

Cheshire West and Chester Local Plan (Part Two) Land Allocations and Detailed Policies – Schedule of Main Modifications

Introduction

The Examination Hearings for the Cheshire West and Chester Local Plan (Part Two) Land Allocations and Detailed Policies commenced on Tuesday 18 September and finished on Thursday 27 September 2018. Following the close of these hearing sessions the Inspector, Ms Roisin Barrett MSc BSc (Hons) Dip UD Dip Hist Cons MRTPI IHBC, has identified main modifications that are considered necessary to make the Plan sound and / or legally compliant.

The following Schedule of Main Modifications is being published for consultation starting on **Monday 17 December 2018** and ending on **Sunday 3 February 2019**.

All comments must be sent directly to the Planning Policy team by:

Email to: planningpolicy@cheshirewestandchester.gov.uk; or

Post to: Planning Policy,
Cheshire West and Chester Council,
4 Civic Way,
Ellesmere Port,
CH65 0BE

If you have any queries relating to this consultation please contact a member of the Planning Policy team on 01244 973887 or email planningpolicy@cheshirewestandchester.gov.uk

Guidance

All interested parties may make comments on the Main Modifications; comments are not restricted to those who have made representations at the most recent stages of the Examination.

Comments must only be made in relation to the Main Modifications. This consultation is not an opportunity to repeat or raise further representations about the published Plan or to seek further changes to it.

Each of the Main Modifications has a unique reference number which should be included in any correspondence relating to that Main Modification together with the relevant policy and paragraph number where applicable.

Text proposed for deletion is represented by ~~strike through~~ text while additional text is shown in **bold underlined**. Where a whole paragraph or criterion is proposed for amendment, deletion or insertion, a description of the change is included in *italics*.

Further detail on the consultation on the main modifications and copies of supporting documents can be found on the Council's website

http://consult.cheshirewestandchester.gov.uk/portal/cwc_ldf/cw_lp_part_two/sub/mm

Reference	Policy/ Page/ Paragraph	Main Modification
MM 1	CH 1 Page 12 Paragraph 2.8	<p><i>Amend paragraph 2.8 of the policy explanation as follows:</i></p> <p><u>“All development proposals should protect the historic city core (defined as the area within the City Walls) and its setting.</u> The appearance of development along the radial and inner ring roads, railway corridors, the River Dee and the Shropshire Union Canal is important to the character of the city. The inner ring road, canal corridor, and gateway sites have great potential for redevelopment to improve poor quality environments and to enhance existing key sites to improve the image of the city. Development must enhance these routes and gateways through providing high quality, strong and active frontages, that preserve and enhance the local character and environment.”</p>
MM 2	CH 2 Page 13 Amend policy text	<p><i>Amend the first sentence of the policy text as follows:</i></p> <p>“Development proposals within the key regeneration areas, and the city centre, as identified on the policies map, where relevant must.”</p>
MM 3	CH 2.A Page 14 Amend policy text	<p><i>Amend the first paragraph of the policy text as follows:</i></p> <p>“Development proposals should be in line with the relevant site specific development plan policies, in particular land allocations as set out in Local Plan (Part Two) policy CH 3. Development must be of a high quality, <u>and, where possible, improve the road and pedestrian accessibility into and out of the city</u> creating a functional gateway into the city from Hoole Road. Proposals that incorporate the following will be supported:”</p>
MM 4	CH 2.C Page 15 Amend policy text	<p><i>Amend the first paragraph of the policy text as follows:</i></p> <p>“Uses within the castle complex should be sympathetic to the existing buildings, and respect the historical / cultural environment. Development of the buildings and spaces within the castle complex may include <u>for</u> visitor attractions, and tourist accommodation; and visual arts/entertainment space <u>will be supported</u>. Public access to Chester Castle should be protected and enhanced where appropriate.”</p> <p><i>Amend the third paragraph of the policy text as follows:</i></p> <p>“Development proposals for hydro electric power generation at the weir which enables-renewable electricity</p>

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		generation that whilst fully respecting the sensitivity of the location in terms of <u>significance of the</u> built heritage; archaeology; setting within the wider townscape; and river ecology, will be supported.”
MM 5	CH 2.D Page 16 Amend policy text	<i>Amend criterion 1 of the policy text as follows:</i> “1. leisure and retail uses <u>that incorporate</u> encouraging active frontages along key pedestrian and cycle routes;”
MM 6	CH 3 Page 17 Amend policy text Paragraphs 2.22 and 2.24	<i>Insert an additional criterion into the policy text, after criterion 3, as follows:</i> <u>“4. development proposals on land at New Crane Street must provide adequate pollution control measures to protect water quality in line with policy DM 43 and DM 44.”</u> <i>Amend paragraph 2.22 of the policy explanation as follows:</i> “This policy allocates a range of sites within Chester to cater for the continuing economic growth of the borough, and in line with Local Plan (Part One) policy STRAT 3 which seeks to protect a range of sizes and types of business needs, employment land and premises from alternative forms of development. <u>Chester Business Quarter (CH 3.B) is a key location for employment led regeneration in Chester. The first phase of development, ‘One City Place’, has been completed, and further phases of office development will take place within the plan period.</u> ” <i>Insert an additional paragraph after paragraph 2.24 of the policy explanation as follows:</i> <u>“Development on land at New Crane Street (CH 3.G) should demonstrate that proposals will not cause unacceptable deterioration to water quality or cause unacceptable harm to biodiversity. Project level HRA screening should be undertaken to determine the potential for any likely significant effect on water quality in the River Dee SAC and a project level HRA may be required depending on the nature and potential effects of the proposed scheme.”</u>
MM 7	CH 5 Pages 19 and	<i>Amend the first paragraph of the policy text as follows:</i> “In line with Local Plan (Part One) policies STRAT 3 and ENV 5, development within Chester’s conservation

Reference	Policy/ Page/ Paragraph	Main Modification
	<p>20</p> <p>Amend policy text</p>	<p>areas, as identified on the policies map, must meet the requirements of policy DM 46 will be required to demonstrate a very high quality of design and contribute positively to the townscape and the city's setting.”</p> <p><i>Amend the second paragraph of the policy text as follows:</i></p> <p>“Development proposals within the city centre and its approaches will be supported where:”</p> <p><i>Amend criterion 1 of the policy text as follows:</i></p> <p>“1. it can be demonstrated that they have been sensitively designed, to have regard to their location and the character of the surrounding area, including the height of surrounding buildings; roof treatment; backs of properties; and considering the location of ventilation equipment and plant; fire escapes and service areas;”</p> <p><i>Amend the third paragraph of the policy text as follows:</i></p> <p>“Proposals for roof extensions to existing buildings (which may include the installation of conservatories, roof terraces, telecommunications equipment or solar collectors) will be supported provided that they would not should be carefully designed so that they do not:”</p> <p><i>Amend the fifth paragraph of the policy text as follows:</i></p> <p><u>“The Rows</u> Where it can be demonstrated that the special architectural and historic interest of the premises and the character of the building and wider townscape is protected, new uses for buildings on The Rows which encourage pedestrian footfall, retain the predominant public access to the Rows, improve natural surveillance, and promote commercial viability will be supported in accordance with Local Plan (Part Two) policy DM 14. <u>Development proposals on the Rows will be supported which meet the requirements of policy DM 46 and where they:</u>”</p> <p><i>Insert an additional paragraph after the fifth paragraph of the policy text as follows:</i></p> <ul style="list-style-type: none"> • <u>“Include new uses for buildings on The Rows which encourage pedestrian footfall, retain the predominant public access to The Rows, improve natural surveillance, and promote</u>

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		<p><u>commercial viability in accordance with Local Plan (Part Two) policy DM 14;</u></p> <p><i>Amend the sixth paragraph of the policy text as follows:</i></p> <ul style="list-style-type: none"> • “Proposals Are for two-storey units which have a street level and a Row level presence which sensitively retain or reintroduce access into the retail unit at both street level and Row level; <u>will be supported.</u>” <p><i>Amend the seventh paragraph of the policy text as follows:</i></p> <ul style="list-style-type: none"> • “Ensure that proposals for new facades or alterations to existing facades of shops or commercial premises within The Rows preserve or enhance those elements which contribute to the significance of the building or its setting. will only be permitted where it can be demonstrated that the special architectural and historic interest of the premises, the character and appearance of the building and the Conservation Area and wider townscape is protected in accordance with Local Plan (Part Two) policy DM 16.” <p><i>Amend the eighth paragraph of the policy text as follows:</i></p> <ul style="list-style-type: none"> • “Ensure that the design, location and materials used for Bb business signage applied or attached to Row beams or posts <u>will only be supported where the design, location and materials are sympathetic to the character and appearance of The Rows.</u>”
MM 8	CH 6 Page 22 Amend policy text	<p><i>Amend the first paragraph of the policy text as follows:</i></p> <p>“In line with Local Plan (Part One) policies STRAT 3 and ENV 5, development proposals within Chester, which are significantly higher than the general prevailing height of the surrounding townscape will only be supported where they:”</p> <p><i>Amend criterion 4 of the policy text as follows:</i></p> <p>“4. have an acceptable relationship have regard to the surrounding townscape context in terms of scale, streetscape and built form;”</p>

Reference	Policy/ Page/ Paragraph	Main Modification
		<p><i>Amend criterion 6 of the policy text as follows:</i></p> <p>“6. have an acceptable impact in terms of the setting of, and views to and from heritage assets where relevant meet the requirements of policies DM 46 and DM 47;”</p> <p><i>Delete criterion 9 of the policy text as follows:</i></p> <p>“9. embody high quality architectural design which would visibly contribute to the character of Chester’s unique heritage;”</p>
MM 9	EP 2.B Page 29 Amend policy text	<p><i>Amend the third paragraph of the policy text as follows:</i></p> <p>“The siting, scale, design and landscaping of dDevelopment proposals must consider the setting of heritage assets accord with the historic environment policies of the plan (DM 46-50), where relevant. Schemes that provide a positive environmental improvement, with high standards of building design, materials, external appearance, will be encouraged.”</p>
MM 10	EP 2.E Page 31 Amend policy text	<p><i>Amend the policy text as follows:</i></p> <p>“Land at Cheshire Oaks Business Park, as identified on the policies map, is allocated for employment development (use class B1). Development proposals must be compatible with the adjacent business park and incorporate high standards of design and incorporate extensive landscaping that complements the adjacent business park.”</p>
MM 11	EP 2.F Page 32 Amend policy text	<p><i>Amend the policy text as follows:</i></p> <p>“The land at Rossmore Road East, as identified on the policies map, is allocated for employment development (use classes B1, B2 and B8). Development proposals must make a positive contribution to minimise the visual appearance of impact of development on the M53 corridor and take account of Local Plan (Part One) policy ENV 2, incorporating important landscape features into the design.”</p>

