. Given there will be no material differences that have the potential to generate significant effects, the policies retained from the previous version of TNP2 are not considered to have any significant effects.

2.4. However, the introduction of site allocations through a new policy (Policy 7 'Site Allocations') and the modification of Policy 1 'Housing Growth', to accommodate these allocations may lead to significant effects and an SEA is therefore considered necessary in these respects. The starting point for the SEA topics and objectives is therefore selected from those that are the most relevant to allocating sites for housing. The magnitude and location of these effects, and the means by which they may be mitigated will be tested by the SEA as the sites proposals are developed and the policy formulated.

2.5 The SEA does not require detailed site-by-site assessment of all potential alternatives; rather, it requires a clear and reasoned comparison of realistic options. This has been undertaken through the assessment of growth scenarios, with more detailed consideration given to the preferred option. The SEA Regulations require the consideration of reasonable alternatives, not an exhaustive assessment of every site. The approach taken is therefore considered proportionate and consistent with this level of plan-making.

Assessment Scope

2.6 Developing the scope for the SA/SEA has involved:

- Identifying other relevant policies, plans and programmes, and sustainability objectives ('Context')
- Collecting baseline information ('Baseline')
- Identifying problems or opportunities ('Key Sustainability Issues')
- Considering all of the above information in developing the SA/SEA framework ('Objectives' and 'Design-aided Questions')

2.7 The scope of the SEA is focused to ensure it only addresses the likely significant environmental effects of the TNP2. In line with Planning Practice Guidance, the SEA is proportionate to the content and level of detail in the plan, concentrating on those environmental impacts that are most relevant and significant, without unnecessary detail

or resources (Planning Practice Guidance, Paragraph: 030 Reference ID: 11-030-20150209). The topics below underlined have been scoped out while those not underlined will be retained as part of the proposed framework:

o Climate change, energy and air quality
o Land and resources
o Water
o Landscape
o Cultural heritage
o Biodiversity

2.8 Alongside the SEA process it is also necessary to assess whether the TNP2 is likely to have a significant effect on National Site Network sites (formerly Natura 2000 sites). A Habitats Regulations Assessment (HRA) is required by the Conservation of Habitats and Species Regulations 2017 for all plans and projects which may have adverse effects on National Site Network sites. The screening exercise for HRA, which can lead to an appropriate assessment (AA), was undertaken by CWAC Council in March 2026. This determined an HRA was required to accompany the modified Neighbourhood Plan. This was carried out by the LPA in May 2026.

2.9 CWAC provided comments in respect of the SEA Screening and Scoping Opinion, which are addressed below. In summary, the comments do not alter the scope of the SEA as set out in the Scoping Report.

a) It was noted that §1.13 made an incorrect reference to the Local Plan update. "*The Local Plan Issues and Options report does not set specific scales of growth for the Tattenhall area. It does identify a housing requirement for the borough and sets out three spatial strategy options for the general location of new housing. It also includes potential growth areas, including some areas around Tattenhall, but does not identify specific figures for Tattenhall".*

b) It was noted the table on page 8 incorrectly stated that there is potential for cross-parish effects and as such, therefore significant transboundary effects are possible. It is confirmed that allocations within the modified Tattenhall Neighbourhood plan will not have significant impacts that occur beyond the state boundary.

c) Paragraph 3.2 questioned the topics of landscape and climate change, energy and air quality being screened out. CWaC suggested they should be screened in as the SEA identifies the likely significant effects and enables identification of potential mitigation measures. Respectfully, the author is of the view that these remain scoped out for the SEA as there are no likely significant effects in respect of these topics within any of the locations under consideration in Tattenhall, and as set out in the baseline assessment.

d) In respect of the framework in section 4, CWaC questioned whether the policies would be assessed as part of the SEA process, noting that "*Decisions on the amount of development will have a major impact on the environmental effects of the proposed sites*"
Using the proportionate approach advocated by the PPG we have identified the relevant policies to be assessed as part of the SEA process which includes the site allocations policy. It is the likely quantum of development proposed within the site allocations policy which has resulted in the view that TNP2 is screened in for SEA. In relation to the other policies, as this is a modified plan and those policies remain

materially unchanged from the previous SEA Screening Opinion where they were screened out, they are therefore considered not requiring assessment. The reasonable alternatives, will likely relate to similar growth options but in different locations but may also consider lower or higher growth options.

e) Finally, CWaC questioned the *type of mineral resources reference.* In respect of safeguarding mineral resources, yes this relates to sand and gravel as set out in ENV 9 and M2 and just means that allocations will seek to avoid safeguarding areas where possible so avoiding impacting or sterilising mineral resources.

2.10 Although the TNP2 Screening Opinion & Scoping Report of September 2025 is available as a separate document, for completeness a summary of the thematic baseline evidence and key sustainability issues is presented below. This information has been derived from the evidence primarily drawn from the emerging CWaC Local Plan (Regulation 18 version of July 2025) and the emerging TNP2 evidence base. There are other international, regional and local plans and programmes which are relevant to the TNP2 which have also informed higher level plan. Please note this baseline summary remains unaltered from the combined screening and scoping report stage, except where updated information has been required. This includes the topic of Land and Resources which has been updated to reflect the new DEFRA Predictive Agricultural Land Classification published in April 2026.

CLIMATE CHANGE, ENERGY AND AIR QUALITY

Context

The most relevant provisions of the NPPF are:

- §109 - §111 Promoting sustainable transport
- §110 Actively managing patterns of growth to help reduce and improve air quality
- §165 Increasing use of renewable energy
- §167 Avoiding increased vulnerability to impacts from climate change
- §187 Preventing development from contributing to air and noise pollution and helping to improve air quality

The most relevant provisions of the adopted development plan are:

- CWaC Local Plan Part One: STRAT 10 (Transport and accessibility) and ENV 6 (High quality design and sustainable construction)
- CWaC Part Two: DM 31 (Air quality)
- CWaC Part Two: DM 51–DM 53 (Energy)
- CWaC Part Two: T 1–T 5 (Local road schemes, stations, parking)

Baseline

Cheshire West and Chester Council declared a climate emergency in 2019, setting a borough-wide net zero target of 2045 or sooner. The borough emits approximately 4 million tonnes of CO_2e annually, with per capita emissions (10.2 kt) more than double the England average (4.3 kt). Installed renewable capacity in 2020 was 127.8 MW, generating 287,205 MWh across wind, solar, biomass and anaerobic digestion. At the NA level, all potential development sites present similar opportunities for sustainable design and on-site renewables, with no location-specific constraints or advantages.

Tattenhall is a key service centre with high car dependency. 81% of households in the borough have access to a car, above the national average, and 40% own two or more.

Around 74% of residents travel to work by car, with only 10% using public transport even in Chester urban area. In the NA, local bus services are limited and the nearest railway station is in Chester. Walking and cycling are viable for short intra-village trips but not for commuting. Congestion issues tend to occur on the wider A41 corridor.

Air quality within the Neighbourhood Area (NA) is generally good and there are no Air Quality Management Areas (AQMAs) designated in Tattenhall. Borough-wide, two AQMAs are present (Thornton le Moors and Chester City Centre). Local air-quality conditions in Tattenhall are primarily shaped by background rural emissions and road traffic along the A41 and links to Chester. Nitrogen dioxide (NO_2) is the main pollutant of concern across the borough, while particulate matter (PM_{10} and $PM_{2.5}$) levels remain below national thresholds.

The HRA screening for the CWaC LPU Reg 18 version has screened in air pollution as a potential impact pathway for Oak Mere SAC in relation to growth at Tattenhall. This is because increased traffic on the A54 and A49 roads that run within 200m of Oak Mere SAC. The A54 and A49 lies approximately 10 miles to the north of Tattenhall and serves as one of the main vehicular routes to Manchester.

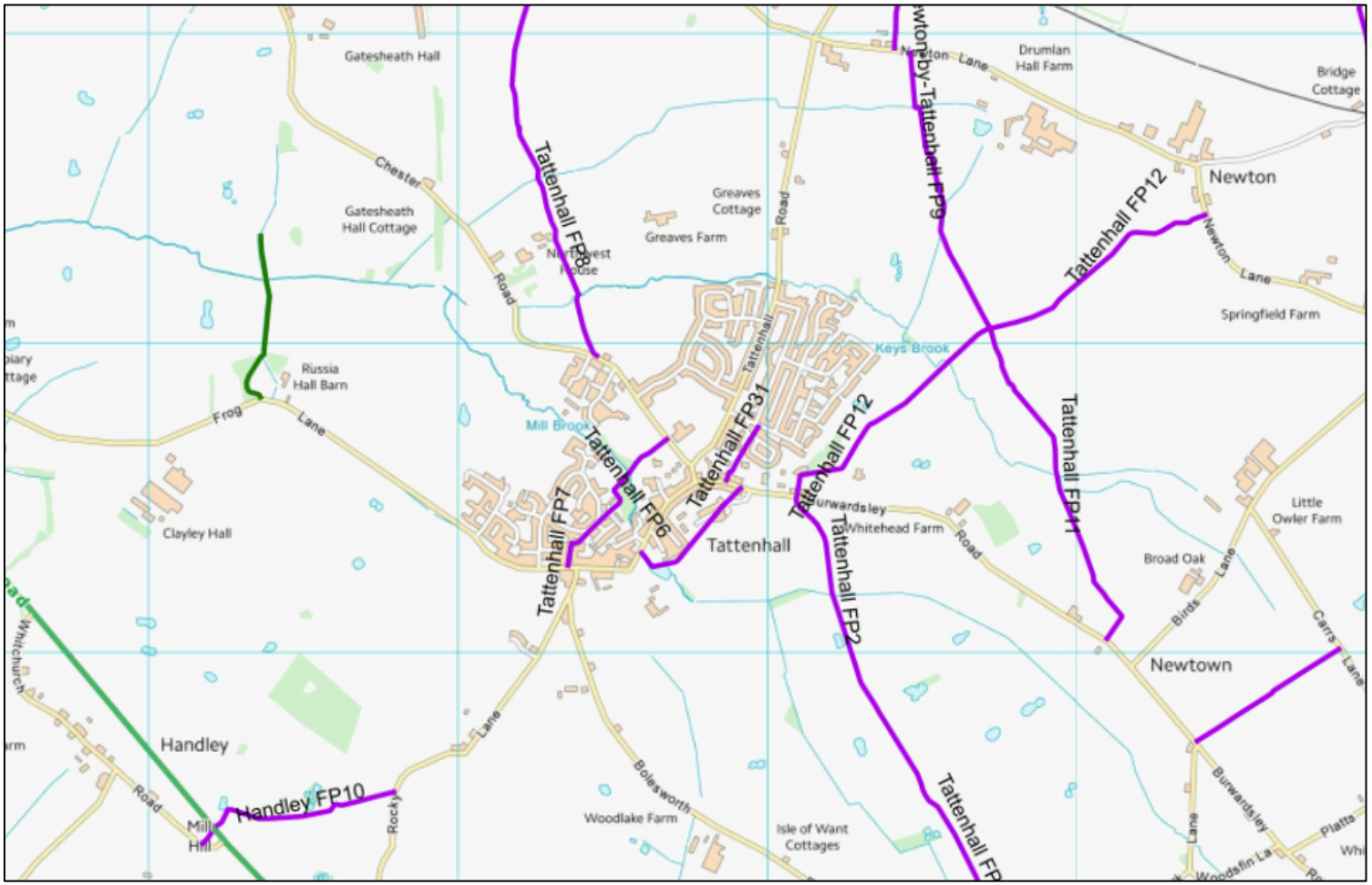
Key Sustainability Issues

Transport and air quality modelling is likely to take place as the CWaC LPU progresses in respect of air pollution for Oak Mere SAC and the TDNPR will be subject to its own HRA screening in due course. At the neighbourhood plan scale, there is no reasonable prospect of differentiating between site options on air quality grounds, as all allocations would contribute to similar traffic conditions within the same baseline context. The absence of an AQMA in Tattenhall, combined with the rural setting, reinforces this conclusion. Any localised traffic emissions can be mitigated through project-level measures such as EV charging and travel plans, but these apply uniformly to all potential sites.

Given that opportunities for energy efficiency and renewables are essentially uniform across all candidate sites, the Neighbourhood Plan cannot reasonably distinguish between them at SEA stage. Borough-level evidence underlines the importance of carbon mitigation, but this can be achieved through consistent policy criteria and project-level conditions rather than site choice.

All sites are likely to generate similar levels of car-based trips, offering no meaningful basis for distinction at this local SEA level. While active travel and public transport should be supported, these measures apply equally across all sites. The TDNPR should encourage connectivity, safe access and active travel but cannot differentiate allocations by transport impact.

Screening decision: Screened out – the NA has no AQMAs and site options cannot be distinguished on air-quality impacts at this stage; all sites have equivalent scope for low-carbon design and renewable generation; and transport effects are not a decisive factor for site selection.



Plan C: Footpaths and Bridleways – Source: CWaC
(https://maps.cheshirewestandchester.gov.uk/cwac/webmapping?&e=351493.96&n=364458.00&layers=TN_S_ROWBridleways_LINE_CURRENT.TN_V_ROWFootpaths_LINE_CURRENT.TN_S_ROWRestrictedByways_LINE_CURRENT.TN_S_ROWBywaysOpenToAllTraffic_LINE_CURRENT&s=200000.00&bm=oscolour)

LAND AND RESOURCES

Context

The most relevant provisions of the NPPF are:

- §187 Conserving and enhancing the natural environment

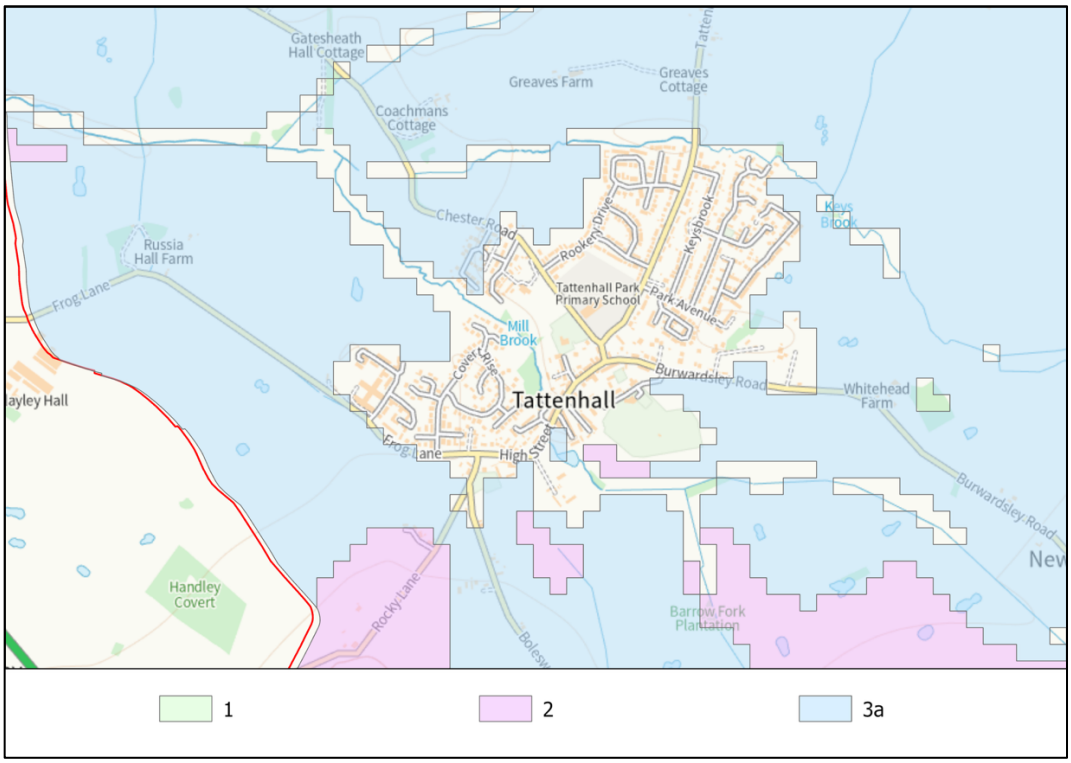
The most relevant provisions of the adopted development plan are:

- CWaC Local Plan Part One: ENV 9 (Minerals supply and safeguarding)
- CWaC Part Two: M 2 (Minerals safeguarding), DM 32 (Land contamination and instability)

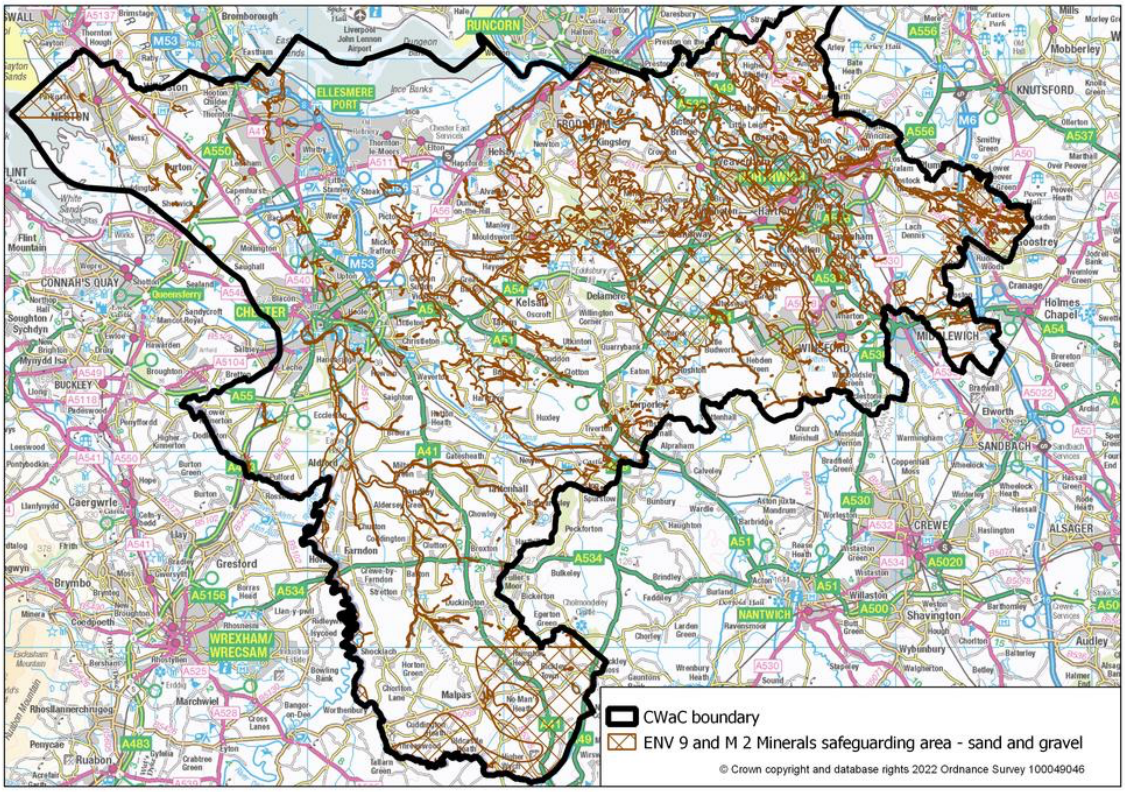
Baseline

In April 2026, DEFRA released the Predictive Agricultural Land Classification Map for England, which replaced the old Provisional Agricultural Land Classification Map. Crucially, the new map differentiates between Grade 3a and 3b agricultural land which is important because 3a is considered Best and Most Versatile (BMV), but 3b is not. The new map also increases the grade of some land from the previous mapping while decreasing it for other areas. This data was not available for the screening and scoping exercise, but has been taken into account as part of the preparation of this iteration of the environmental report. All land classified land within the Tattenhall Neighbourhood Plan area is considered to be Best and Most Versatile (BMV). Field surveys would still be required to confirm the detail of this updated mapping.

Borough-wide, the parish also overlaps Mineral Safeguarding Areas for sand and gravel. Legacy contamination from past land uses remains an issue in some parts of Cheshire West, with pollutants such as heavy metals, solvents and asbestos recorded.



Plan D: Predictive Agricultural Land Classification 2026– Source: DEFRA (https://environment.data.gov.uk/explore/a817d96f-271d-487b-89ad-48d271f931aa)



Plan E: Minerals Safeguarding Area Sand and Gravel – Source: CWaC (https://cheshirewestandchester.objective.co.uk/portal/dm/guidance_forms/min_safe_gn?pointId=s1659627233743)

Key Sustainability Issues

New allocations risk the permanent loss of high-quality soils and the sterilisation of safeguarded mineral resources. The plan should avoid BMV land where possible, and where this is not feasible, ensure robust soil management. Minerals safeguarding assessments may be required if sites overlap designated areas. The reuse of brownfield land and remediation of contaminated sites presents an opportunity to support both soil protection and sustainable land use.

Screening decision: Screened in – agricultural quality and mineral safeguarding make this a relevant constraint for site selection.

WATER

Context

The most relevant provisions of the NPPF are:

- §103 Open spaces supporting efforts to address climate change
- §136 Trees contribution to mitigating and adapting to climate change
- §162 Mitigating and adapting to climate change
- §164 Avoiding increased vulnerability to impacts from climate change
- §170 Planning and flood risk
- §187 Conserving and enhancing the natural environment

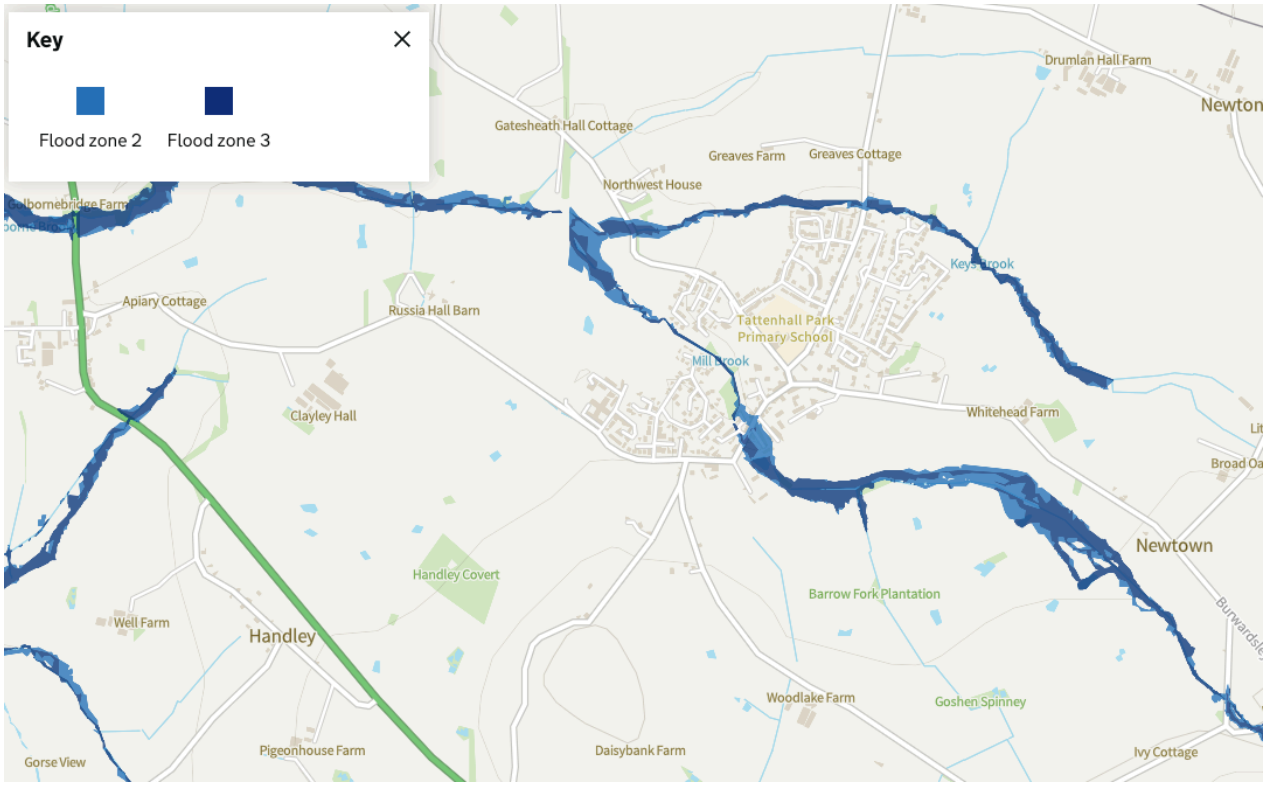
The most relevant provisions of the adopted development plan are:

- CWaC Local Plan Part One: ENV 1 (Flood risk and water management)
- CWaC Part Two: DM 40 (Development and flood risk), DM 41 (SuDS), DM 42 (Flood water storage) and DM 43 (Water quality, supply and treatment)

Baseline

Flood risk in the parish arises primarily from Mill Brook and Keys Brook, with parts of candidate sites intersecting Flood Zones 2 and 3, and surface-water flooding evident in low-lying areas with clay soils. Across the borough, climate projections indicate that by 2070 winters may be 1–4.5°C warmer and 30% wetter, while summers could be up to 6°C warmer and 60% drier. These shifts increase the likelihood of intense rainfall events, surface water flooding, and drought stress on soils and water resources.

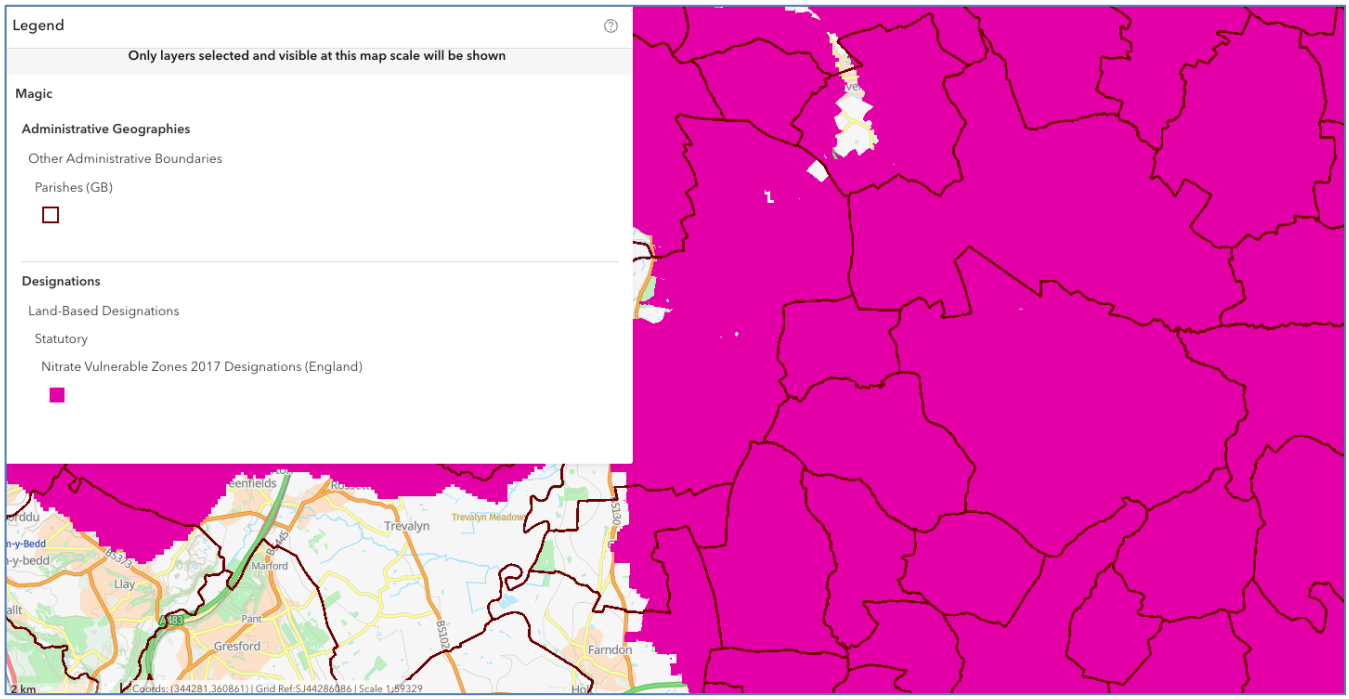
Tattenhall lies within a Nitrate Vulnerable Zone and Source Protection Zones are also identified. The CWaC LPU Reg 18 version Sustainability Appraisal notes that there remains uncertainty around water capacity. The HRA screening for the CWaC LPU Reg 18 version notes that sites within Tattenhall is within the catchment for Berwyn and South Clwyd Mountains SAC, Halkyn Mountains SAC, Johnstown Newt Sites Sac, River Dee and Bala Lake SAC, The Dee Estuary SPA/SAC/Ramsar which are potentially vulnerable to changes in water quantity, level and flow.