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MM 12	EP 2.G Pages 32 and 33 Amend policy text	<p><i>Amend criterion 1 of the policy text as follows:</i></p> <p>“1. be of a suitable design, scale and layout to minimise visual and amenity impacts on the surrounding area <u>“1. minimise the impact on residential amenity through careful design;”</u></p> <p><i>Amend criterion 2 of the policy text as follows:</i></p> <p>“2. incorporate extensive landscaping and appropriate boundary treatment to <u>preserve or enhance the character or appearance of</u> the approach to Ince village and the setting <u>and significance</u> of designated heritage assets;”</p> <p><i>Delete criterion 5 of the policy text as follows:</i></p> <p>“5. there should not be any open storage on the site;”</p>
MM 13	EP 3 Page 34 Amend policy text	<p><i>Amend criterion 1 of the policy text as follows:</i></p> <p>“1. there should be no <u>material</u> harm to sensitive locations in the locality, particularly residential areas, <u>or to residential amenity,</u> arising from the appearance of the development, or its potential for pollution, or noise generation, or visual impact. Sensitive locations include the Mersey Estuary SPA/Ramsar, residential areas, commercial centres, areas attracting large numbers of visitors, SSSI, Green Belt, conservation areas and historic assets;”</p>
MM 14	EP 4 Pages 36 and 37 Amend policy text	<p><i>Amend the policy text as follows:</i></p> <p>“Hooton Park is identified on the policies map for employment use (use classes B1, B2 and B8). Development proposals in this area will be supported where they are in line with Local Plan (Part One) policy STRAT 4 <u>and STRAT 10</u> and meet all the following criteria: where relevant;</p> <p>1. traffic and transport measures must take account of the requirements generated by the proposed use <u>can be satisfactorily accommodated on surrounding networks;</u></p> <p>2. the use of freight and non-road facilities is encouraged where possible and provision should be included in</p>

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		<p>the initial design of the scheme;</p> <p>3. <u>proposals must meet the requirements of policies DM 47 and DM 48 where development has the potential to impact on</u> the listed aircraft hangars and ancillary buildings, are to be retained within the site. Small scale main town centre uses (such as retail, hotels or commercial development) will not be supported, unless they are ancillary to an appropriate use of the listed aircraft hangars;”</p> <p>4. development proposals <u>should minimise the visual impact of development on</u> must make a positive contribution to the visual appearance of the M53 corridor <u>and</u> Development should take account of Local Plan (Part One) policy ENV 2; incorporating important landscape features into the design.”</p> <p>5. development proposals <u>within hazardous consultation zones</u> should meet the requirements of Local Plan (Part Two) policies DM 33 and DM 34 where there is the potential to encroach on hazardous consultation zones.”</p>
MM 15	<p>EP 5 Page 38 Amend policy text</p>	<p><i>Amend criterion 3 of the policy text as follows:</i></p> <p>“3. <u>they accord with the historic environment policies of the plan (DM 46-50), where relevant</u>the design of development protects and where possible enhances the heritage assets within the site, and their setting in line with Local Plan (Part Two) policies DM 47 and DM 48. The central landscape area is important for the character and quality of the science park and should be retained and enhanced with any development proposals;”</p>
MM 16	<p>EP 6 Page 40 Amend policy text</p>	<p><i>Amend criterion 7 of the policy text as follows:</i></p> <p>“7. it minimises and mitigates adverse impacts on nature conservation within and adjoining the site <u>in line with DM 44;</u>”</p> <p><i>Amend criterion 8 of the policy text as follows:</i></p> <p>“8. the consented ecological mitigation areas must be maintained and enhanced <u>the ecological mitigation areas that form part of the consented resource recovery park are retained, or there is no net loss in the area and type of ecological mitigation provided within the borough;</u>”</p>

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		<p><i>Amend criterion 9 of the policy text as follows:</i></p> <p>“9. the consented landscape mitigation areas that form part of the consented resource recovery park are maintained retained either in the consented form or through alternative equivalent provision and there is appropriate landscaping that respects the landscape character of the site and its surroundings;”</p>
MM 17	<p>EP 7 Page 42 Amend policy text</p>	<p><i>Amend criterion 1 of the policy text as follows:</i></p> <p>“1. complement and/or enhance are in keeping with the existing uses on site and the adjoining conservation area;”</p> <p><i>Amend criterion 2 of the policy text as follows:</i></p> <p>“2. use design and materials appropriate to this sensitive location the historic canal port, within and adjacent to the conservation area;”</p> <p><i>Amend criterion 4 of the policy text as follows:</i></p> <p>“4. retain and re-use historic buildings, and give emphasis to their relationship with the canal and dock basins having regard to the desirability of preserving the building or its setting in the historic canal port or any features of special architectural or historic interest;”</p>
MM 18	<p>N 2.A Page 46 Amend policy text Paragraphs 4.10 and 4.11</p>	<p><i>Amend the policy text as follows:</i></p> <p>“Weaver Square development area</p> <p><u>Proposals for the Weaver Square regeneration area will be supported where they achieve:</u></p> <p>1. proposals are for a mixed use development <u>which positively contributes to the vitality and viability of the town centre and Barons Quay</u> including the potential to relocate and / or improve the market;</p> <p>2. proposed uses complement the town centre and Barons Quay;</p>

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		<p>2.3. consideration has been given to the high quality design of these prominent town centre sites, especially those on the approach along Chester Way;</p> <p>3.4. development schemes adjacent to the River Dane which are must orientated development to face the river and provide activity along the waterfront, incorporating pedestrian and cycle access, whilst safeguarding the ecology and biodiversity of the watercourse in line with Local Plan (Part Two) policy DM 38.”</p> <p><i>Amend paragraph 4.10 of the policy explanation as follows:</i></p> <p>“Development within the Weaver Square development are will be supported for mixed use development including retail, public services and residential provision. The redevelopment and/or relocation of the markets should be addressed as part of any redevelopment scheme. Consideration should also be given to the operation of the existing bus station and current road access arrangement for the servicing of the new development from Watling Street and Weaver Way. Provision of appropriate levels of car parking should be included as part of any redevelopment proposals in line with, having regard to the Council's borough-wide Parking Strategy, and Parking Standards Supplementary Planning Document (SPD).”</p> <p><i>Amend paragraph 4.11 of the policy explanation as follows:</i></p> <p>“Urban design principles should be supported including active frontages to Chester Way/Watling St. Pedestrian access between Watling Street and Witton Street/Leicester Street junction should be retained. The former County Offices site borders the River Dane and any building on the site should consider allowing for elevations with principal frontages along both a dual frontage presentation its frontage to both Watling Street and Chester Way. Additionally the development should maximise the opportunity of the river frontage including aspect and views to and from the River, this could include active frontage as set out in Local Plan (Part Two) policy DM 38.”</p>
MM 19	N 2.B Page 47 Amend policy text	<p><i>Amend the policy text as follows:</i></p> <p><u>“Proposals for the Winnington Works area, as identified on the policies map, should be comprehensively planned and brought forward in line with an agreed development brief. Proposals will be supported where they:</u></p>

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	Paragraph 4.13	<p>1. proposals are for a mixed use redevelopment including residential, employment and community infrastructure including health facilities;</p> <p>2. development is brought forward in line with an agreed development brief for the whole site to ensure the development is considered comprehensively;</p> <p>2. 3. proposals <u>have special regard to the desirability of preserving any heritage assets or their setting or any features of special architectural or historic interest</u>, are supported by a Heritage <u>Impact Statement Assessment</u> which assesses the significance of heritage assets on the site and the impacts which the proposals may have upon heritage assets;</p> <p>3.4. any potential <u>do not have</u> adverse landscape and visual impacts <u>within the site or surrounding area as demonstrated through a Landscape and Visual Impact Assessment</u> of the development have been addressed through a landscape appraisal or Landscape and Visual Impact Assessment;</p> <p>4.5. the development provides <u>deliver</u> suitable highways/access infrastructure improvements <u>which</u> that ensures <u>that the development</u> it can be satisfactorily accommodated both on the site and by <u>on</u> the surrounding road network;</p> <p>5.6. proposals seek to maximise <u>include</u> the use of sustainable modes of transport;</p> <p>6.7. <u>are</u> the development is designed to have regard to flood risk <u>in accordance with a site specific flood risk assessment and policy DM 40</u>; within the site and</p> <p>7. improve public accessibility alongside the waterways.”</p> <p><i>Amend paragraph 4.13 of the policy explanation as follows:</i></p> <p>“In addition to the criteria listed in the policy above, the <u>A development brief for the</u> of Winnington Works site should address the following:</p> <ul style="list-style-type: none"> • transport links for vehicles, cycles and pedestrians connecting Winnington to Northwich town centre, and to

Reference	Policy/ Page/ Paragraph	Main Modification
		<p>the wider area;</p> <ul style="list-style-type: none"> • opportunities to create the creation of a neighbourhood centre for the Winnington Urban Village area, which may include including convenience retail and community facilities, such as a public house, and medical facilities, etc; • ensure adequate education provision; • allowing public access to the River Weaver for cyclists and pedestrians, via the creation of landscaped routes along the southern bank; • the provision of play areas and equipment for children. The siting of facilities such that access is easily obtained which are accessible from the wider Winnington area will be encouraged.”
MM 20	<p>N 2.C Page 48 Amend policy text</p>	<p><i>Insert an additional paragraph at the start of the policy text as follows:</i></p> <p><u>“Proposals within the Wincham regeneration area for residential development located along New Warrington Road; and/or for employment development located off Chapel Street/Wincham Lane, will be supported where:”</u></p> <p><i>Delete criteria 1 and 2 of the policy text as follows:</i></p> <p>“1. proposals for residential development are located along New Warrington Road; 2. proposals for employment development are located off Chapel Street/Wincham Lane and are in line with Local Plan (Part Two) policy N 4;”</p> <p><i>Amend criterion 3 of the policy text as follows:</i></p> <p>“1.3. the design is sensitive to the different land uses in the area;”</p>
MM 21	<p>N 3 Page 49 Amend policy text</p>	<p><i>Amend criterion B of the policy text as follows:</i></p> <p>“B. Land at Winnington Business Park, Winnington Lane Avenue (at least 100 dwellings)”</p> <p><i>Amend the final paragraph of the policy text as follows:</i></p> <p>“In addition, development proposals for sites (B) and (C) will be supported where they are in line with the</p>

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		relevant principles set out in N 2.B N 3.B and N 2.C N 3.C. ”
MM 22	N 3.B Page 50 Amend policy text Insert paragraph	<p><i>Amend the policy text as follows:</i></p> <p>“Land at Winnington Business Park Avenue In addition to the criteria set out above in policy N 3, proposals for the development of site (B) Land at Winnington Business Park Avenue, must also have specific regard to, and be in line with Local Plan (Part Two) policies N 24, DM 33 and DM 34, and other relevant development plan policies.</p> <p><i>Insert an additional paragraph after policy box N 3.B as follows:</i></p> <p><u>“The site at Winnington Avenue is allocated to deliver both housing and employment developments as set out in policy N 3.B and N 4. Winnington Avenue is in close proximity to the Winnington Urban Village and to the Winnington Work (TATA) site which are both integral to regeneration of this part of Northwich. Proposals for housing and employment development should be designed to integrate with the existing developments and future regeneration schemes in the area.”</u></p>
MM 23	N 5 Page 52 Amend policy text Paragraph 4.22	<p><i>Amend the second paragraph of the policy text and its following criteria as follows:</i></p> <p>“Employment development on land to the south-west of Gadbrook Park, as identified in Local Plan (Part Two) N 4, should be comprehensively planned and brought forward in line with an agreed development brief for the Gadbrook Park area that meets all of the following criteria that addresses criteria 5-11 below. Development within the area identified on the policies map should:</p> <p>5. sets out the appropriate scale, layout, uses and any phasing of development within the area identified on the policies map;</p> <p>6.5. provides suitable highways/ and access infrastructure improvements that ensures the proposal to ensure the traffic generated can be satisfactorily accommodated both on the site and by the surrounding road network;</p> <p>7.6. includes measures to improve access by walking, cycling and public transport and provide connections to the surrounding area and established business park; Connections to the surrounding area and</p>

Reference	Policy/ Page/ Paragraph	Main Modification
		<p>established business park must be provided;</p> <p>8-7. <u>8-7.</u> supports improvements and enhancements to the rail network and safeguards sufficient land for a railway station;</p> <p>9-8. <u>9-8.</u> provides car parking in accordance with <u>having regard to</u> the Council’s parking standards and takes account of parking needs in the surrounding area;</p> <p>10. <u>10.</u> is accompanied by a Landscape and Visual Impact Assessment and full mitigation strategy and takes account of local landscape character and setting</p> <p>11-9. <u>11-9.</u> provides <u>minimise the landscape and visual impact of new development, be of</u> a high quality design, of a suitable, scale, density, form, massing, height and materials that respects the surrounding <u>landscape</u> character, <u>and topography</u> and mitigates any potential impacts on heritage assets and their setting; <u>preserves or enhances the historic environment in accordance with the historic environment policies of the plan (DM 46-50), where relevant;</u></p> <p>12-10. <u>12-10.</u> integrates and enhances surrounding ecological networks and green infrastructure;</p> <p>13-11. <u>13-11.</u> minimises and mitigates flood risk with the site and surrounding area in line with Local Plan (Part Two) policy DM 40.”</p> <p><i>Insert an additional sentence before the final sentence of paragraph 4.22 of the policy explanation, as follows:</i></p> <p><u>“Proposals should be accompanied by a Landscape and Visual Impact Assessment and mitigation strategy.”</u></p>
MM 24	N 6 Page 54 Amend policy text	<p><i>Amend the first paragraph of the policy text as follows:</i></p> <p>“In line with Local Plan (Part One) policy ENV 5, development proposals within the Northwich conservation area as identified on the policies map, <u>must meet the requirements of policy DM 46.</u> will only be supported where it can be demonstrated that they have been designed having regard to their location, the immediate character and the setting of the area.”</p>

Reference	Policy/ Page/ Paragraph	Main Modification
		<p><i>Amend the second paragraph of the policy text as follows:</i></p> <p>“Development proposals will be supported Support will be given to proposals which seek to re-establish the historic grain, with narrower or visually broken up frontages narrow frontages and traditional traditional roofscapes; vertical emphasis and contribute to a diversity of form and detail in the conservation area.”</p> <p><i>Amend the third paragraph and its following criteria of the policy text as follows:</i></p> <p>“Development within the conservation area which would result in theThe demolition of any historic timber-framed buildings, containing structural or building techniques traditionally designed to reduce the effects of subsidence, will only be permitted where it can be demonstrated that:”</p> <ol style="list-style-type: none"> 1. the building does not have intrinsic any features of architectural or historic interest; and 2. it makes no positive contribution to the conservation area’s significance, character or appearance. of the conservation area.”
MM 25	W 1 Page 57 Amend policy text Paragraph 5.6	<p><i>Delete criterion 4 of the policy text as follows:</i></p> <p>“4. improving the quality of open spaces around the town, in particular Town Park, which accord with the principles set out in the Winsford Development Framework and the Winsford Transport Strategy;”</p> <p><i>Amend criterion 6 of the policy text as follows:</i></p> <p>“6. maximising opportunities to improve open space, especially at Town Park, create new habitats and to protect and enhance water quality, heritage assets and biodiversity, and heritage assets in accordance with the historic environment policies of the plan (DM 46-DM 50), where relevant;”</p> <p><i>Amend criterion 8 and its following sub-criteria, of the policy text as follows:</i></p> <p>“8. Regenerating and enhancing the town centre in accordance, having regard to with the principles in the Winsford Development Framework and the Winsford Transport Strategy, which:</p>

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

Reference	Policy/ Page/ Paragraph	Main Modification
		<p><u>close proximity to the shopping centre with covered waiting areas, layover facilities and new taxi stands;</u> <u>viii. providing improved linkages to the old high street and Town Park areas for pedestrians and cyclists.</u></p> <p><u>In addition to taking into account the Winsford Development Framework and Transport Strategy,</u>^P <u>proposals for development of sites within the Station Quarter should have full regard to the Station Quarter Development Brief (2016). These documents should be read alongside the above policy.</u></p>
MM 26	R 1 Page 60 Amend policy text	<p><i>Amend the third paragraph of the policy text as follows:</i></p> <p><u>“Key and Local Service Centres</u> Within a key <u>or local</u> service centre settlement boundary, as identified on the policies map, development proposals that are in line with the development plan for the settlement, and are consistent with Local Plan (Part One) policy STRAT 8 will be supported.”</p> <p><i>Amend the fourth paragraph of the policy text as follows:</i></p> <p><u>“Local Service Centres</u> In line with Local Plan (Part One) policies STRAT 2 and STRAT 8 <u>the following settlements are defined as local service centres:</u>”</p> <p><i>Amend the fifth paragraph of the policy text as follows:</i></p> <p>“*additional restrictions apply in line with Local Plan (Part One) policy STRAT 9 and the National Planning Policy Framework in identified local service centres that are washed over by the Green Belt.”</p> <p><i>Delete the sixth paragraph and criteria 1-3 of the policy text as follows:</i></p> <p>“New housing development within the settlement boundaries of local service centres, as identified on the policies map, will only be supported where it constitutes:</p> <p>1. infill development (one to two dwellings within a small gap in a built up frontage);</p>

Reference	Policy/ Page/ Paragraph	Main Modification
		<p>2. redevelopment of land; 3. change of use of suitable buildings and sub-division of existing dwellings.”</p> <p><i>Amend the seventh paragraph of the policy text as follows:</i></p> <p>“New housing development outside but adjacent to a key or local service centre boundary will only be supported where the proposal is in line with Local Plan (Part Two) policy DM 24; is for a community land trust development supported by the Parish Council; the site has been allocated through a neighbourhood plan; or is brought forward through a Neighbourhood Development Order or Community Right to Build Order.”</p>
MM 27	R 2.B Page 64 Paragraph 6.18	<p><i>Amend the first sentence of paragraph 6.18 of the explanation text, as follows:</i></p> <p>“The neighbourhood plan seeks to avoid large scale developments on the edge of the village, so if land rear of Castlefields is required the site must be designed so that it forms a distinct development with a different character from surrounding residential areas. <u>The neighbourhood plan seeks to accommodate housing growth in a sensitive way, based on modest scale developments within and on the edge of Tattenhall. The neighbourhood plan aims to avoid large scale, suburban style developments along village boundaries. To ensure that any development to the rear of Castlefields complies with the spirit of the neighbourhood plan, the site must be designed so that it forms a visually distinct development with a different character from surrounding residential areas.</u>”</p>
MM 28	R 3.A Page 67 Amend policy text	<p><i>Amend criterion 4 of the policy text as follows:</i></p> <p>“4. <u>meet the requirements of policy DM 47</u> prevent any adverse impact on designated heritage assets in the vicinity, and where possible, incorporate landscape features to improve the setting of historic assets;”</p>
MM 29	R 3.D Page 70 Amend policy text	<p><i>Amend criterion 1 of the policy text as follows:</i></p> <p>“1. it is accompanied by a landscape and visual assessment and mitigation strategy <u>the landscape and visual impact of the development is minimised and mitigated;</u>”</p> <p><i>Amend criterion 2 of the policy text as follows:</i></p>

Reference	Policy/ Page/ Paragraph	Main Modification
		<p>“2. it is designed and landscaped to complement the established business park <u>the scale, density, layout, design and materials employed are in keeping with the established business park;</u>”</p>
MM 30	<p>GBC 1.A Page 73 Amend policy text</p>	<p><i>Amend criterion 3 of the policy text as follows:</i></p> <p>“3. provides car parking in accordance with <u>having regard to</u> the Council’s parking standards;”</p> <p><i>Amend criterion 6 of the policy text as follows:</i></p> <p>“6. provides a high quality design that <u>which enhances or better reveals the significance of</u> respects the surrounding character and mitigates any potential impacts on <u>designated</u> heritage assets and their setting <u>and preserves their special architectural or historic interest;</u>”</p>
MM 31	<p>GBC 1.B Page 74 Amend policy text</p>	<p><i>Amend criterion 5 of the policy text as follows:</i></p> <p>“5. provides car parking in accordance with <u>regard to</u> the Council’s parking standards, within the context of the health park;”</p>
MM 32	<p>GBC 1.C Page 76 Amend policy text</p>	<p><i>Amend criterion 8 of the policy text as follows:</i></p> <p>“8. maintains and where possible enhances historic assets within the site <u>is in line with policy DM 48;</u>”</p>
MM 33	<p>GBC 1.E Page 78 Amend policy text</p>	<p><i>Amend criterion 6 of the policy text as follows:</i></p> <p>“6. car parking can be satisfactorily accommodated within the site in accordance with, <u>having regard to</u> the Council's parking standards;”</p>
MM 34	<p>GBC 2 Page 79 Amend policy</p>	<p><i>Amend criterion 3 of the first paragraph of the policy text as follows:</i></p> <p>“3. be designed in accordance with the most up-to-date landscape guidance, having particular regard to key landscape characteristics, sensitivities, qualities and values. <u>be designed to take account of guidance in</u></p>