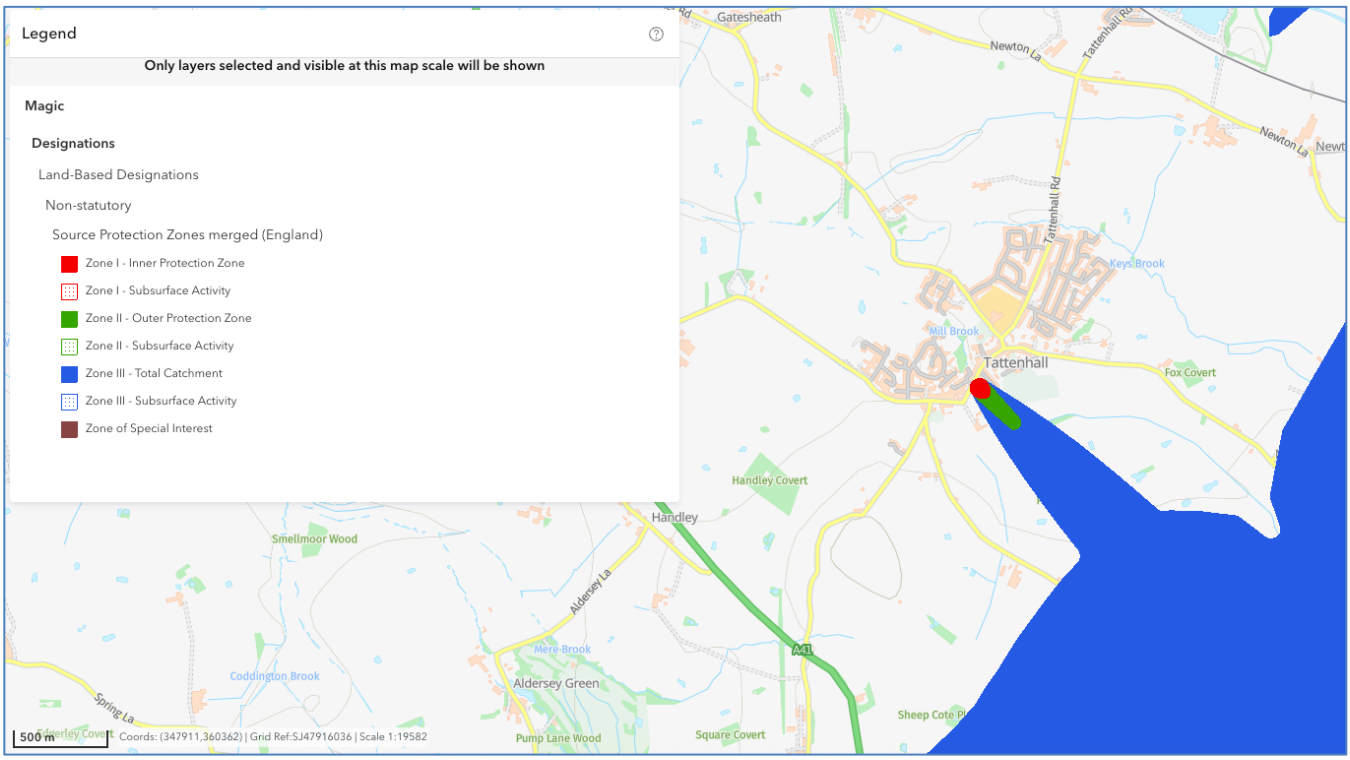
*Plan F: Fluvial Flood Risk – Source: GOV.uk (*https://flood-map-for-planning.service.gov.uk/map?seg=fz,fzpd&cz=349308.2,358568.1,15.201588)



*Plan G: Surface Water Flood Risk – Source: GOV.uk (*https://flood-map-for-planning.service.gov.uk/map?cz=349308.2,358568.1,15.201588&seg=sw,hr)



Plan H: Nitrate Vulnerable Zones – Source: Magic Map
(https://magic.defra.gov.uk/MagicMap.html)



Plan I: Source Protection Zones – Source: Magic Map
(https://magic.defra.gov.uk/MagicMap.html)

Key Sustainability Issues

The vulnerability to changes in water quantity, level and flow is likely to be explored as the CWaC LPU progresses in respect of Berwyn and South Clwyd Mountains SAC, Halkyn Mountains SAC, Johnstown Newt Sites Sac, River Dee and Bala Lake SAC, The Dee Estuary SPA/SAC/Ramsar and the TDNPR will be subject to its own HRA screening in due course. New allocations (or at least their developable areas) must avoid high-risk fluvial areas, apply the sequential test, and demonstrate site-specific flood risk assessments. SuDS and natural flood management will be critical to avoid increasing runoff in a changing climate, and water quality protections must guard against nutrient export to sensitive catchments. The TDNPR has a role in ensuring allocations are located and designed to support long-term climate resilience at both site and catchment scale.

Screening decision: Screened in – parts of sites intersect Flood Zone 2 and 3 and there are identifiable surface and potential ground water risks.

LANDSCAPE

Context

The most relevant provisions of the NPPF are:

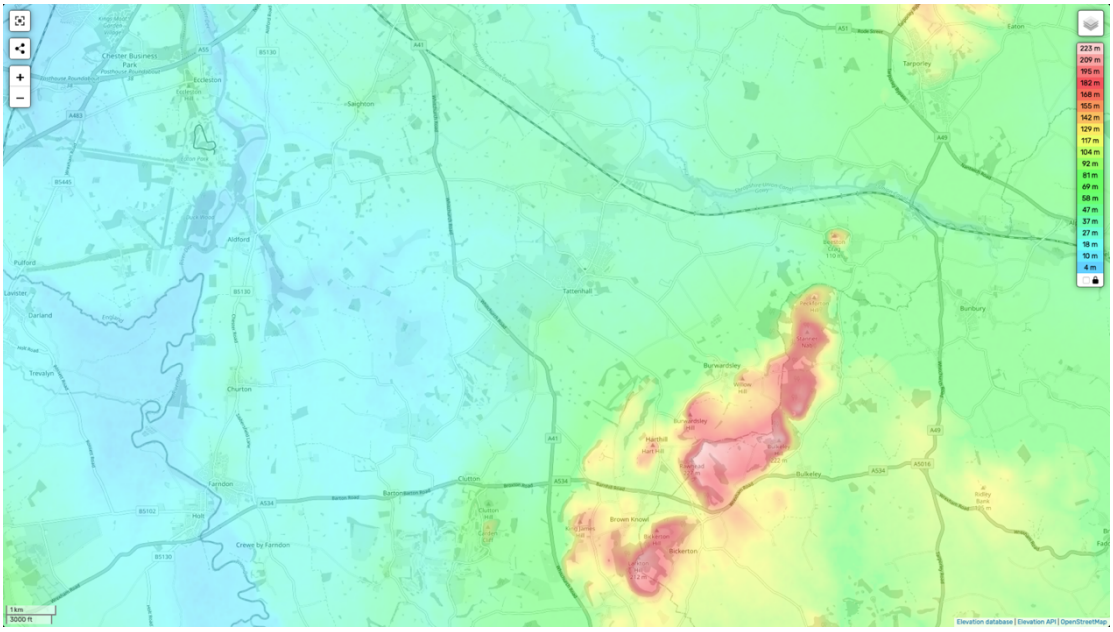
- §187 Conserving and enhancing the natural environment

The most relevant provisions of the adopted development plan are:

- CWaC Local Plan Part One: ENV 2 (Landscape)
- CWaC Part Two: DM 3 (Design, character and visual amenity)

Baseline

The landscape of the parish is characterised by the Cheshire Plain, a gently rolling pastoral landscape separating the Sandstone Ridge from the Clwydian range of hills in North Wales. Areas bordering the north, north-west and north-east of the village are classified as 'Ancient Field Systems' or 'Medieval Townfields' by the Cheshire Historic Landscape Characterisation. These areas contribute to local distinctiveness and the retention of their character is a key element in achieving sustainable development. The village remains compact with strong physical edges, and although local views are important, there are no national designations such as AONBs or National Parks within or adjacent to the parish. At borough level, a Landscape Sensitivity Study (2016) found higher sensitivity to certain types of renewable energy development, but these pressures are not directly relevant to neighbourhood-scale housing allocations.



Plan J: Topography – Source: Topographic Map

Key Sustainability Issues

While development could give rise to localised visual impacts, these can be managed through appropriate design, planting and integration measures. The absence of national designations means landscape sensitivity is not expected to be decisive in site selection, provided that policy-led mitigation is applied.

Screening decision: Screened out – landscape sensitivity will not be a determining factor for allocation choices.

CULTURAL HERITAGE

Context

The most relevant provisions of the NPPF are:

- §202 - §203 Conserving and enhancing the historic environment

The most relevant provisions of the adopted development plan are:

- CWaC Local Plan Part One: ENV 5 (Historic environment)
- CWaC Part Two: DM 46–DM 50 (Conservation areas, listed buildings, archaeology)

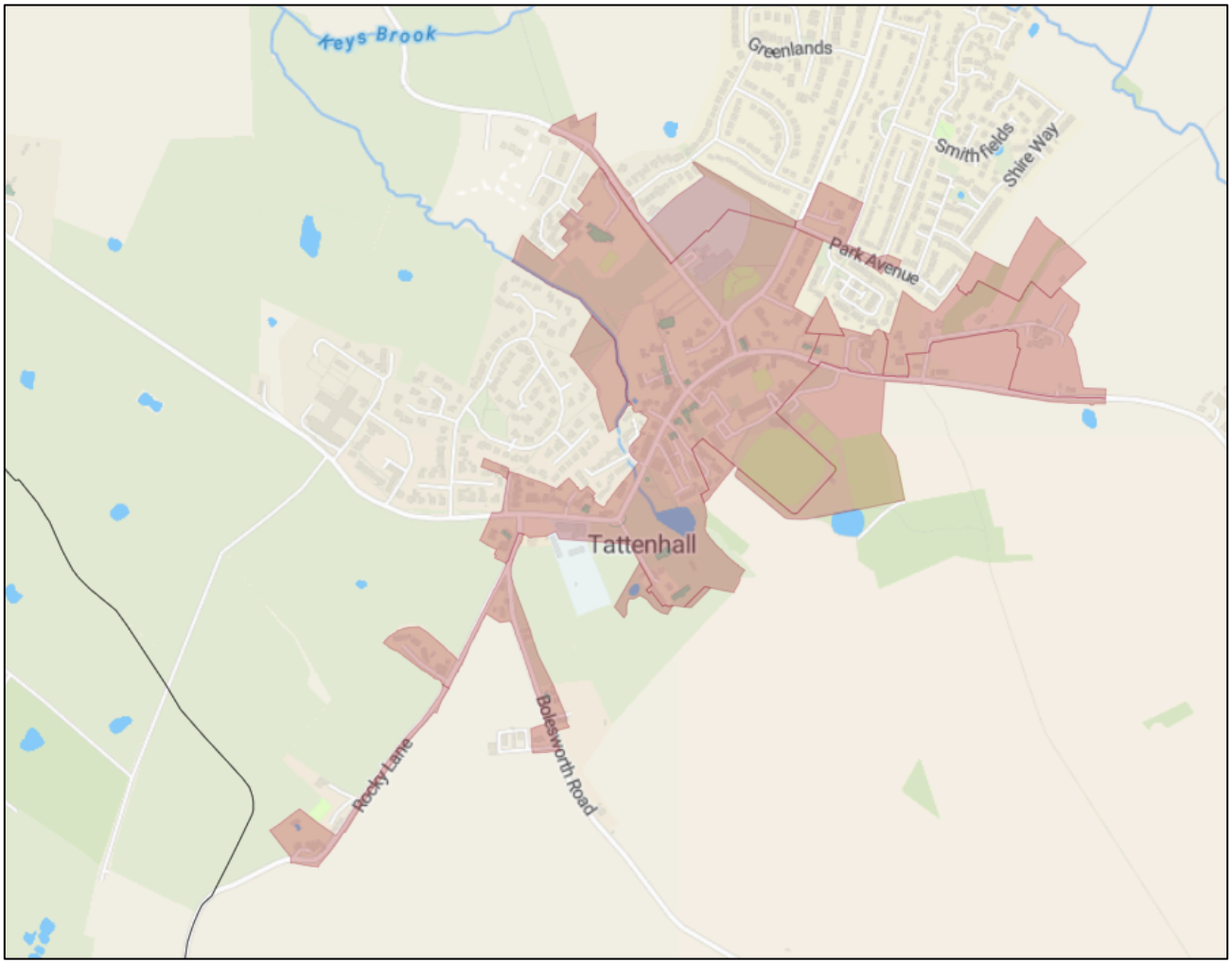
Baseline

Tattenhall's historic core is designated as a Conservation Area, and the parish contains multiple listed buildings including higher-grade assets. The wider settlement pattern reflects a strong rural heritage, with farmsteads and traditional buildings still present. Archaeological potential is high within and adjacent to the medieval core and along historic routeways. Borough-wide, cultural heritage is identified as a major economic and identity asset, with Chester and rural towns contributing to the distinctiveness of West Cheshire.