Reference	Policy/ Page/ Paragraph	Main Modification
	text	<p><u>the Landscape Strategy.</u></p> <p><i>Amend the fourth paragraph and the following criterion 1 of the policy text as follows:</i></p> <p>“Areas of Special County Value must be protected from development that would unacceptably harm their landscape character, appearance or setting. In addition to meeting the criteria above, development in or affecting the setting of an Area of Special County Value must:</p> <p>1. preserve their special landscape <u>character and scenic value</u> qualities of the Area of Special County Value.”</p>
MM 35	GBC 3 Page 81 Paragraph 7.30	<p><i>Amend paragraph 7.30 of the policy explanation as follows:</i></p> <p>“Key settlement gaps are important for maintaining the distinct and / or remaining separation between settlements, and in doing so, help to define settlement identity, character, sense of place or historic settlement form. Five key settlement gaps have been identified where the threat of coalescence or erosion of settlement identity is likely due to pressure from development. The network of key settlement gaps contributes towards protecting landscape character and distinctiveness. The policy seeks to ensure that development within key gaps is only appropriate where the settlement separation and identity-functions of the gap are fully considered and conserved. The term identity function relates to those features that are important in defining separate settlement identity, character, sense of place and historic settlement form. Assessment of harm to the separation and identity functions of a key settlement gap should be informed by the details and justification for each designation set out in the Local Landscape Designation Review ⁽ⁱⁱ⁾.”</p>
MM 36	T 2 Page 86 Amend policy text Paragraphs 8.18 and 8.21	<p><i>Amend criterion 5 of the policy text as follows:</i></p> <p>“5. incorporate a structural landscaping scheme is prepared and implemented, which effectively mitigates any adverse visual impacts on the surrounding area;”</p> <p><i>Amend the paragraph immediately above criterion 8 of the policy text as follows:</i></p> <p>“Development proposals which enhance the character, appearance and function that will improve the operation of the A56 Hoole Road corridor and gateway into Chester, as shown on the policies map, as a</p>

Reference	Policy/ Page/ Paragraph	Main Modification
		<p>principal gateway and route into Chester will be supported, which in particular Priorities include:"</p> <p><i>Amend the first sentence of paragraph 8.18 of the explanatory text as follows:</i></p> <p>"Landscape mitigation is key to the delivery of the site and the scheme will be designed to mitigate the impact of long range views, incorporating structural landscaping to lessen any adverse visual impact on the surrounding area."</p> <p><i>Amend the second sentence of paragraph 8.21 of the explanatory text as follows:</i></p> <p>"As such, development proposals that would improve the operation of this corridor will be supported. Interventions that could play a part in addressing the priorities as set out in the policy include: including in particular:"</p>
MM 37	<p>T 5</p> <p>Page 90</p> <p>Amend policy text</p> <p>Paragraphs 8.34, 8.36 and Table 8.1</p>	<p><i>Amend criterion 5 of the policy text as follows:</i></p> <p>"5. provide sufficient parking facilities to serve the needs of the development and accord with have regard to the Council's latest adopted parking standards, set out in the Parking Standards Supplementary Planning Document, for cars and other vehicles as necessary, including cycles;"</p> <p><i>Amend criterion 6 of the policy text as follows:</i></p> <p>"6. provide appropriate charging infrastructure for electric vehicles in new developments as set out in Table 8.4."</p> <p><i>Amend the first sentence of paragraph 8.34 of the explanatory text as follows:</i></p> <p>"Where a zone boundary is defined by a road, this indicates that the policy standard covers all developments taking access from that road, whether or not the site itself is included within the defined area."</p> <p><i>Amend paragraph 8.36 of the explanatory text as follows:</i></p> <p>"Local Plan (Part One) policy STRAT 10 states that proposals should seek to incorporate charging points for</p>

Reference	Policy/ Page/ Paragraph	Main Modification										
		<p>electric vehicles where appropriate. It is expected that charging infrastructure will be provided developments where any new parking provision (including garages and driveways) forms part of proposals for new-build or changes of use to housing (including flats) and for other development where 10 or more new car parking spaces are to be provided, will have regard to the recommended guidelines for the provision of electric vehicle charging infrastructure as set out in Table 8.1. Further details and technical guidance is included in the Council’s Parking Standards SPD.”</p> <p><i>Delete Table 8.1, as follows:</i></p> <p>Table 8.1 Electric vehicle charging infrastructure requirements</p> <table border="1" data-bbox="577 635 1827 948"> <thead> <tr> <th data-bbox="577 635 1189 671">Development type</th> <th data-bbox="1193 635 1827 671">Minimum provision</th> </tr> </thead> <tbody> <tr> <td data-bbox="577 675 1189 738">Houses and flats with dedicated off-street parking</td> <td data-bbox="1193 675 1827 738">One dedicated 32 amp radial circuit or Type 2 charging point per dwelling</td> </tr> <tr> <td data-bbox="577 742 1189 805">Developments of 10 or more houses and flats with unallocated parking</td> <td data-bbox="1193 742 1827 805">One dedicated Type 2 electric vehicle charging point per 10 dwellings</td> </tr> <tr> <td data-bbox="577 809 1189 873">Non-residential development – staff parking (10 or more parking spaces)</td> <td data-bbox="1193 809 1827 873">One dedicated Type 2 electric vehicle charging point per 30 parking bays</td> </tr> <tr> <td data-bbox="577 876 1189 948">Retail/ Leisure development – customer parking (10 or more parking spaces)</td> <td data-bbox="1193 876 1827 948">One dedicated Type 2 electric vehicle charging point per 1,000 sqm commercial floorspace</td> </tr> </tbody> </table>	Development type	Minimum provision	Houses and flats with dedicated off-street parking	One dedicated 32 amp radial circuit or Type 2 charging point per dwelling	Developments of 10 or more houses and flats with unallocated parking	One dedicated Type 2 electric vehicle charging point per 10 dwellings	Non-residential development – staff parking (10 or more parking spaces)	One dedicated Type 2 electric vehicle charging point per 30 parking bays	Retail/ Leisure development – customer parking (10 or more parking spaces)	One dedicated Type 2 electric vehicle charging point per 1,000 sqm commercial floorspace
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Retail/ Leisure development – customer parking (10 or more parking spaces)	One dedicated Type 2 electric vehicle charging point per 1,000 sqm commercial floorspace											
MM 38	M 1 Page 95 Amend policy text Paragraphs 9.10, 9.13 and 9.14	<p><i>Amend the first paragraph of the policy text as follows:</i></p> <p>“In line with Local Plan (Part One) policy ENV 9, the Council will maintain a steady and adequate supply of aggregate land-won sand and gravel throughout the plan period and a minimum seven year landbank. Provision will be made for the extraction of at least 16 million tonnes over the plan period (0.8 million tonnes per annum). <u>The requirement to provide a minimum seven year supply beyond the plan period would result in an additional requirement of at least</u>, plus an additional 5.6 million tonnes. to provide a seven-year landbank at the end of the plan period. This is a total requirement of at least 21.6 million tonnes.”</p> <p><i>Amend the final paragraph of the policy text as follows:</i></p>										

Reference	Policy/ Page/ Paragraph	Main Modification
		<p>“Proposals for any other sand and gravel sites outside the existing sites, allocated site, Preferred Area and Area of Search will only be supported where it has been demonstrated that the required level of provision set out in this policy (16 million tonnes) cannot be met from within these areas and the proposal would secure significant material planning benefits that outweigh any material planning objections.”</p> <p><i>Amend paragraph 9.10 of the explanation text as follows:</i></p> <p>“For the 20 year Local Plan period from 2010 to 2030, based on the sub-regional apportionment figure, the total requirement is at least 16 million tonnes. The additional requirement to provide a minimum seven year supply beyond the plan period would result in an additional requirement of at least 5.6 million tonnes. The total requirement is at least 21.6 million tonnes.”</p> <p><i>Amend paragraph 9.13 of the explanation text as follows:</i></p> <p>“The total additional permitted reserves for the period between December 2009 and April 2017 was 5.402 million tonnes. Taking account of these additional permitted reserves, the total remaining requirement is for at least 11.798 million tonnes of sand and gravel. There is a current planning application at Cobden Farm involving around 25,000 tonnes of additional sand and gravel, but a decision has not yet been made on this application.”</p> <p><i>Amend paragraph 9.14 of the explanation text as follows:</i></p> <p>“The results of the annual aggregate monitoring and responses from operators within the borough in 2016 indicate that there are sufficient reserves within existing sites with planning permission to provide at least a seven year landbank for aggregate land-won sand and gravel from the current position. This is the case based on the annual apportionment figure of 0.80 million tonnes and also based on ten year average sales. However, based on the apportionment figures and the total requirement over the plan period, with provision of a minimum seven year landbank beyond the plan period, there is a requirement for at least an additional 11.798 million tonnes of aggregate sand and gravel.”</p>
MM 39	M 3 Page 101	<p><i>Amend criterion 1 of the policy text as follows:</i></p> <p>“1. they are designed to minimise impact on sensitively located within the landscape and do not have a</p>

Reference	Policy/ Page/ Paragraph	Main Modification
	<p>Amend policy text</p> <p>Paragraph 9.34</p>	<p>significant long-term detrimental impact on the landscape. This should take account of the operational requirements of the mineral extraction process, as well as landscape character assessment and proposed restoration.”</p> <p><i>Amend the criterion 2 of the policy text as follows:</i></p> <p>“2. it is appropriately screened from public view, <u>if required</u>, and would not have an unacceptable impact on visual amenity. Natural landforms and landscape features should be used to help screen developments as far as practicable. Additional landscape screening in the form of tree or hedgerow planting and/or suitable screen mound formation may be required to reduce visual impacts of the proposal.”</p> <p><i>Amend criterion 5 of the policy text as follows:</i></p> <p>“5. it can be ensured that any unavoidable noise and/or vibration is controlled, mitigated or removed at source so that proposed noise and/or vibration levels are acceptable and will not have a significant detrimental impact on residential amenity or human health, in line with Local Plan (Part One) policy SOC 5. <u>Where there is potential for a proposal to result in noise or vibration impacts which affect residential properties, or other sensitive receptors, the applicant must undertake a noise / vibration impact assessment. Some noisy short-term activities, which may otherwise be regarded as unacceptable, are unavoidable to facilitate minerals extraction. Proposals must, however, minimise noise levels and apply best practice in noise reduction.</u> The proposal should not result in an unacceptable rise in background noise levels at the nearest sensitive receptors, in line with current Government guidance and Local Plan (Part Two) policy DM 30.”</p> <p><i>Amend criterion 11(iii) of the policy text as follows:</i></p> <p>“iii. will be removed from the site <u>as soon as practicable and</u> within six twelve months of the cessation of mineral extraction unless there are overriding advantages in connection with a related extraction proposal and the primary use is directly associated with the mineral extraction at the site.”</p> <p><i>Amend paragraph 9.34 of the policy explanation text as follows:</i></p> <p>“It should be noted that some noisy short-term activities, which may otherwise be regarded as unacceptable,</p>

Reference	Policy/ Page/ Paragraph	Main Modification
		<p>are unavoidable to facilitate minerals extraction. <u>Noise / vibration impact assessments must be carried out in accordance with current guidance and in agreement with the Council’s Environmental Protection team. Where the need to mitigate noise is identified, the applicant shall carry out detailed investigations and submit appropriate levels of mitigation, including details of the noise output, and the provision of purpose designed attenuation for all noise generative plant and equipment.</u>”</p>
MM 40	<p>M 4 Page 102 Amend policy text Paragraph 9.51</p>	<p><i>Amend criterion 2 of the policy text as follows:</i></p> <p>“2. gas emissions from exploration, appraisal or production operations and from associated transport methods are controlled and minimised using the best available technology. Gas emissions must not have a significant detrimental impact on air quality, residential amenity or the environment, in line with Local Plan (Part One) policy <u>STRAT 1 and</u> SOC 5;”</p> <p><i>Amend criterion 3 of the policy text as follows:</i></p> <p>“3. it can be ensured that any noise and/or vibration is controlled, mitigated or removed at source so that proposed noise and/or vibration levels are acceptable and will not have a significant detrimental impact on residential amenity or human health, in line with Local Plan (Part One) policy SOC 5. <u>Where there is potential for a proposal to result in noise or vibration impacts which affect residential properties, or other sensitive receptors, the applicant must undertake a noise / vibration impact assessment. Some noisy short-term activities, which may otherwise be regarded as unacceptable, are unavoidable to facilitate minerals extraction. Proposals must, however, minimise noise levels and apply best practice in noise reduction;</u> The proposal should not result in an unacceptable rise in background noise levels at the nearest sensitive receptors, in line with current Government guidance; and Local Plan (Part Two) policy DM 30;”</p> <p><i>Amend criterion 11 of the policy text as follows:</i></p> <p>“11. well pads and associated plant, buildings and other structures are designed and located within the site to minimise visual intrusion, and impact on landscape where possible. They are screened from sensitive locations <u>if required</u> and <u>are</u> appropriately finished and coloured to assimilate into their surroundings if required, taking account of the short-term nature of the operations.”</p>

Reference	Policy/ Page/ Paragraph	Main Modification
		<p><i>Amend criterion 13 of the policy text as follows:</i></p> <p>“13. it is appropriately screened from public view if required and would not have an unacceptable impact on the landscape or visual amenity;”</p> <p><i>Amend criterion 17 of the policy text as follows:</i></p> <p>“17. it is appropriately screened from public view if required and would not have an unacceptable impact on the landscape or visual amenity;”</p> <p><i>Amend paragraph 9.51 of the policy explanation text as follows:</i></p> <p>“The Oil and Gas Exploration, Production and Distribution SPD provides more detail about the role of the statutory bodies. As the other statutory bodies are responsible for assessment, control and monitoring of issues such as fugitive emissions, water quality and safety, these issues have not been covered by detailed criteria within the oil and gas policy. The view of these three statutory bodies will be taken into account when determining planning applications. The Oil and Gas Exploration, Production and Distribution SPD includes additional detail relating to the criteria within the policy, for example in terms of landscape protection, flaring, and traffic and transport and identifying acceptable noise levels.”</p> <p><i>Insert additional text after paragraph 9.51 of the policy explanation as follows:</i></p> <p><u>“Noise / vibration impact assessments must be carried out in accordance with current guidance and in agreement with the Council’s Environmental Protection team. Where the need to mitigate noise is identified, the applicant shall carry out detailed investigations and submit appropriate levels of mitigation, including details of the noise output, and the provision of purpose designed attenuation for all noise generative plant and equipment.”</u></p>
MM 41	DM 2 Page 115 Amend policy text	<p><i>Amend the policy text as follows:</i></p> <p>“In line with Local Plan (Part One) policy SOC 5, all proposals for new development will be expected to safeguard the quality of life for residents within the development and those living nearby. Development will only be supported where it: <u>does not result in a significant adverse impact upon the residential amenity</u></p>

Reference	Policy/ Page/ Paragraph	Main Modification
		<p><u>of the occupiers of existing properties or future occupiers of the proposed development, including:</u></p> <ul style="list-style-type: none"> • <u>outlook</u> • <u>privacy</u> • <u>light</u> • <u>noise</u> • <u>odour</u> <p><u>In respect of light, regard will be had to loss of sunlight and daylight, and to the impact of artificial light.</u></p> <p>1. does not have a significant adverse impact on the outlook, privacy, light, overshadowing and amenity of the occupiers of existing neighbouring properties and future occupiers of the proposed development;</p> <p>2. Residential development must includes an appropriate quantity and quality of outdoor private amenity space, having regard to the type and size of the proposed development; and</p> <p>3. does not result in a significant adverse impact upon the residential amenity of the occupiers of existing properties or future occupiers of the proposed development through noise, odour or light pollution.”</p>
MM 42	DM 3 Page 116 Amend policy text	<p><i>Amend criterion 1 of the policy text as follows:</i></p> <p>“1. are designed to respect the scale, character and appearance of any existing building <u>within the site</u> and contribute positively to the character of the area;”</p> <p><i>Amend criterion 2 of the policy text as follows:</i></p> <p>“2. are in keeping with <u>respect and where appropriate enhance</u>, the prevailing layout, urban grain, landscape, density and mix of uses, scale and height, massing, appearance and materials;”</p> <p><i>Amend criterion 4 of the policy text as follows:</i></p> <p>“4. take account of <u>are sympathetic to</u> the characteristics of the development site, its relationship with its</p>

Reference	Policy/ Page/ Paragraph	Main Modification
		<p>surroundings and where appropriate views into, over and out of the site;”</p> <p><i>Amend criterion 5 of the policy text as follows:</i></p> <p>“5. encourage respect and where possible enhance local distinctiveness through the use of building layout, design, materials, architectural detailing, public realm and boundary treatment;”</p> <p><i>Amend criterion 7 of the policy text as follows:</i></p> <p>“7. are designed to create safe environments and reduce the fear of crime in the area;”</p>
MM 43	DM 6 Page 123 Amend policy text	<p><i>Amend criterion 1 of the policy text as follows:</i></p> <p>“1. it is demonstrated that there is an established operational need for the development in connection with the agricultural or forestry enterprise”;</p>
MM 44	DM 7 Page 124 Amend policy text	<p><i>Amend criterion 4 of the policy text as follows:</i></p> <p>“4. development proposals must minimise and mitigate any impacts on the character, amenity, visual appearance and landscape quality of the area, historic assets, or on any wildlife habitats, the significance of historic assets, and where possible lead to environmental improvements in line with other relevant development plan policies;”</p>
MM 45	DM 8 Page 126 Amend policy text	<p><i>Amend the policy text as follows:</i></p> <p>“Proposals for equestrian development will be supported where they meet the requirements of must demonstrate how they meet the following criteria in addition to Local Plan (Part One) policy STRAT 9 and other relevant development plan policies, and where all of the following criteria can be met:</p> <p>1. the proposal is should not, either by itself or cumulatively, be detrimental to the character of the rural landscape. Consideration must be given or visual amenity due to existing landscape patterns; it’s the scale, design and siting or of the proposal, materials used. including: This includes consideration of construction materials, boundary treatment, floodlighting, siting of areas of hard standing, new or extended</p>

Reference	Policy/ Page/ Paragraph	Main Modification
		<p>access routes, and or other infrastructure related to the equestrian development that could have an adverse impact on the appearance of the landscape;</p> <p>2. outdoor lighting/floodlighting is should be minimal, and should be designed to not cause avoid a detrimental impact on visual or residential amenity, wildlife or highway safety, and allows whilst allowing safe operation of activities on site;</p> <p>3. the proposal must is not be significantly detrimental to the amenity of, nor causes is nuisance (such as odours) to neighbouring uses;</p> <p>4. the proposal must not be detrimental to any site of acknowledged landscape, historical, or archaeological value. It should respect existing landscape patterns and minimise visual impact;</p> <p>4.5. the proposal should avoid s, as far as possible, any detrimental impact on the surrounding biodiversity and wildlife habitats, including hedgerows and trees;</p> <p>5.6. the proposal should avoid s, as far as possible, flood risk areas and should mitigate s against flooding where appropriate. Adequate provision is should be made for the disposal of foul and surface water drainage and animal wastes without risk to watercourses;</p> <p>6.7. the proposal is should be accompanied by a waste management scheme;</p> <p>7.8. all the proposals should, wherever possible, utilise existing rural buildings and infrastructure. Any additional buildings should be ancillary, small in scale and essential to the operational need of the facility, and wherever possible, be sited close to existing buildings and should be of appropriate design and materials to minimise visual impact;</p> <p>8.9. the proposal must does not create an unacceptable impact on the highway network, including adverse impacts on existing bridleways and rights of way; and there should be a satisfactory means of vehicular access and parking arrangements (including the provision of areas for loading/unloading of horses);</p> <p>10. the proposal should not have an adverse impact on existing bridleways and rights of way.</p>