Key Sustainability Issues

Allocations could affect the setting and significance of the Conservation Area and listed buildings, particularly at settlement edges. There is also potential to disturb archaeological remains. The TDNPR should require heritage impact assessment and sensitive integration of new development. This would ensure local distinctiveness is respected and opportunities for enhancement are taken.

Screening decision: Screened in – conservation designations and heritage settings are key local constraints.



Plan K: Map Showing Listed Buildings (Green) and Conservation Area (Red) – Source: CWaC (https://app.maptionnaire.com/q/6pjb622gwi69

BIODIVERSITY

Context

The most relevant provisions of the NPPF are:

- §162 Taking biodiversity into account in mitigating and adapting to climate change
- §187 Minimising impacts on and providing net gains for biodiversity
- §192 Protecting and enhancing biodiversity and geodiversity

The most relevant provisions of the adopted development plan are:

- CWaC Local Plan Part One: ENV 3 (Green infrastructure) and ENV 4 (Biodiversity and geodiversity)
- CWaC Part Two: DM 44 (Protecting and enhancing the natural environment) and DM 45 (Trees, woodland and hedgerows)

Baseline

The NA contains no internationally designated sites, though the existing TDNPR SEA completed by CWaC, identifies four that lie within 15 km: Oak Mere SAC, Midland Meres & Mosses Ramsar, West Midlands Mosses SAC, and River Dee & Bala Lake SAC. In addition, nearby SSSIs include Peckforton Woods, Raw Head, and Bickerton Hill. The built-up area of Tattenhall falls within a SSSI Impact Risk Zone. However, as any allocations would not meet the criteria from Natural England set out below, the proposed development is unlikely to have a harmful effect on terrestrial Sites of Special Scientific Interest (SSSIs) and the Special Areas of Conservation (SACs), Special Protection Areas (SPAs) or Ramsar sites that they underpin.

- *Infrastructure: Airports, helipads and other aviation proposals.*
- *Air Pollution: Livestock & poultry units with a floorspace > 500m², slurry lagoons > 750m² & manure stores > 3500 tonnes.*
- *Combustion: General combustion processes >50MW energy input. Including: energy from waste incineration, other incineration, landfill gas generation plant, pyrolysis/gasification, anaerobic digestion, sewage treatment works, other incineration/combustion.*
- *Discharge: Any discharge of water or liquid waste of more than 20m³/day that is discharged to ground (i.e. to seep away) or to surface water, such as a beck or stream.*

Locally, the NA supports a network of hedgerows, scattered woodland, mature trees, and watercourses such as Mill Brook and Keys Brook, which link into the wider ecological corridor. Public datasets show limited priority habitats within the likely development parcels, though site-level surveys may be needed to confirm this. The CwAC adopted local plan designates a number of environmental restoration areas across the parish through its policy DM44 and there are a number of Local Wildlife Sites as per Policy ENV4.

The HRA screening for the CWaC LPU Reg 18 version has screened in loss of functionally linked land as a potential impact pathway for Mersey Estuary SPA/Ramsar and the Dee Estuary SPA/SAC/Ramsar in relation to growth at Tattenhall. This is because there may be a functionally linked habitat for SPA designated species within Tattenhall. The HRA notes that Plover can use lowland farmland in winter and can forage up to 15km from a roost site. There are sites which are being considered that are within 15km of these sites.

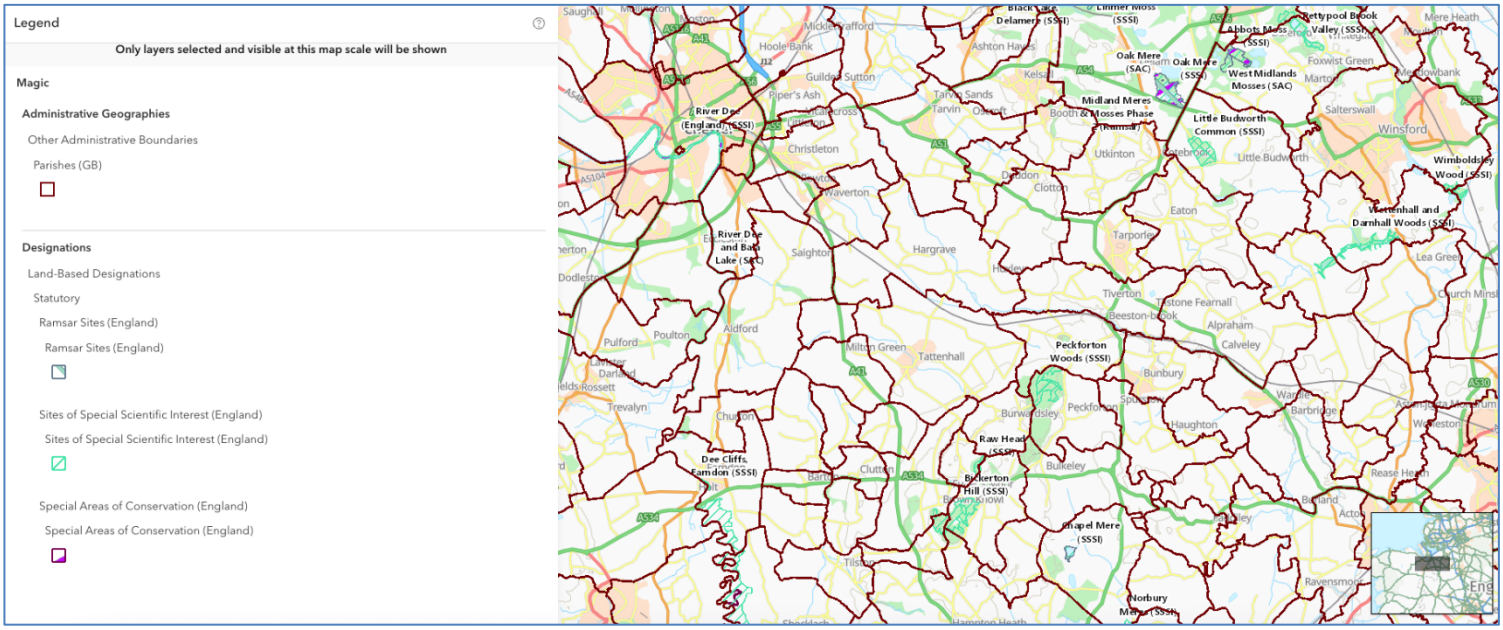
Key Sustainability Issues

The protection of the ecological network (including European sites and supporting habitats) is likely to take place as the CWaC LPU progresses in respect of functionally linked habitats for Mersey Estuary SPA/Ramsar and the Dee Estuary SPA/SAC/Ramsar and the TDNPR will be subject to its own HRA screening in due course. The main risk is indirect effects on European sites through the loss of functionally linked habitats. Locally, unmitigated site allocations could result in the loss or fragmentation of hedgerows and field margins, which play a role in ecological connectivity. The Neighbourhood Plan should embed requirements for biodiversity net gain, green infrastructure enhancement, and HRA screening to ensure no likely significant effect on potentially affected SACs and Ramsar sites.

Screening decision: Screened in – due to potential impact pathways to nearby SACs/Ramsar sites notwithstanding the low likelihood of effects on local priority habitats.



Plan L: Priority Habitats Inventory Map – Source: Natural England (https://naturalengland-defra.opendata.arcgis.com/datasets/Defra::priority-habitats-inventory-england/explore?location=53.121205%2C-2.769015%2C14.62)



Plan M: Location of SSSIs and SACs – Source: Magic Map (https://magic.defra.gov.uk/MagicMap.html)

Assessment Framework

2.11 The proposed framework presented in the table below reflects the general sustainability issues of the Parish and the potential for significant effects.

SEA Topic	SEA Objective	Assessment-aiding Questions Will the option…
Land and resources	Reduce the consumption of natural resources and protect land and soil quality.	a. safeguard mineral resources? b. avoid the loss of the best and most versatile agricultural land?
Water	Minimise the risk of flooding from all sources and protect, maintain and improve the quality of water resources and minimise the risk of pollution.	a. reduce the risk of flooding from all sources? b. direct development towards areas of least risk, dependent on the compatibility of the proposed use following the sequential and exceptions test? c. promote or increase the number of relevant development proposals that incorporate SUDs? d. protect, maintain and improve the quality of water resources?
Cultural Heritage	Preserve and enhance historic assets, sites, features, areas and setting of archaeological, historical and cultural heritage importance.	a. conserve, protect and/or enhance the historic environment, heritage assets and/or their setting?
Biodiversity	Protect and enhance biodiversity and wildlife habitats.	a. protect and promote effective management of sites of ecological and nature conservation importance? b. provide opportunities for the enhancement and creation of habitats to foster species conservation, diversity and resilience to climate change?

3. ASSESSMENT OF FINAL POLICIES & REASONABLE ALTERNATIVES

3.1 The conclusions of the assessment of the final TNP2 policies are set out below. The assessment addresses only instances where a policy has the potential for a significant positive or adverse effect, or where any mitigation measures included in the policy will likely result in a neutral rather than adverse effect. The iteration of this assessment with the drafting of the TNP2 policies has allowed that drafting exercise to be mindful of the key sustainability issues.

3.2 As part of the iterative process, attention has been paid to the possibility that there may be alternative ways that the TNP2 policies may have chosen to address the same policy objective. For Policies 1 and 8, there is no reasonable alternative other than for the TNP2 not to contain the policy and default to the position of the adopted development plan.

3.3 For Policy 7, which allocates sites, the reasonable alternative is to allocate one of the other 3 growth scenarios that were assessed as part of the site selection and allocation process, or to allocate no sites at all. The full assessment of the alternative three scenarios is set out in Appendix A. Where there may be an alternative, it has also been covered in the assessment below (note: Green = Positive Effect, Amber = Neutral Effect, Red = Adverse Effect and Blue = Uncertain Effect).

3.4 The conclusions of the assessment of the TNP2 scenarios are set out below. It is only Policy 1 (Housing Growth), Policy 7 (Site Allocations) and Policy 8 (Flood Management Land) that have triggered the requirement for the assessment. As all the other policies have been subject to assessment as part of a previous screening exercise, it can be demonstrated that collectively, the TNP2 will contribute to the achievement of sustainable development per the basic conditions it must meet.

	1. Land and Resources	2. Water	3. Cultural Heritage	4. Biodiversity
Policy 1: Housing Growth				

In directing development to within the redefined settlement boundary the policy may result in the permanent loss of BMV agricultural land.
positive effect. The policy may also have a similar effect with regards to directing development away from minerals safeguarding areas that lie outside the settlement boundary.

The effect on water is neutral.

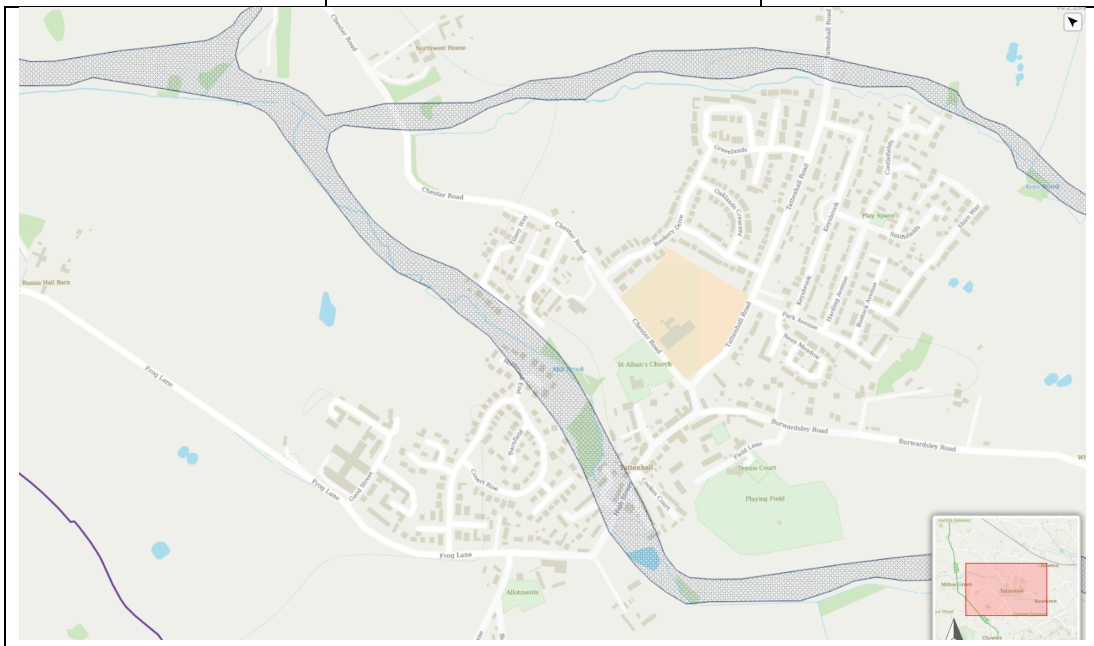
In directing development to within the settlement boundary the policy has some potential for adverse effects on heritage effects as part of the area within the settlement boundary coincides with the Conservation Area or its setting. The greatest concentration of listed buildings in Tattenhall is along the High Street, which is within the settlement boundary. However, the combination of adopted development plan policy, national policy, heritage legislation and Policy 2 Local Character should ensure that the potential is either avoided or mitigated, resulting in a neutral effect.