Reference	Policy/ Page/ Paragraph	Main Modification
		<p>Proposals for the development of residential or new visitor accommodation or new housing in connection with equestrian development facilities will be considered in accordance with policies DM 9, DM 10, and DM 19, and other relevant development plan policies.”</p>
MM 46	<p>DM 9 Page 128 Amend policy text Paragraph 11.30</p>	<p><i>Amend criterion 1 of the policy text as follows:</i></p> <p>“1. within the settlement areas of Chester, Ellesmere Port, Northwich and Winsford, new hotels, guest houses, holiday lets and bed and breakfast visitor accommodation will be appropriate supported and preference will be given to city and town centre locations;”</p> <p><i>Delete criterion 4 of the policy text as follows:</i></p> <p>“4. in the Green Belt, new build visitor accommodation, static caravan or chalet development or proposals for touring caravan and camping sites are inappropriate forms of development.”</p> <p><i>Insert an additional paragraph at the end of the policy text as follows:</i></p> <p><u>“Green Belt</u> <u>In addition, in line with Local Plan (Part One) policy STRAT 9, proposals for the development of land in the Green Belt must accord with Green Belt policy as set out in the National Planning Policy Framework (NPPF).”</u></p> <p><i>Delete last sentence of paragraph 11.30 of the policy explanation as follows:</i></p> <p>“Within the Green Belt, visitor accommodation (whether new build, or material changes of use of land such as static caravan or chalet type development) would only be permissible in cases where other material considerations amounted to very special circumstances sufficient to outweigh the harm to the Green Belt and any other harm arising from the development.”</p>
MM 47	<p>DM 10 Page 129 Amend policy</p>	<p><i>Amend criterion 3 of the policy text as follows:</i></p> <p>“3. # the layout is designed to incorporate existing landscape features and provide open areas, screening and landscape buffers;”</p>

Reference	Policy/ Page/ Paragraph	Main Modification
	<p>text</p> <p>Paragraphs 11.31 and 11.34</p>	<p><i>Delete criterion 4 of the policy text as follows:</i></p> <p>“4. there is appropriate access, layout and landscaping (including screening) within the site;”</p> <p><i>Amend criterion 7 of the policy text as follows:</i></p> <p>6.7. the site is capable of being connected to existing utility services; and</p> <p><i>Insert an additional paragraph at the end of the policy text as follows:</i></p> <p><u>“Green Belt</u> <u>In addition, in line with Local Plan (Part One) policy STRAT 9, proposals for the development of land in the Green Belt must accord with Green Belt policy as set out in the National Planning Policy Framework (NPPF).”</u></p> <p><i>Amend paragraph 11.31 of the policy explanation as follows:</i></p> <p>“Local Plan (Part One) policy ECON 3 states that proposals for touring recreational caravan and camping sites in the countryside should be small in scale to limit impact on landscape and utilise or be well related to existing rural buildings, subject to Local Plan (Part One) policy STRAT 9, Local Plan (Part Two) policy DM 9 on visitor accommodation and other relevant development plan policies. The policy includes, but is not restricted to, touring caravan and camping sites, static caravans, chalets (or other forms of static accommodation such as pods, yurts and tepees) for tourism use. This is to ensure that new visitor accommodation is provided in the most sustainable locations where they are accessible by sustainable modes of transport and have access to services and facilities. <u>Camping and caravan sites are considered as tourism development not outdoor recreation in line with Local Plan (Part One) policy ECON 3. Therefore proposals in the Green Belt will have to meet the requirements of Local Plan (Part One) policy STRAT 9.</u>”</p> <p><i>Amend paragraph 11.34 of the policy explanation, as follows:</i></p> <p>“Local Plan (Part One) policy ENV 2 requires that development proposals should protect and where possible</p>

Reference	Policy/ Page/ Paragraph	Main Modification
		<p>enhance landscape character and local distinctiveness. Where development proposals are suitably located, additional criteria is provided in this policy to ensure that the landscape characteristics are recognised and incorporated into the design of new developments. Appropriate facilities can be defined as a utility block (toilets, showers and drinking water supply). <u>These facilities and ancillary buildings should be of a scale appropriate to the level of camping and caravanning provided on the site.</u></p>
MM 48	DM 13 Page 132 Amend policy text	<p><i>Amend criterion 7 of the policy text as follows:</i></p> <p>“7. new built development must be sited either in association with <u>near to</u> existing buildings on the site or in locations where its impact on biodiversity and residential amenity would be reduced.”</p>
MM 49	DM 14 Page 133 Amend policy text	<p><i>Amend the third paragraph of the policy text as follows:</i></p> <p>“Within secondary shopping frontages in Chester and Northwich or the primary shopping area in the other town centres, the loss of A1 retail uses to A2, A3, A4, A5 or D2 uses will only be supported where the overall retail function <u>vitality and viability</u> is not undermined, they complement the existing retail offer and all of the following criteria are satisfied:”</p> <p><i>Amend the sixth paragraph of the policy text as follows:</i></p> <p>“Within the historic Rows, as identified on the policies map, new development must encourage footfall and provide interest through active frontages, with the retention of historic frontages as a priority. The provision of A1, A3 and A4 uses will be supported and the loss of these uses resisted. Other uses that contribute to the visitor economy could also <u>will be supported</u> acceptable.”</p>
MM 50	DM 16 Page 138 Amend policy text	<p><i>Amend the first paragraph of the policy text as follows:</i></p> <p>“Proposals for new shopfronts or alterations to existing façades <u>existing shopfronts</u> of shops or commercial premises, <u>including proposals for blinds, canopies or awnings</u>, will be supported subject to meeting the requirements of other relevant development plan policies and <u>where relevant</u> all of the following criteria.”</p> <p><i>Amend the fourth criterion of the policy text as follows:</i></p>

Reference	Policy/ Page/ Paragraph	Main Modification
		<p>“4. proposals affecting listed buildings and in conservation areas will preserve or enhance their character and appearance and that of their setting accord with the historic environment policies of the plan (DM46-50), where relevant; and”</p> <p><i>Delete the fifth criterion of the policy text as follows:</i></p> <p>“5. proposals on listed buildings will be subject to listed building consent.”</p> <p><i>Delete the second paragraph of the policy text as follows:</i></p> <p>“Proposals for blinds, canopies or awnings will be supported where they respect the architectural character and features of the building on which it is proposed to install them and the character and appearance of the local area. Proposals should not obscure features of architectural or historic interest or are uncharacteristic of a building’s design.”</p> <p><i>Amend the third paragraph of the policy text as follows:</i></p> <p>“Proposals for shutters and other security measures will only be supported providing where a need can be demonstrated and the design does not introduce obtrusive features, fixtures or fittings or harm the character or appearance of the building or the character of the area. Externally located grilles or security shutters will not normally be acceptable on traditional and historic shopfronts, or in conservation areas.”</p>
MM 51	DM 17 Page 140 Amend policy text Paragraphs 11.66, 11.69, 11.70, 11.72, 11.73, 11.74	<p><i>Amend the policy text as follows:</i></p> <p>“Proposals for advertisement consent will be supported provided that the requirements of the relevant development plan policies are met and all of the following criteria:</p> <ol style="list-style-type: none"> 1. the advertisements are sensitively designed and located and not be detrimental to the architectural character of the building on which they are to be displayed, being located at ground floor fascia level and not obscuring the architectural features of the building, and the general characteristics of the locality; 2. the size, scale, materials, colour scheme of the advertisements are not detrimental to the character of the building on which they are to be displayed and the general characteristics of the locality;

Reference	Policy/ Page/ Paragraph	Main Modification
		<p>3. the cumulative impact of the advertisements would not be detrimental to the character of the building on which they are to be displayed and/or the general characteristics of the locality; and</p> <p>4. the advertisements are not visually prominent in their landscape/townscape setting and do not create a detrimental impact on visual amenity or a danger to public safety.</p> <p>Proposals for the illumination of advertisements will be supported provided that all of the following criteria are met:</p> <p>5. the means of illumination reflects the character of the building on which they are to be displayed and the immediate surroundings;</p> <p>6. the proposed illumination is unobtrusive and discreet in its form;</p> <p>7. the proposed illumination is of a quality which enhances the advertisement display; and</p> <p>8. the illumination is proposed only for the permitted hours of use of the building.</p> <p>Advertisements that are not located on the ground floor part of a business premises containing the main access or shopfront, are unrelated to the business premises on which they are to be displayed, are located in advance of the business being advertised, temporary advertisements, and the use of land or buildings for the general display of advertisements will not normally be supported unless they would not have a detrimental effect upon the amenity of the locality or public safety, or they are required to overcome a highway safety hazard.</p> <p>Applications for advertisements within Areas of Special Advertisement Control, as identified on the policies map, must respect the special character of the area and maintain its amenity value.</p> <p><u>Applications for advertisement consent will be supported provided there is no unacceptable harm to amenity and public safety. In the interest of amenity and public safety, the size, position, materials, colour scheme and means of illumination of advertisements must be designed to respect the general characteristics of the locality and the architectural character of the building on which they are to be</u></p>

Reference	Policy/ Page/ Paragraph	Main Modification
		<p><u>displayed. Advertisements on buildings should be proportionate to the scale of the building and should not obscure architectural features.</u></p> <p><u>Illuminated advertisements will be supported in settlements where illuminated advertisements are a feature of the locality and the use of the premises is such that it is expected to operate outside of daylight hours throughout the year. Illumination will normally be restricted to the opening hours of the premises.</u></p> <p><u>Advertisements that satisfy the above criteria and are located below the first-floor level of a business premises frontage containing the main access or shopfront will be supported. The use of land or buildings for the display of advertisements unrelated to the premises on which they are to be displayed, and advertisements that are located some distance from the business being advertised, or are temporary advertisements, will not normally be supported unless it can be demonstrated that it would result in an enhancement to amenity or public safety.</u></p> <p><u>In assessing impacts on amenity and public safety regard will be had to the cumulative impact of advertisements.”</u></p> <p><i>Amend paragraph 11.66 of the policy explanation as follows:</i></p> <p><u>“The Town and Country Planning (Control of Advertisements) (England) Regulations 2007 apply to applications for advertisement consent. The Regulations state that the Council should exercise its powers in the interest of amenity and public safety. Factors relevant to public safety are specified in Regulation 3 and the policy sets out the criteria that will be used in assessing amenity.</u> Local Plan (Part One) policy ENV 6 requires new development to respect local character, provide a high quality public realm, be sympathetic to heritage and landscape assets and make the best use of high quality materials. Insensitive advertising can detract from the appearance of individual buildings or the general characteristics of the locality. Advertisements which are poorly designed and sited, whether on buildings or free standing, can appear as incongruous and obtrusive features.”</p> <p><i>Amend paragraph 11.69 of the policy explanation as follows:</i></p> <p>“Advertisements consisting of moving signs, moving messages or intermittent lighting are usually considered</p>

Reference	Policy/ Page/ Paragraph	Main Modification
		<p>to be harmful to the interests of amenity and public safety and will normally not be permitted. Advertisements should respond to the character of the building and surrounding environment. The Council will pay special attention to the quality and appropriateness of advertisement displays in respect of listed buildings and conservation areas in line with other relevant development plan policies. <u>Illuminated and/or, full-motion advertising displays or messages (or those which give the impression of continuous movement) will be given very careful consideration to ensure that they do not harm amenity or public safety. Intermittent (flashing) illumination is unlikely to be acceptable in the interests of amenity and public safety.</u></p> <p><i>Amend paragraph 11.70 of the policy explanation as follows:</i></p> <p>“The cumulative effect of illuminated adverts can seriously detract from the after hours character of an historic location, such as Chester and Northwich and special illumination of shop signs will not be deemed appropriate if the level of street lighting and lighting from the shop windows is adequate for trading purposes. Discrete lighting, such as halo or downlighters will normally be acceptable, trough lighting will not normally be accepted. Advertisement that requires illumination should be a night time use. <u>The illumination of advertisements should be confined to premises which routinely carry out a significant proportion of their business at night, and must be discrete. Regard will be had to the adequacy of existing street lighting and light from the windows of premises. In the interest of amenity, internal illumination of signs should preferably be by means of ‘halo’ illumination or, in limited circumstances, letters-only lighting (for example, individual letters or fret-cut or similar face panels, so that light may be seen only through the lettering / logo etc with the background being opaque). External illumination in the form of downlighters or overhead trough lighting may also be acceptable, provided it is directed so as to only illuminate the sign or forms part of a considered architectural lighting scheme.</u></p> <p><i>Amend paragraph 11.72 of the policy explanation as follows:</i></p> <p>“There can be pressure for advance signs, particularly as a result of the advertising needs of rural businesses, or in the urban area where intricate street patterns and narrow pavements may inhibit standard advertising practices. Wherever practical, <u>Provided it can be demonstrated that signage would be acceptable in respect of amenity and public safety, wherever practical</u> businesses in the same general location, or in bypassed communities, will be encouraged to combine their essential advertising needs so as to avoid a proliferation of advance signs. <u>Advertisements that are unrelated to the business premises on which</u></p>

Reference	Policy/ Page/ Paragraph	Main Modification
		<p><u>they are to be displayed, are located some distance from the business being advertised, temporary advertisements, and the use of land or buildings for the general display of advertisements will not normally be supported unless they would have a positive effect upon the amenity of the locality or public safety (for example, they are required to overcome a highway safety hazard).</u></p> <p><i>Amend paragraph 11.73 of the policy explanation as follows:</i></p> <p>“The borough has a designated Area of Special Advertisement Control to protect the countryside. Applications for advertisements within this area will additionally have to demonstrate how the proposal respects the special rural character of the area and maintains its amenity value. <u>An Area of Special Control of Advertisements places additional restrictions on the display of advertisements. For example, some deemed consent classes are subject to reduced size limits; and some types of advertising (for example, general poster display hoarding) are not permitted at all. The Regulations are complex and the Council’s advice should be sought where the proposed advertisement is within the designated area as shown on the policies map.</u>”</p> <p><i>Amend paragraph 11.74 of the policy explanation as follows:</i></p> <p>“The Council will look to review the Chester city supplementary planning document relating to advertisements and banners. A general restriction on licensing ‘A’ boards in Chester city centre is expected to commence commenced in January 2018. Alongside the general restriction, an exception will be made for a trial permitting licensed shared directional ‘A’ boards advertising businesses on the (upper) Rows or businesses with no frontage on a main thoroughfare and without other physical means of advertising their location, subject to an overall restriction on the number of ‘A’ boards in any given street.”</p>
MM 52	DM 18 Page 142 Amend policy text	<p><i>Amend criterion 5 of the policy text as follows:</i></p> <p>“the proposal has special regard to the Green Belt and the natural and historic environment where the quality of the landscape/townscape may be particularly sensitive to the intrusion of communications infrastructure; including conservation areas and listed buildings;”</p> <p><i>Insert an additional criterion, after criterion 6 of the policy text as follows:</i></p>

Reference	Policy/ Page/ Paragraph	Main Modification
		<p><u>“7. they accord with the historic environment policies of the plan (DM 46-50), where relevant; ”</u></p> <p><i>Amend the final sentence of the last paragraph of the policy text as follows:</i></p> <p>“Masts, aerials and satellite dishes should be located on a wall or roof slope that does not face a public highway, <u>where practicable</u>, and must not result in harm to residential amenity.”</p> <p><i>Insert an additional paragraph at the end of the policy text as follows:</i></p> <p><u>“Green Belt In addition, in line with Local Plan (Part One) policy STRAT 9, proposals for the development of land in the Green Belt must accord with Green Belt policy as set out in the National Planning Policy Framework (NPPF).”</u></p>
MM 53	DM 19 Page 146 Amend policy text	<p><i>Amend sub-criteria vi, vii, viii and ix of criterion 7 of the policy text as follows:</i></p> <p>“vi. it would result in an enhancement of the site and the rural setting; <u>and</u> vii. the design and layout of the development fully reflects the rural character of and area and does not 'urbanise' the countryside; viii. the existing buildings are redundant; and ix. the original purpose of the building was not for a use ancillary or incidental to a dwellinghouse (e.g. garage).”</p>
MM 54	DM 20 Page 148 Amend policy text Paragraphs 12.15, 12.17 and 12.20	<p><i>Delete the second paragraph of the policy text as follows:</i></p> <p>“Subject to viability and design considerations all new build dwellings must meet the optional higher Building Regulations standard for accessible and adaptable dwellings. Where there is an identified need the Council will also seek a proportion of wheelchair user dwellings.”</p> <p><i>Amend criterion 2 of the policy text as follows:</i></p> <p>“2. requirements of an ageing population and people wishing to downsize, including where justified the provision of <u>adaptable and accessible homes and/ or</u> single-storey dwellings; and”</p>

Reference	Policy/ Page/ Paragraph	Main Modification
		<p><i>Amend paragraph 12.15 of the policy explanation as follows:</i></p> <p>“The Council’s Strategic Housing Market Assessment (SHMA) identified that an ageing population is a significant issue for the borough but also that the majority of elderly people would wish to stay in their own homes. Therefore new build homes should be constructed to Part M4 Category 2 of the Building Regulations (2010) standards (Accessible and Adaptable dwellings) which are similar to the previous ‘Lifetime Homes’ standard. The aim will be to achieve this standard in market and affordable housing. Government guidance on the appliance of optional Building Regulation standards enables the Council to require dwellings to meet the needs of wheelchair users as specified under Part M4 (3) Category 3 (Wheelchair Accessible Standards). This requirement can only apply to dwellings that the local authority is responsible for allocating or nominating to live in that dwelling therefore account will be taken of the Council’s housing register to determine whether any affordable dwelling provision should be wheelchair accessible. Policy SOC 3 of the Local Plan (Part One) sought to address this issue through requiring new housing development to take account of the needs of an ageing population that could include the provision of Lifetime Homes, bungalows and extra care housing. Local Plan (Part One) policy ENV 6 identifies Lifetime Homes as an appropriate standard to help guide development across the borough. Since adoption of the Local Plan (Part One) the Government no longer supports references to Lifetime Homes in planning policies, the standards of which are now broadly reflected in the requirements of Building Regulations M4(2) (accessible and adaptable dwellings). Homes built to this standard are designed to meet the needs of occupiers throughout their lifetime and the provision of housing that complies with Building Regulations M4(2) as part of major developments may help demonstrate that the needs of an ageing population have been addressed in line with policy SOC 3, through high quality design and construction in line with policy ENV 6.”</p> <p><i>Amend paragraph 12.17 of the policy explanation as follows:</i></p> <p>“Ensuring that housing design is flexible enough to be easily adapted to meet changing needs over time is a key priority of the Council’s Vulnerable and Older People’s Accommodation Plan. Basic requirements such as ensuring staircases are straight and power points are provided at the correct level and in the correct locations (such as at the bottom of staircases) should be included in all new developments for future proofing, including dementia friendly design principles. Measures to future proof new housing could include: straight staircases; the correct location of power points (such as at the bottom of staircases) and at the right</p>

Reference	Policy/ Page/ Paragraph	Main Modification
		<p><u>level; and including dementia friendly design principles, in new developments.</u> Further information could be included in supplementary guidance where appropriate.”</p> <p><i>Amend paragraph 12.20 of the policy explanation as follows:</i></p> <p>“The Council will work with developers to agree on the most appropriate mix and type and it may not always be possible to provide a range of dwellings across all sites. The most up to date evidence of need at borough and local level should be fully taken into account. The Council recognises that the most appropriate housing mix and the application of higher optional design standard may not always be achievable and account will be taken of any negative impacts on the viability of a scheme and local design considerations when determining the most suitable mix and type. The provision of application of the higher optional standard <u>a proportion of new dwellings built to comply with Building Regulations part M4(2)</u> may also contribute towards meeting the requirements of an ageing population in relation to major developments. Whole plan viability testing has identified that in some areas of the borough, particularly on brownfield sites, development requirements including affordable housing delivery, may be harder to secure. The Council will work with developers to ensure that viable schemes can come forward and deliver housing that best suits the need of the local area.”</p>
MM 55	DM 21 Page 150 Amend policy text Paragraphs 12.22 and 12.26	<p><i>Amend the first paragraph of the policy text as follows:</i></p> <p>“Proposals within the residential curtilage of a dwellinghouse for extensions, alterations, new outbuildings or structures, annexe accommodation, replacement dwellings, boundary treatments and hard surfacing, will only be supported where they meet the <u>relevant</u> criteria set out below.”</p> <p><i>Amend criterion 3 of the policy text as follows:</i></p> <p><u>“Extensions, alterations and outbuildings/structures</u> 3. the resulting development would include suitable provision <u>is included</u> for access and parking;”</p> <p><i>Amend the fourth paragraph of the policy text as follows:</i></p> <p><u>“Replacement dwellings</u> <u>Proposals for</u> The replacement of existing dwellings will be supported <u>where</u> only if all of the following criteria are met:”</p>