While development within the expanded settlement boundary may result in localised habitat loss and the effects are dependent upon site specific ecological value, the spatial containment of growth is likely to generate an overall positive effect in biodiversity terms by reducing the risk of dispersed development and protecting the wider countryside from incremental fragmentation. Statutory BNG requirements will also be secured through the application process. By extending the settlement boundary to the west, the policy direct development across two SSSI Impact Risk Zones (IRZs). For one of the IRZs, there are four potential impacts (infrastructure, air pollution, combustion and discharge). For the other IRZ, there are three potential impacts (air pollution, combustion and discharge). Following assessment, it was determined that the only potential outcome from development that would result in the need to consult Natural England is discharge. For both SSSI Impact Risk Zones, consultation with Natural England is required in the following instance: '*Any discharge of water or liquid waste of more than 20m³/day*

	1. Land and Resources	2. Water	3. Cultural Heritage	4. Biodiversity
that is discharged to ground (i.e. to seep away) or to surface water, such as a beck or stream.' All the land in the settlement boundary that falls within a SSSI IRZ and is allocated for development is covered by the provisions of Policy 7 which includes the following clause for both Phase 1 and Phase 2 '*Ensure no adverse effect on the integrity of the River Dee and Bala Lake / Afon Dyfrdwy a Llyn Tegid SAC and the River Dee SSSI, having regard to the Strategic Environmental Assessment and any Habitats Regulations Assessment accompanying the Plan, and demonstrate, through appropriate hydrological and drainage assessments, that adjacent watercourses and their catchments are protected, including through the use of sustainable drainage systems (SuDS), wastewater controls, and construction management measures to maintain or improve water quality and flow regimes*.' Any windfall development will need respond at the planning application stage, should they reach the threshold for discharge impacts. The only **reasonable alternative** would have been to not include the policy, which would have resulted in the loss of its potential for positive effects. It would not have been reasonable to have drawn the boundary in another way or to modify adopted development plan policy for how its principles operate. The only way to avoid the loss of BMV land would be to retain the settlement boundary in its current location which does not include agricultural land. This is not considered reasonable as it would constrain development. All land outside of the existing settlement boundary is BMV so there is no reasonable alternative for where a new boundary is drawn to mitigate for this.				
Policy 7: Site Allocations				
The policy allocates land to the north and south of Frog Lane as part of a phased development. Phase 1 is comprised of approximately 400 dwellings on land to the south of Frog Lane, with phase 2 delivering approximately 200 dwellings on land to the north of Frog Lane.				

	1. Land and Resources	2. Water	3. Cultural Heritage	4. Biodiversity
The policy allocates land to the north and south of Frog Lane as part of a phased development of approximately 600 dwellings. According to CWaC's Minerals Safeguarding maps, two thin strips of sand and gravel safeguarding areas pass through Tattenhall and a section of this safeguarding area lies within the north western part of the village (passing through Phase 2). The allocation could have the potential to sterilise mineral resources if development overlaps these safeguarding areas. This impact could be mitigated but is not expressly required within the policy wording. However, it is recognised that the Phase 2 site allocation demonstrates awareness of land at risk of flooding and the designated Mineral Safeguarding Areas, resulting in the allocation extent being deliberately oversized to provide flexibility in layout and to ensure that development can be confined to the least constrained areas. Land affected by flood risk and mineral safeguarding designations is expected to remain undeveloped and safeguarded accordingly. In addition, the site allocation includes a small parcel of land (south east corner of Phase 1) that may fall within Grade 2 classification with the remainder falling within Grade 3 a and will and therefore result in the loss of best and most versatile agricultural land. The overall effect on land and resources is therefore considered adverse due to the potential permanent loss of BMV land and the potential sterilisation of safeguarded mineral resources, both of which could be mitigated through the design and layout of the scheme but this has not yet been evidenced.				

	1. Land and Resources	2. Water	3. Cultural Heritage	4. Biodiversity



Plan N: Map showing area covered by sand and gravel mineral safeguarding (https://cheshirewestandchester.opus4.co.uk/planning/localplan/maps/adopted-local-plan?siteid=e7f778f3-ef02-413a-86ff-d6b7e19a277a#/center/53.1224,-2.7718/zoom/16/baselayer/b:30/layers/annotations:0,o:13503,o:13504,o:13573,o:13574,o:13575,o:13576,o:13577,o:13578,o:13579,o:13580,o:13581,o:13582,o:13686/lang/en-GB)

The majority of the land identified within the allocation is unaffected by significant fluvial flood risk. Where Flood Zones 2 and 3 intersect parts of the northern (Phase 2) and southern (Phase 1) sites, these areas are generally limited in extent and located along the edges of the developable parcels, following Mill Brook and associated watercourses. The policy requires that development protects adjacent watercourses and their catchments and provides an appropriate surface water

	1. Land and Resources	2. Water	3. Cultural Heritage	4. Biodiversity

flood alleviation scheme to serve the development. It also seeks a coordinated, site wide approach to drainage and flood risk management. While there are pockets of surface water flood risk within the allocation area, these are capable of being addressed through site layout, sustainable drainage systems and landscaping measures secured at application stage. Given that flood risk areas can be avoided through design and that the policy embeds explicit requirements for mitigation and protection of water quality, the overall effect on water is considered neutral, with potential for minor positive effects where improved flood management and sustainable drainage are delivered.



Plan E: Indicative Site Plan for Policy 7 Phase 1 Illustrating Surface Water Alleviation area.
Image courtesy of Bolesworth Estate (https://www.tattenhallfuture.co.uk/site-location)

	1. Land and Resources	2. Water	3. Cultural Heritage	4. Biodiversity
The allocation includes land south of Frog Lane which lies immediately adjacent to the Tattenhall Conservation Area and in close proximity to the Grade II listed Rose Corner. There is therefore potential for adverse impacts on the setting of heritage assets arising from the expansion of the settlement edge. However, the policy requires that development be accompanied by a Heritage Statement demonstrating compliance with national policy relating to the conservation and enhancement of heritage assets. It also requires the retention of mature trees and hedgerows where possible and the delivery of defensible landscape boundaries to create a definitive settlement edge. These requirements, in combination with adopted development plan policies and national heritage protections, provide a framework to avoid or mitigate potential harm to the Conservation Area and listed buildings. The overall effect on cultural heritage is therefore considered neutral. The parish contains no internationally designated sites within the allocation areas and the sites do not fall within priority habitats or ancient woodland. Development proposals will be required to meet statutory biodiversity net gain obligations. In addition, the policy contains specific requirements to retain mature trees and hedgerows unless their removal is necessary, reinforce existing tree belts along site boundaries, protect adjacent watercourses and deliver substantial areas of publicly accessible open space, including up to 9.8 hectares in Phase 1 and additional open space and recreational land in Phase 2. The policy also promotes the enhancement of public rights of way and the strengthening of ecological connectivity. Although development will inevitably result in the loss of some greenfield habitat, the scale of embedded green infrastructure, habitat retention and enhancement measures provides opportunities for biodiversity enhancement and improved ecological resilience. As it is unlikely that significant biodiversity assets will be adversely affected and there are clear opportunities for net gain, the overall effect on biodiversity is considered positive. The sites allocations cover two SSSI Impact Risk Zones (IRZs). For one of the IRZs, there are four potential impacts (infrastructure, air pollution, combustion and discharge). For the other IRZ, there are three potential impacts (air pollution, combustion and discharge). Following assessment, it was determined that the only potential outcome from development that would result in the need to consult Natural England is discharge. For both SSSI Impact Risk Zones, consultation with Natural England is required in the following instance: 'Any discharge of water or liquid waste of more than 20m³/day that is discharged to ground (i.e. to seep away) or to surface water, such as a beck or stream.' Given that allocated development has the potential to affect a terrestrial SSSI, the policy includes the following clause for both Phase 1 and Phase 2 '*Ensure no adverse effect on the integrity of the River Dee and Bala Lake / Afon Dyfrdwy a Llyn Tegid SAC and the River Dee SSSI, having regard to the Strategic Environmental Assessment and any Habitats Regulations Assessment accompanying the Plan, and demonstrate, through appropriate hydrological and drainage assessments, that adjacent watercourses and their catchments are protected, including through the use of sustainable drainage systems (SuDS), wastewater controls, and construction management measures to maintain or improve water quality and flow regimes.*'			

	1. Land and Resources	2. Water	3. Cultural Heritage	4. Biodiversity
The **reasonable alternative** to the allocation of 'land to the south of Frog Lane' and 'land to the north of Frog Lane' would have been to replace them with alternative allocations or remove them altogether. The two allocations that have been included as the fourth potential growth scenario. All four of the growth scenario options have been individually assessed in Appendix A of this report. The fourth growth scenario (land north and south of Frog Lane) was chosen for inclusion in the allocation policy due to a combination of factors including, community preferences, the scenario not extending development beyond the sustainable limits of the settlement, land availability and ability to work with the landowner to mitigate the environmental effects identified in the individual scenario assessments and bring forward a number of community benefits identified by a combination of the Settlement Spatial Plan and Parish Council priorities. Of the alternative allocations Scenario 1 was unable to bring forward the mitigation and community benefits sought due to its distribution, and received little support from the community. In respect of Scenario 2, whilst it performed marginally better in terms of the environmental assessment analysis (see section 4) and was supported by the community, not all of the land included was available. The land which is available from Scenario 2 is included in this policy. Scenario 3, the higher growth scenario, was not considered plausible due to its scale exceeding the sustainable limits of the parish. Scenario 3 was also not supported by the community. In terms of BMV, all scenarios include agricultural land classified as Grade 2 or Grade 3 so the loss cannot be avoided.				

	1. Land and Resources	2. Water	3. Cultural Heritage	4. Biodiversity
Policy 8: Flood Management Land				

Whilst the land designated for this purpose is located is identified as Grade 3a and includes a small parcel of Grade 2 in the southern edge, in seeking to prevent development taking place on a piece of land to ensure it is safeguarded for a flood alleviation scheme, this policy has the potential to reduce the loss of other BMV agricultural land and minerals safeguarding areas elsewhere in the parish from flooding.

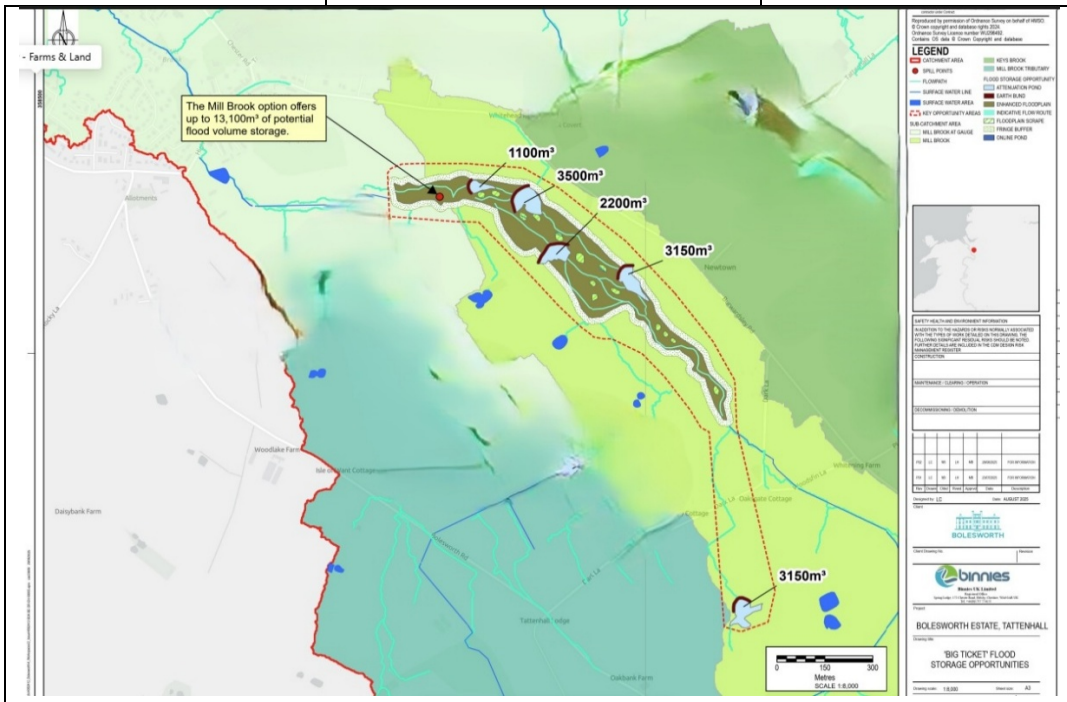
The policy safeguards land for a natural flood risk management scheme. This will ensure the land is protected from inappropriate development and managed positively to reduce flood risk, enhance biodiversity and increase climate resilience.

The policy directly supports catchment-based measures that slow flows, increase flood storage and reduce flood risk to people, property and infrastructure, building on the existing Mill Brook natural flood management work described in the plan supporting text. This will have a strong positive effect on flood risk.

There will be a neutral impact on cultural heritage.

The policy explicitly identifies multi-functional environmental benefits including biodiversity net gain and landscape enhancement. Natural flood management measures such as re meandering and floodplain reconnection can create and improve wetland and riparian habitats, strengthen ecological connectivity along Mill Brook and support species diversity.

	1. Land and Resources	2. Water	3. Cultural Heritage	4. Biodiversity



Plan F: Image of flood alleviation scheme provided with kind permission of Bolesworth

The only **reasonable alternative** would have been not to include the policy, which would have resulted in the loss of the positive effect. The land is an extension of an existing scheme so could not reasonably be located elsewhere.

4. NEXT STEPS

4.1 This report is submitted alongside TNP2 and its basic conditions statement to demonstrate for the examination of TNP2 that its policies contribute to the achievement of sustainable development and will not cause significant harmful environmental effects.

APPENDIX A - ASSESSMENT OF GROWTH SCENARIOS AS REASONABLE ALTERNATIVES

1. The creation of growth scenarios has been an iterative process informed by a combination of initial high level settlement spatial planning, community preferences, landowner engagement and assessment of environmental effects. The outputs resulted in a preferred scenario from which the site allocation policy was refined. Scenarios 1 – 3 were presented at the initial stages with a fourth scenario emerging as a hybrid taking account of additional information acquired as the scenario assessment process progressed.

2. Scenarios 1 and 2 would deliver approximately 600 and 700 dwellings respectively, with scenario 3 being capable of delivering approximately 1,500 dwellings. These therefore represent 2 lower growth models and 1 higher growth model. Low and high growth scenarios were considered the most plausible, with no medium growth scenarios being considered as part of the assessment. The medium scenarios were considered a 'worse of both worlds option', given that they would not deliver as significant a volume of housing as the high growth scenarios and they would also not be able to deliver sufficient infrastructure to support the new housing. Therefore, during the validation process of the Settlement Spatial Planning (SSP) scenario exercise and by using available evidence (e.g. school places), the medium growth scenarios were set aside as not plausible.

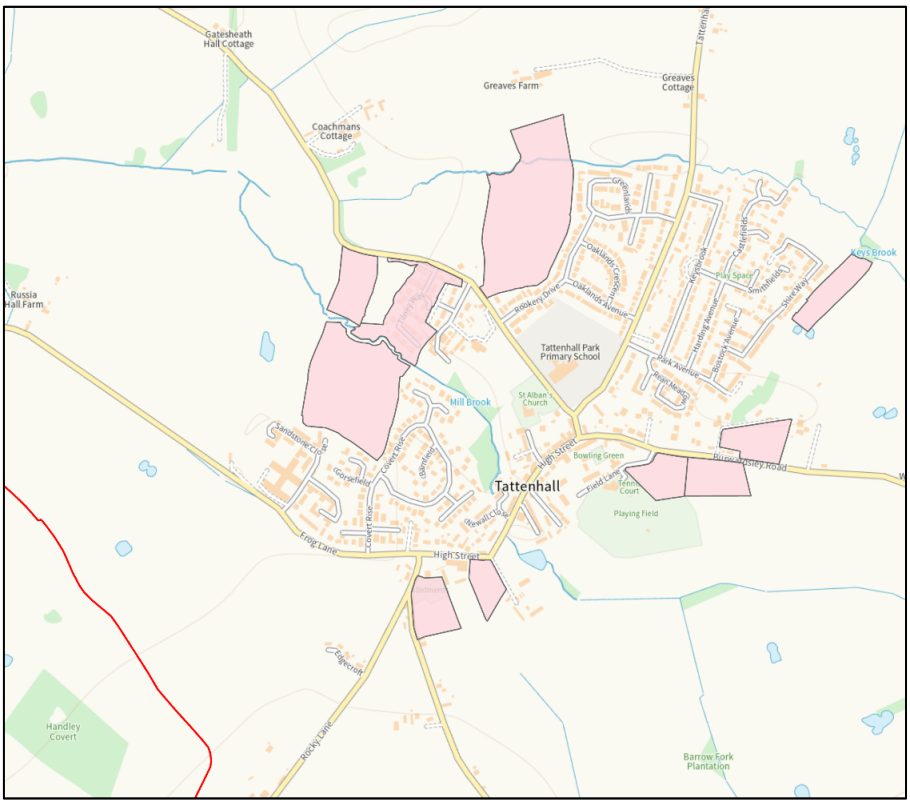
3. Scenario 1 represents 'a Bigger Village' growth vision which features sites to the west, east and south of Tattenhall. Scenario 3 'a Transformed, Better-Connected Village' essentially builds upon and expands the areas including a greater push southward and crossing over Keys Brook to the north. Scenario 2 'a New Western Half of the Village' represents a different spatial strategy, focusing exclusively on western expansion.

4. Scenario 4, the Hybrid Scenario was developed following community engagement and dialogue with key stakeholders including the landowner. This scenario represents a combination of the available land within scenario 2 (closest to the existing settlement boundary) and a parcel of land within Scenario 3 which was considered to adhere closest to a combination of community preference, (i.e. near the existing settlement boundary and geographically aligned with Scenario 2) environmental constraints and mitigation opportunities.

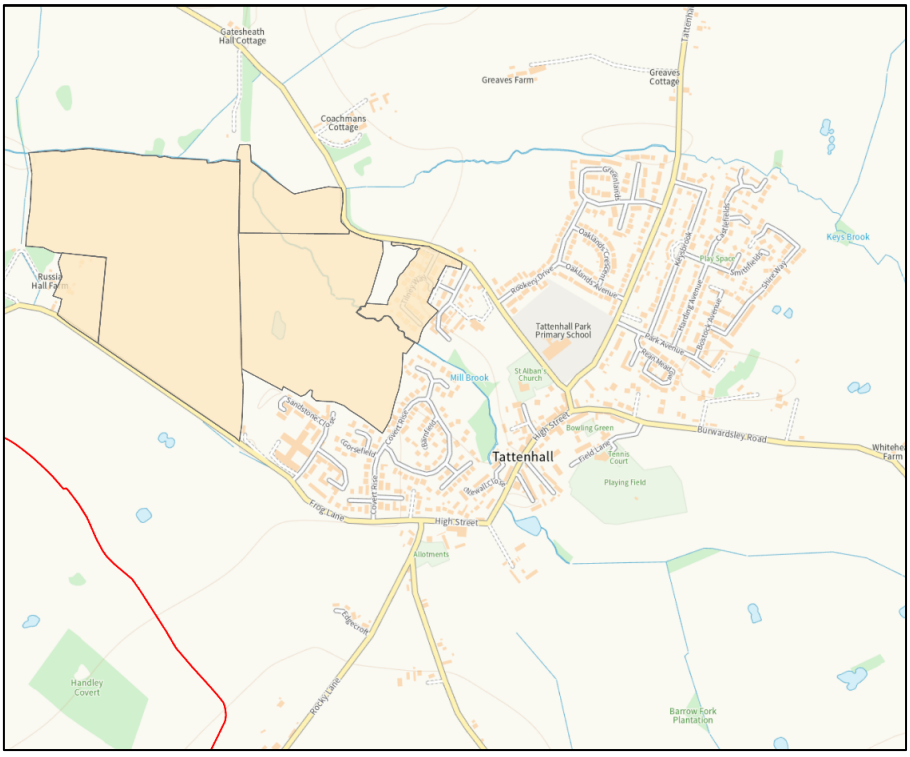
5. As part of the iterative process, attention has been paid to the possibility that there may be alternative ways that the scenarios may have chosen to address the same policy objective. For the most part, there is no reasonable alternative other than for one of the two alternative scenarios to be chosen. In the assessment table below (note: Green = Positive Effect, Amber = Neutral Effect, Red = Adverse Effect and Blue = Uncertain Effect).

6. The growth scenarios are illustrated below:

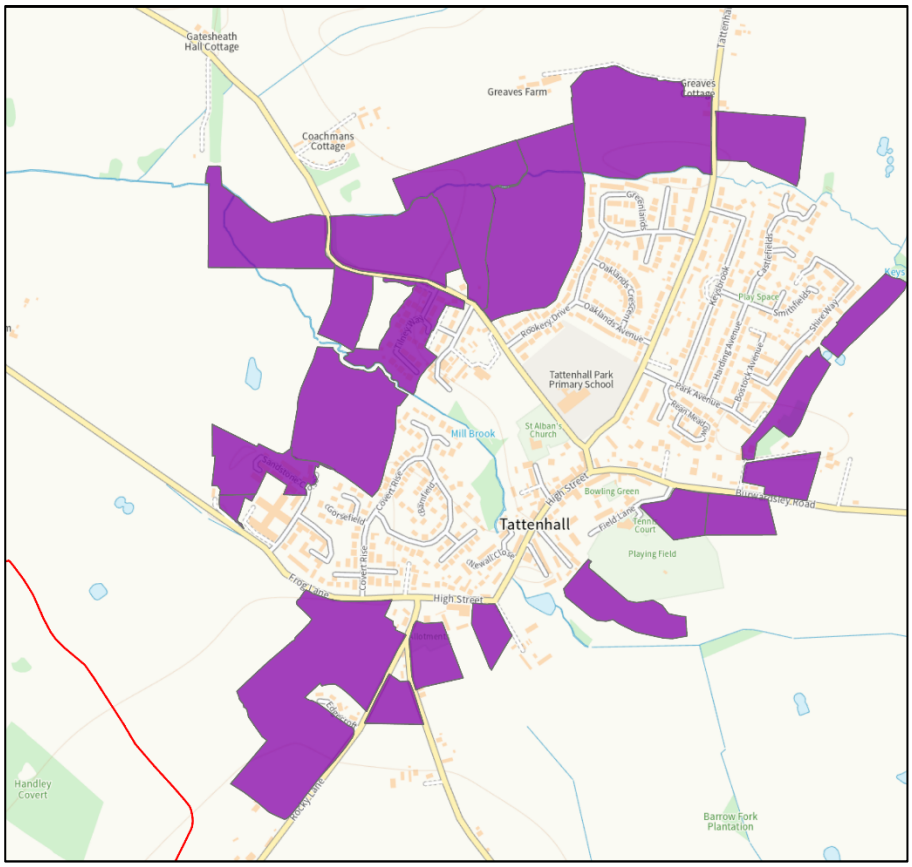
Scenario 1



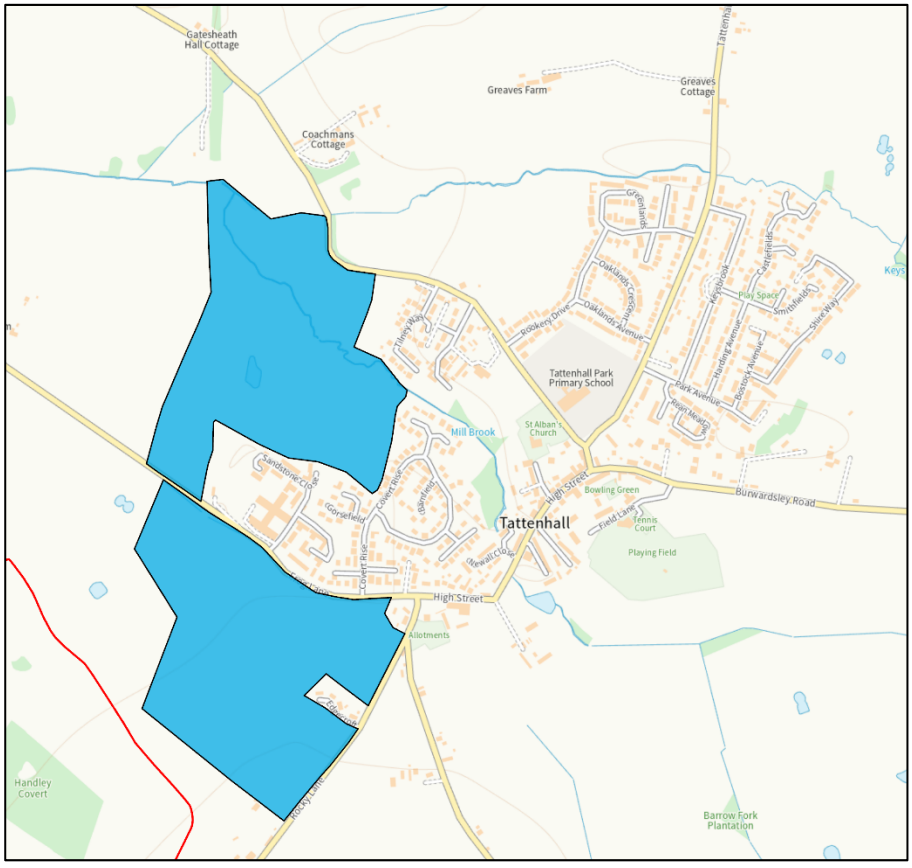
Scenario 2



Scenario 3



Scenario 4



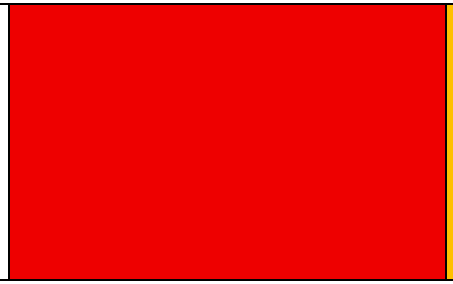
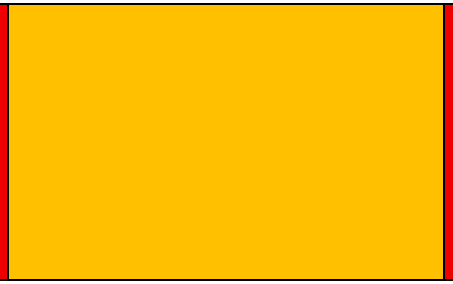
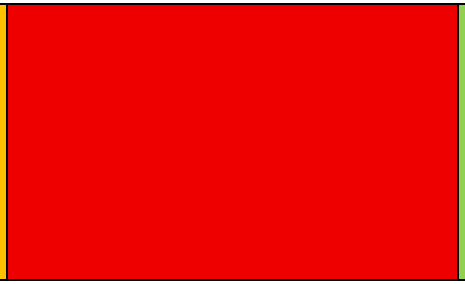
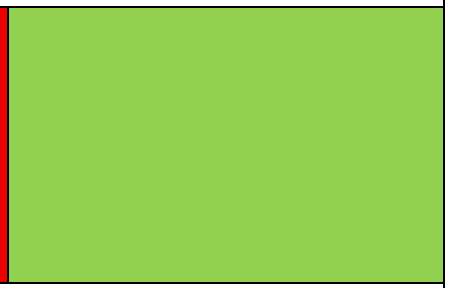
	5. Land and Resources	6. Water	7. Cultural Heritage	8. Biodiversity
Scenario 1: A Bigger Village				

According to CWaC's Minerals safeguarding maps, 2 thin strips of sand and gravel safeguarding areas pass through Tattenhall. While the publicly available mapping is not detailed, it is clear that a section of the sand and gravel safeguarding area passes through the area north west of the main built up area of Tattenhall. This area is included in all 4 of the scenarios. Therefore, there is a possibility that the development those sites which fall within the safeguarding area could have a negative impact on the extraction of those resources, by sterilising the land. The impact of this would be mitigated if extraction were to take place before the sites were developed. As with minerals safeguarding, the publicly available mapping for agricultural land is of a low level of detail. Every site in this scenario is partially or entirely covered by Grade 3a (good) agricultural land according to the predicative ALC map. DEFRA states *'The scale and resolution of the map mean it should only be used for strategic or indicative purposes, and it should not be used at field-scale. While the new map is a major improvement, it does not replace the need for detailed field-based ALC surveys, for example in planning applications. Instead, the map can help to target survey work to the most appropriate locations, particularly where land is predicted to be BMV.'* Therefore, it is possible that this scenario will lead to the loss of Grade 3a BMV land, but this cannot be said for certain due to the accuracy constraints of DEFRA's ALC map. This is particularly the case since the sites in this scenario are on the edge of the settlement, where the ALC grading transitions from Grade 3a to ungraded (built-up area).

The impact of flood risk on the sites within Scenario 1 is minimal. There is a thin stretch of Flood Zone 2 and 3 dividing Sites 3 and 4 which follows Mill Brook. As the developable area of these sites would not include the Brook anyway, the impact of this risk is negligible. There is a small section of Flood Zone 2 and 3 at the northern extent of Site 5 following Keys Brook, however the scheme could be designed in a way to avoid building on this section. No other sites within this scenario are affected by fluvial flooding. There are various pockets of surface water flood risk on some of the sites, however it is likely that a scheme could make provision for any necessary sustainable drainage and flood risk mitigation measures. As a result the scenario should have a neutral flood risk effect.

	5. Land and Resources	6. Water	7. Cultural Heritage	8. Biodiversity
	In addition to allocating sites which are directly or almost adjacent to the Tattenhall Conservation Area (Site 3, 4, 5, 9, 13), this scenario also allocates sites which are either partly or entirely within the Conservation Area (Site 11, 12, 14, 15). Sites 4 and 16 are also relatively close to the Conservation Area, but their visibility is obscured by the recent development at Tilney Way. Some of the sites allocated as part of Scenario 1 are within the setting of listed buildings. Therefore, there is potential for adverse impacts on cultural heritage as a result of this growth scenario. The parish contains no internationally designated sites and none of the scenarios contain sites that fall within priority habitats or ancient woodland. Any development coming forward as part of the scenarios must meet its BNG obligations, so must have a positive biodiversity effect. Four international designated sites lie within 15 km: Oak Mere SAC, Midland Meres & Mosses Ramsar, West Midlands Mosses SAC, and River Dee & Bala Lake SAC. In addition, nearby SSSIs include Peckforton Woods, Raw Head, and Bickerton Hill. The built-up area of Tattenhall falls within a SSSI Impact Risk Zone. As any allocations would not meet the impact criteria from Natural England, the proposed development is unlikely to have a harmful effect on terrestrial Sites of Special Scientific Interest (SSSIs) and the Special Areas of Conservation (SACs), Special Protection Areas (SPAs) or Ramsar sites that they underpin. Since it is unlikely the scenario will impact upon existing significant biodiversity assets and there are opportunities for schemes to improve biodiversity across the sites, including through BNG obligations, this will likely result in a positive effect on biodiversity.			
Scenario 2: A New Western Half of the Village				
According to CWaC's Minerals safeguarding maps, 2 thin strips of sand and gravel safeguarding areas pass through Tattenhall. While the publicly available mapping is not detailed, it is clear that a section of the sand and gravel safeguarding area passes through the area north west of the main built up area of Tattenhall. This area is included in all 4 of the scenarios. Therefore, there is a possibility that the development those sites which fall within the safeguarding area				

5. Land and Resources	6. Water	7. Cultural Heritage	8. Biodiversity
could have a negative impact on the extraction of those resources, by sterilising the land. The impact of this would be mitigated if extraction were to take place before the sites were developed. As with minerals safeguarding, the publicly available mapping for agricultural land is of a low level of detail. Every site in this scenario is partially or entirely covered by Grade 3a (good) agricultural land according to the predictive ALC map. DEFRA states *'The scale and resolution of the map mean it should only be used for strategic or indicative purposes, and it should not be used at field-scale. While the new map is a major improvement, it does not replace the need for detailed field-based ALC surveys, for example in planning applications. Instead, the map can help to target survey work to the most appropriate locations, particularly where land is predicted to be BMV.'* Therefore, it is possible that this scenario will lead to the loss of Grade 3a BMV land, but this cannot be said for certain due to the accuracy constraints of DEFRA's ALC map. This is particularly the case since the sites in this scenario are on the edge of the settlement, where the ALC grading transitions from Grade 3a to ungraded (built-up area). The majority of the area identified as part of Scenario 2 is unaffected by fluvial flood risk. The areas that are affected by Flood Zone 2 and 3 are largely found within Sites 3 and 19 which fall to the east of the scenario area. There are also areas of surface water flood risk throughout the site and while it would seem possible to design schemes to take this risk into account as an integral part of their SuDS, BNG and landscape strategy obligations, the potential for some adverse effect cannot be ruled out so the assessment outcome is uncertain. Given that Scenario 2 directs development the furthest away from the existing built form (which contains the Conservation Area), the potential for negative impacts on the Conservation Area is the least out of all the Scenarios. It should be noted that Sites 3 and 16 still fall relatively close to the Conservation Area, however these are largely screened by vegetation and residential development which separate them from the edge of the Conservation Area. The majority of listed buildings in Tattenhall are part of a critical mass in the centre of the built-up area, most notably along the High Street. For this reason, Scenario 2 is unlikely to have any impact on the vast majority of listed buildings of Tattenhall. The only exception to this is the Grade II listed Russia Hall which sites just beyond the western boundary of Scenario 2. The parish contains no internationally designated sites and none of the scenarios contain sites that fall within priority habitats or ancient woodland. Any development coming forward as part of the scenarios must meet its BNG obligations, so must have a positive biodiversity effect. Four international designated sites lie within 15 km: Oak Mere SAC, Midland Meres & Mosses Ramsar, West Midlands Mosses SAC, and River Dee & Bala Lake SAC. In addition, nearby SSSIs include Peckforton Woods, Raw Head, and Bickerton Hill. The built-up area of Tattenhall falls within a SSSI Impact Risk Zone. As any allocations would not meet the impact criteria from Natural England, the proposed development is unlikely to have a harmful effect on terrestrial Sites of Special Scientific Interest (SSSIs) and			

	5. Land and Resources	6. Water	7. Cultural Heritage	8. Biodiversity
the Special Areas of Conservation (SACs), Special Protection Areas (SPAs) or Ramsar sites that they underpin. Since it is unlikely the scenario will impact upon existing significant biodiversity assets and there are opportunities for schemes to improve biodiversity across the sites, including through BNG obligations, this will likely result in a positive effect on biodiversity.				
Scenario 3: A Transformed, Better-Connected Village				
According to CWaC's Minerals safeguarding maps, 2 thin strips of sand and gravel safeguarding areas pass through Tattenhall. While the publicly available mapping is not detailed, it is clear that a section of the sand and gravel safeguarding area passes through the area north west of the main built up area of Tattenhall. This area is included in all 4 of the scenarios. Therefore, there is a possibility that the development those sites which fall within the safeguarding area could have a negative impact on the extraction of those resources, by sterilising the land. The impact of this would be mitigated if extraction were to take place before the sites were developed. As with minerals safeguarding, the publicly available mapping for agricultural land is of a low level of detail. Every site in this scenario is partially or entirely covered by Grade 3a (good) agricultural land according to the predictive ALC map. There is also one site to the south west that is partially covered by Grade 2 (very good) agricultural land. DEFRA states *'The scale and resolution of the map mean it should only be used for strategic or indicative purposes, and it should not be used at field-scale. While the new map is a major improvement, it does not replace the need for detailed field-based ALC surveys, for example in planning applications. Instead, the map can help to target survey work to the most appropriate locations, particularly where land is predicted to be BMV.'* Therefore, it is possible that this scenario will lead to the loss of Grade 3a (and a small amount of Grade 2) BMV land, but this cannot be said for certain due to the accuracy constraints of DEFRA's ALC map. This is particularly the case since the sites in this scenario are on the edge of the settlement, where the ALC grading transitions from Grade 3a to ungraded (built-up area).				

5. Land and Resources	6. Water	7. Cultural Heritage	8. Biodiversity
The impacts of flood risk are marginally more significant than that for Scenario 1. This is owing to the fact that Scenario 3 has a larger number of sites that are affected by the Flood Zone 2 and 3 areas that follow Keys Brook to the north of Tattenhall. For all of the sites affected by this, the area of flood risk is relatively small in proportion to the total site areas. Furthermore, the flood risk is on the edge of the sites, rather than the middle, making it easier to mitigate through site layout and design. As with Scenario 1, there are pockets of surface water flood risk on some of the sites. The scenario should have a neutral flood risk effect. Scenario 3 will have the greatest impact on cultural heritage out of all the scenarios. It contains all the sites included in Scenario 1 in addition to several more, some of which fall within the Conservation Area. The difference in impact upon listed buildings is unlikely to be drastically different from Scenario 1 as the majority of the additional sites are located on the northern edge of Tattenhall, away from the greatest concentration of listed buildings which is along the High Street. The parish contains no internationally designated sites and none of the scenarios contain sites that fall within priority habitats or ancient woodland. Any development coming forward as part of the scenarios must meet its BNG obligations, so must have a positive biodiversity effect. Four international designated sites lie within 15 km: Oak Mere SAC, Midland Meres & Mosses Ramsar, West Midlands Mosses SAC, and River Dee & Bala Lake SAC. In addition, nearby SSSIs include Peckforton Woods, Raw Head, and Bickerton Hill. The built-up area of Tattenhall falls within a SSSI Impact Risk Zone. As any allocations would not meet the impact criteria from Natural England, the proposed development is unlikely to have a harmful effect on terrestrial Sites of Special Scientific Interest (SSSIs) and the Special Areas of Conservation (SACs), Special Protection Areas (SPAs) or Ramsar sites that they underpin. Since it is unlikely the scenario will impact upon existing significant biodiversity assets and there are opportunities for schemes to improve biodiversity across the sites, including through BNG obligations, this will likely result in a positive effect on biodiversity.			

	5. Land and Resources	6. Water	7. Cultural Heritage	8. Biodiversity
Scenario 4: Hybrid Scenario				

According to CWaC's Minerals safeguarding maps, 2 thin strips of sand and gravel safeguarding areas pass through Tattenhall. While the publicly available mapping is not detailed, it is clear that a section of the sand and gravel safeguarding area passes through the area north west of the main built up area of Tattenhall. This area is included in all 4 of the scenarios. Therefore, there is a possibility that the development those sites which fall within the safeguarding area could have a negative impact on the extraction of those resources, by sterilising the land. The impact of this would be mitigated if extraction were to take place before the sites were developed. As with minerals safeguarding, the publicly available mapping for agricultural land is of a low level of detail. Every site in this scenario is partially or entirely covered by Grade 3a (good) agricultural land according to the predictive ALC map. There is also one site to the south west that is partially covered by Grade 2 (very good) agricultural land. DEFRA states *'The scale and resolution of the map mean it should only be used for strategic or indicative purposes, and it should not be used at field-scale. While the new map is a major improvement, it does not replace the need for detailed field-based ALC surveys, for example in planning applications. Instead, the map can help to target survey work to the most appropriate locations, particularly where land is predicted to be BMV.'* Therefore, it is possible that this scenario will lead to the loss of Grade 3a (and a small amount of Grade 2) BMV land, but this cannot be said for certain due to the accuracy constraints of DEFRA's ALC map. This is particularly the case since the sites in this scenario are on the edge of the settlement, where the ALC grading transitions from Grade 3a to ungraded (built-up area).

The majority of the site areas in this scenario are unaffected by fluvial flood risk. The only exception to this is some parts of the northern sites which have areas of Flood Zone 2 and 3 where Mill Brook divides the northern site in two. As with the other scenarios, there are pockets of surface water flood risk, concentrated most densely on the western edge of the site south of Frog Lane. Due to the contained nature of the flood risk area, the impacts of this could be mitigated through site layout and design.

Scenario 4 would have the same neutral impacts as Scenario 2 with respect to its site which lies north of Frog Lane. While this site is relatively close to the Conservation Area, it is largely screened by vegetation and residential development which separate it from the edge of the Conservation Area. However, this

	5. Land and Resources	6. Water	7. Cultural Heritage	8. Biodiversity
Scenario also includes a site to the south of Frog Lane which is immediately adjacent to the Conservation Area and in proximity to a Grade II listed building. Therefore, there is a potential for this scenario to have a negative impact with respect to cultural heritage. The parish contains no internationally designated sites and none of the scenarios contain sites that fall within priority habitats or ancient woodland. Any development coming forward as part of the scenarios must meet its BNG obligations, so must have a positive biodiversity effect. Four international designated sites lie within 15 km: Oak Mere SAC, Midland Meres & Mosses Ramsar, West Midlands Mosses SAC, and River Dee & Bala Lake SAC. In addition, nearby SSSIs include Peckforton Woods, Raw Head, and Bickerton Hill. The built-up area of Tattenhall falls within a SSSI Impact Risk Zone. As any allocations would not meet the impact criteria from Natural England, the proposed development is unlikely to have a harmful effect on terrestrial Sites of Special Scientific Interest (SSSIs) and the Special Areas of Conservation (SACs), Special Protection Areas (SPAs) or Ramsar sites that they underpin. Since it is unlikely the scenario will impact upon existing significant biodiversity assets and there are opportunities for schemes to improve biodiversity across the sites, including through BNG obligations, this will likely result in a positive effect on biodiversity.				

APPENDIX B – STATUTORY CONSULTEE RESPONSES TO SCREENING AND SCOPING REPORT

Historic England

Ms Catherine Morgetroyd
Cheshire West and Chester Council

Direct Dial: +441914031657

Our ref: PL00798402
15 October 2025

Dear Ms Morgetroyd

Tattenhall Strategic Environmental Assessment (SEA) Screening Opinion 12 September 2025

We write in response to your e-mail of 12 September 2025, seeking a formal Screening Opinion from Historic England as to whether SEA is required for Tattenhall Neighbourhood Plan. As the public body that advises on England's historic environment, we are pleased to offer our comments.

For the purposes of this consultation, Historic England will confine the advice given to the question, "Is it likely to have a significant effect on the environment?" in respect of our area of concern, cultural heritage. Our comments are based on the information supplied at this time within the Screening Report.

The Neighbourhood Plan area includes a large number of designated heritage assets including listed buildings and conservation areas. There are also likely to be other features of local historic, architectural or archaeological value.

In the context of the criteria set out in Schedule 1 of the Environmental Assessment of Plans and Programmes Regulations 2004 [Annex II of the SEA Directive], and on the basis of the information supplied, the need for SEA of the draft plan cannot be screened out. In coming to this view we have taken the following factors into consideration:

- The plan area containing a large number of designate heritage assets, and the potential for non-designated assets
- The plan proposes the allocation of sites for development
- Heritage assets are fragile and irreplaceable and can be harmed by change directly, and indirectly through development within their setting

So, at this stage we agree with your conclusion drawn, that Strategic Environmental Assessment of Tattenhall Neighbourhood Plan is required.

We would like to stress that this opinion is based on the information made available on 12 September 2025. To avoid any doubt, this decision does not preclude Historic England providing further advice on later stages of the SEA process, should this be

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Historic England is subject to both the Freedom of Information Act (2000) and Environmental Information Regulations (2004). Any Information held by the organisation can be requested for release under this legislation.

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required, nor objecting to specific proposals that may subsequently arise (either as a result of this consultation or in later versions of the plan), where we consider that these would have an adverse effect upon the environment.

The views of all statutory consultation bodies should be taken into account before the overall decision on the need for SEA is made.

Historic England strongly advises that the conservation and archaeological staff of the Cheshire West and Chester Council and the Cheshire Archaeological Planning Advisory Service are closely involved throughout the preparation of the plan and its assessment. They are best placed to advise on: local historic environment issues and priorities, including access to data held in the HER (formerly SMR); how policies or proposals can be tailored to minimise potential adverse impacts on the historic environment; the nature and design of any required mitigation measures; and opportunities for securing wider benefits for the future conservation and management of historic assets.

We request that you please send Historic England a copy of the determination as required by Reg 11 of the Environmental Assessment of Plans and Programmes Regulations 2004.

Yours sincerely,

EMMA GRANGE
HISTORIC PLACES ADVISER
emma.grange@historicengland.org.uk

cc:

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Date: 17 October 2025
Our ref: 526398
Your ref: Tattenhall Neighbourhood Plan SEA Screening and Scoping

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Catherine Morgetroyd
Cheshire West and Chester Council

BY EMAIL ONLY

catherine.morgetroyd@cheshirewestandchester.gov.uk

Dear Catherine Morgetroyd

Tattenhall Neighbourhood Plan SEA & HRA Opinion Consultation

Thank you for your consultation on the above dated and received by Natural England on 12 September 2025.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

Natural England is a statutory consultee in neighbourhood planning and must be consulted on draft neighbourhood development plans by the Parish/Town Councils or Neighbourhood Forums where they consider our interests would be affected by the proposals made.

Tattenhall and District Neighbourhood Plan Review: Environmental Report Screening Opinion and Scoping Report

In accordance with Schedule 2 of The Neighbourhood Planning (General) Regulations 2012 (as amended), a neighbourhood plan cannot be made if it breaches the requirements of Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulations 2017 (as amended).

A screening exercise should be undertaken if there is any doubt about the possible effects of the plan on the habitats sites. This will be particularly important if a neighbourhood plan is to progress **before** a local plan and/or the neighbourhood plan proposes development which has not be assessed and/or included in the Habitats Regulations Assessment (HRA) for the local plan.

Guidance on the assessment of Neighbourhood Plans, in line with the Environmental Assessment of Plans and Programmes Regulations 2004 is contained within the Planning Practice Guidance. This identifies three triggers that may require the production of a Strategic Environmental Assessment (SEA):

- A neighbourhood plan allocates sites for development
- The neighbourhood area contains sensitive natural or heritage assets that may be affected by the proposals in the plan
- The neighbourhood plan may have significant environmental effects that have not already been considered and dealt with through a sustainability appraisal of the Local Plan

Natural England does not hold information on the location of significant populations of protected species, so is unable to advise whether this plan is likely to affect protected species to such an extent as to require an SEA. Further information is included in Natural England's standing advice on protected species.

Furthermore, Natural England does not routinely maintain locally specific data on all environmental assets. The plan may have environmental impacts on priority species and/or habitats, local wildlife sites, soils and best and most versatile agricultural land, or on local landscape character that may be sufficient to warrant an SEA. Information on ancient woodland, ancient and veteran trees is set out in Natural England/Forestry Commission standing advice.

We also recommend that advice is sought from your ecological, landscape and soils advisers, local record centre, recording society or wildlife body on the local soils, best and most versatile agricultural land, landscape, geodiversity and biodiversity receptors that may be affected by the plan before determining whether a SEA is necessary.

In this scenario, Natural England advise a HRA is necessary due to:

- Policy 1 'Housing Growth' and Policy 2 'Site Allocations' being additional development growth areas to policies contained within the current adopted Local Plan (Part One: Strategic Policies, 2015; Part Two: Land Allocations and Detailed Policies, 2019) and its associated Habitats Regulations Assessment (HRA) and as such have not been considered through this process.

- Potential likely significant effects to River Dee and Bala Lake Special Area of Conservation (SAC) due to habitat degradation or loss caused by potential water quality concerns, both alone and in-combination with other proposals and projects

- Potential likely significant effects to Functionally Linked Land associated to Mersey Estuary Special Protection Area (SPA) and Mersey Estuary Ramsar due to habitat degradation or loss and disturbance, both alone and in-combination with other proposals and projects

- Potential likely significant effects arising from aerial emissions to designated sites

Mitigation measures may be required to ensure there are no adverse effect on the designated sites integrity. We cannot offer advice on how the relevant legislation should be applied or interpreted and recommend the LPA seeks its own legal advice as to whether a SEA is required in this case.

If no significant effects are identified following the HRA process, then it may be prudent to carry out a screening assessment under the SEA Directive to demonstrate where there is consensus on the likelihood of significant environmental effects and any actions proposed to mitigate effects.

Assessment of Internationally Designated Sites

Natural England welcome that a HRA will be undertaken in due course. You may find our comments on the Cheshire West and Chester Local Plan (Regulation 18) helpful (our reference 518118, dated 22 August 2025). Advice on the production of HRAs can be found at GOV.UK. Natural England advise the following potential impact pathways are discussed within the HRA:

Functionally Linked Land

As birds are mobile species, they may rely on land outside of the designated area as part of a passage route and/or supporting habitats or 'Functionally Linked Land'. These supporting habitats may be used by the designated site bird population or just some of this population, some or all of the time.

Supporting habitat can play an important role in maintaining the bird populations of the designated site, and proposals affecting them may have the potential to affect the designated site.

It should be noted that some of the potential impacts that may arise from proposals relate to the presence of interest features that are located outside the site boundary.

More information can be found here:

- Natural England has published Conservation Advice packages which should be used to aid your assessment. The packages set out the conservation objectives of each site, detailed information on the qualifying features and other useful information to inform assessments

- Further information regarding the designated sites can also be found at Designated Sites View

- Functional linkage: How areas that are functionally linked to European sites have been considered when they may be affected by plans and projects - a review of authoritative decisions - NECR207

- Identification of Functionally Linked Land supporting Special Protection Areas (SPAs) waterbirds in the North West of England - NECR361

We understand Mersey Estuary SPA/ Ramsar is proposed to be initially screened within the HRA due to the presence of qualifying Plover which may forage 15km away from their roost site to forage. The HRA will assess FLL further. We are supportive of this further consideration.

Water Quality and Quantity

Surface run-off, septic tank and package sewage treatment plant discharges can contribute to elevated nutrients and changes in water quality at water sensitive designated sites. The River Dee and Bala Lake SAC contain a variety of qualifying species which can be adversely effects by changes in water quality. We support the need to assess this further within the HRA process.

In addition, development growth at Tattenhall would benefit from an understanding of current Wastewater Treatment Works (WwTWs) capacity and their ability to handle further discharges as part of the HRA process. We advise Welsh Water is consulted to assist with your decision-making.

Natural England signpost the below resources:

- United Utilities have launched a Sustainable Water Fund for councils to offer the opportunity to deliver rainwater management solutions in collaboration with United Utilities and help build a stronger, more resilient North West (Rainwater Management - United Utilities).

- DEFRA have launched a shared standards for water efficiency for local plans. Though the standards only apply in East Anglia, they are complementary to the plan-led approach – our solution to water scarcity. As such, the shared standards are likely to form a model of how we can provide joint advice on water efficiency in other parts of the country where we have applied the plan-led approach. However, the shared standards approach is collaborative, and each collaboration may be different as it relies on water companies and the Environment Agency. In addition, the supporting evidence base contains location specific environmental impacts information.

Transport and Air Quality

Natural England provides the following standard advice on air pollution. Whilst the standing advice does not cover Local Plans, it does include additional technical advice which may prove useful. This advice relates to the protection of protected sites under the Conservation of Habitats and Species Regulations 2017 (the Habitats Regulations) and the Wildlife and Countryside Act 1981.

This standard advice is applicable to all stages of the Local Plan process. This includes advice on information that is required to assess air quality and how to interpret the results of air quality modelling for your authority to conclude whether air quality impacts would have an adverse effect on the integrity of a Habitat site or a SSSI.

Detailed guidance on how to undertake a Habitats Regulations Assessment for air pollution impacts generated from traffic can be found here Natural England's approach to advising competent authorities on the assessment of road traffic emissions under the Habitats Regulations (NEA001).

Assessment of Nationally Designated Sites

Our concerns regarding the potential impacts to internationally designated sites coincides with concerns at their nationally designated component sites.

Additional Advice

In addition, Natural England would like to advise on the following:

Local Nature Recovery Strategies

The revision of the Neighbourhood Plan may present an opportunity to reflect Local Nature Recovery Strategies (LNRS). These Strategies are an ambitious and strategic tool for nature recovery established by England's Environment Act. Natural England views them as a new and exciting tool to identify ambitious nature recovery opportunities at a landscape scale across the whole of England (Cheshire and Warrington Local Nature Recovery Strategy consultation | Participate Now).

Best and Most Versatile Land

Local planning authorities are responsible for ensuring that they have sufficient detailed agricultural land classification (ALC) information to apply NPPF policies (Paragraphs 187, 188). This is the case regardless of whether the proposed development is sufficiently large to consult Natural England. Further information is contained in the Guide to assessing development proposals on agricultural land - GOV.UK (www.gov.uk). Find open data - data.gov.uk on Agricultural Land Classification or use the information available on MAGIC (defra.gov.uk).

Peat

Development on peat leads to a permanent loss of an irreplaceable asset through extraction or sealing which is not supported by Natural England. We signpost the England Peat Status Greenhouse Gas and Carbon Storage dataset which indicates areas of deep peat. Natural England advise this evidence should be used as an initial tool to determine whether further hydrological and ground investigations are required. Additional sources of information include The British Geological Survey maps portal and existing borehole data from the British Geological Survey.

Where mapping indicates a peat presence and a lack of historic borehole data, further detailed survey is required. A peat survey should be undertaken by a soils scientist and should determine the presence of peat, it's depth and the presence of any spoil/waste materials that would impact the restoration ability. Natural England advise that peat surveys should be carried out in line with the Peatland Survey Guidance 2017 (Guidance on Developments on Peatland).

For any further consultations on your plan including progression to Appropriate Assessment stage, please contact: consultations@naturalengland.org.uk.

Yours sincerely

Matt Browne

Planning Casework Officer
Cheshire to Lancashire Area Team