Reference	Policy/ Page/ Paragraph	Main Modification
		<p><i>Amend criteria 3-5, following the fourth paragraph of the policy text, as follows:</i></p> <p>“3. the replacement dwelling would not be significantly larger than the existing dwelling and is be in keeping with the scale, character and appearance of its surroundings;”</p> <p>4. the replacement dwelling would not be significantly larger than the existing dwelling; and</p> <p>4.5. in the Green Belt, the replacement dwelling would not be materially larger than the existing dwelling.”</p> <p><i>Amend the fifth paragraph of the policy text as follows:</i></p> <p><u>“Extending residential gardens</u> In the countryside, outside of identified settlements proposals for the extension of residential garden land will not be supported. Within the Green Belt, such changes of use of land amount to inappropriate development and will not be supported unless other considerations amount to very special circumstances which clearly outweigh the potential harm to the Green Belt by reason of inappropriateness, and any other harm.”</p> <p><i>Amend the sixth paragraph of the policy text as follows:</i></p> <p><u>“Boundary treatments and hard surfacing</u> The provision of a fence, wall, gate or means of enclosure and hard surfaced areas will only be supported where the first fourthree criteria for 'Extensions, alterations and outbuildings/structures', set out above, are met. Particular regard will be had to the loss of existing soft landscaping and the prevailing character of boundary treatments in assessing the impacts of the proposed development. Proposals for the development of land in the Green Belt must also accord with Green Belt policy as set out in the National Planning Policy Framework (NPPF).”</p> <p><i>Insert an additional paragraph at the end of the policy text as follows:</i></p> <p><u>“Green Belt</u> <u>In addition, in line with the Local Plan (Part One) policy STRAT 9, proposals for the development of land in the Green Belt must also accord with Green Belt policy as set out in the National Planning</u></p>

Reference	Policy/ Page/ Paragraph	Main Modification
		<p><u>Policy Framework (NPPF).</u></p> <p><i>Amend paragraph 12.22 of the explanatory text for the policy as follows:</i></p> <p>“The increase in size of the original or existing dwelling will generally be determined by assessing the net increase in floorspace (measured externally). In cases where the increase proposed involves an increase in the overall building height, the net increase in volume (measured externally), will also be taken in to account. This assessment will not include any allowance or credit from the demolition of existing detached buildings or structures. In the countryside, and in the Green Belt, where the limits of the policy have been reached, the Council may, when granting planning permission <u>is granted, planning obligations/ conditions may be applied to</u> remove permitted development rights <u>where necessary,</u> through the imposition of conditions to control further extensions or outbuildings/structures.”</p> <p><i>Amend paragraph 12.26 of the explanatory text for the policy as follows:</i></p> <p>“The assessment of whether a development is in keeping with the character and appearance of, and is subordinate to, the original dwelling and surrounding properties, and the wider setting, will have particular regard to the design, scale, height, massing, material finishes, visual appearance and character of buildings, and the prevailing layout and landscaping of the development. In the Green Belt, extensions or replacement buildings which are higher than the original building will be regarded as being disproportionate additions or materially larger, respectively. <u>In the Green Belt, extensions or replacement buildings which are materially higher than the original building are likely to be regarded as disproportionate additions or materially larger.</u>”</p>
MM 56	DM 22 Page 153 Amend policy text Paragraphs 12.30, 12.31 and 12.33	<p><i>Amend criterion 1 of the policy text as follows:</i></p> <p>“1. the building is currently redundant <u>or disused,</u>”</p> <p><i>Delete criterion 2 of the policy text as follows:</i></p> <p>“2. the original purpose of the building was not for a use ancillary or incidental to a dwellinghouse e.g. garage;”</p> <p><i>Amend criterion 3 of the policy text as follows:</i></p>

Reference	Policy/ Page/ Paragraph	Main Modification
		<p>“2.3- the building is of permanent and substantial construction and it is suitable for and capable of conversion to residential use without the need for extensions, outbuildings, significant loss of existing fabric, or major or complete reconstruction;”</p> <p><i>Amend paragraph 12.30 of the explanation text to the policy as follows:</i></p> <p>“In the countryside, the Council recognises that the retention and re-use of some redundant or disused rural buildings e.g. traditional brick and slate barns, may have visual benefits and other benefits in terms of re-use of building materials that can outweigh the remoteness of such buildings from access to local services. However, this policy is not intended to encourage the retention of buildings that currently have adverse visual/landscape impact e.g. large agricultural sheds.”</p> <p><i>Amend paragraph 12.31 of the explanation text to the policy as follows:</i></p> <p>“In determining whether a building is redundant or disused, where appropriate the Council will have regard to the nature of the most recent use, when the most recent use ceased, and the reason why it ceased. Outbuildings within residential gardens will seldom be considered sufficiently redundant or disused to outweigh the general approach of the Local Plan (Part One) to locate new housing in identified sustainable settlements.”</p> <p><i>Delete paragraph 12.33 of the explanation text to the policy as follows:</i></p> <p>“Planning permission is commonly granted for domestic outbuildings to serve dwellings in countryside locations, and parliament has granted extensive permitted development rights for such structures. Domestic outbuildings in gardens, built for specific uses ancillary or incidental to existing residences, are rarely likely to become permanently redundant and their conversion will seldom lead to an enhancement of setting. Allowing the conversion of such buildings to housing in the countryside (outside of identified settlements) would significantly undermine the national and local strategy of locating new development in the most sustainable locations.”</p>
MM 57	DM 25	<i>Amend criterion 6 of the policy text as follows:</i>

Reference	Policy/ Page/ Paragraph	Main Modification
	<p>Page 159</p> <p>Amend policy text</p> <p>Paragraph 12.53</p>	<p>“6. the new dwelling is tied (through planning condition and/or legal obligation) to the farm holding/rural business under which it operates; and <u>occupation of the dwelling will be restricted to persons employed in agriculture, forestry, or other land-based rural enterprise, or the widow or widower of such a person or any resident dependants;</u></p> <p><i>Insert an additional criterion, after criterion 6 of the policy text as follows:</i></p> <p><u>“7. where new dwellings are approved on the basis that they are vital to the success of a specific rural enterprise, provisions will be put in place to ensure that they remain available for that purpose in perpetuity; and”</u></p> <p><i>Insert an additional paragraph after paragraph 12.53 of the explanatory text as follows:</i></p> <p><u>“Where new dwellings are approved on the basis that they are vital to the success of a specific rural enterprise, it is reasonable and necessary to seek to ensure that they remain available for that purpose in perpetuity and the Council will use legal agreements to secure this. Where it can be demonstrated that the essential need for a dwelling to serve the enterprise has fallen away, the Council has been and will continue to be flexible in removing legal obligations.”</u></p>
MM 58	<p>DM 26</p> <p>Page 160</p> <p>Amend policy text</p>	<p><i>Amend the fifth paragraph of the policy text as follows:</i></p> <p>“New specialist accommodation must be well located in relation <u>with good accessibility</u> to a range of existing services and facilities, and with good access to public transport. New facilities, including large scale extra care village developments, outside of settlement boundaries will be resisted in line with Local Plan (Part One) policy STRAT 9.”</p> <p><i>Amend the sixth paragraph of the policy text as follows:</i></p> <p>“Proposals for hostel accommodation should be sympathetically located within identified settlements, to provide a suitable location for its residents to access local services and facilities, and to minimise potential conflict or impacts on surrounding uses.”</p>

Reference	Policy/ Page/ Paragraph	Main Modification
MM 59	DM 28 Page 163 Amend policy text Paragraph 12.64	<p><i>Amend criterion 3 of the policy text as follows:</i></p> <p>“3. the additional HMO meets has regard to the amenity standards set out in the Physical Property Standards – Shared houses/flats document published by Cheshire West and Chester Council in 2012 and any relevant standards set by national housing legislation and guidance;”</p> <p><i>Amend the last paragraph of the policy text as follows:</i></p> <p>“Where a proposal is made in a road/street with an existing very high level of HMO properties, the change of use of the remaining properties will be permitted where there is no further this would not result in a detrimental change to the overall character of the area, and where the application is supported by evidence that there is no reasonable demand for the existing C3 (dwellinghouse) use.”</p> <p><i>Amend paragraph 12.64 of the policy explanation as follows:</i></p> <p><u>The Proposals should have regard to the Houses in Multiple Occupation and Student Accommodation SPD which provides additional guidance including a density calculation and potential exceptions to this. This states that where the vast majority (around 80 percent or more) of existing properties surrounding the application site within the defined area of impact are HMOs, the retention of the remaining C3 dwellings may have little impact on the balance and mix of households.</u>”</p>
MM 60	DM 29 Page 165 Paragraph 13.11	<p><i>Amend paragraph 13.11 of the policy explanation as follows:</i></p> <p>“Hot food takeaways in close proximity to schools have the potential to impact health, especially children. Such applications should be located in a retail centre as set out in the Local Plan (Part One) policy ECON-2 and Local Plan (Part Two) policy DM-15. These applications could give rise to significant adverse impacts on residential amenity in terms of noise, vibrations, odours, traffic disturbance, litter or hours of operation as a result of the proposed premises. Planning conditions may be used to mitigate impacts to protect health and residential amenity.”</p>
MM 61	DM 30 Page 167	<p><i>Amend the policy text as follows:</i></p> <p>“In line with Local Plan (Part One) policy SOC 5, development must not give rise to significant adverse</p>

Reference	Policy/ Page/ Paragraph	Main Modification
	<p>Amend policy text</p> <p>Paragraphs 13.12, 13.13, 13.14, 13.15 and 13.16</p>	<p>impacts on health and quality of life, from noise. <u>Development which generates noise or is sensitive to it will only be permitted where it accords with the development plan and does not have an unacceptable adverse impact on human health or quality of life.</u></p> <p>Industrial and commercial development, including oil and gas development and energy generation schemes, shall not result in an unacceptable rise in background noise levels as measured as an L90dB(A). Where development, likely to produce industrial or commercial noise, is proposed adjacent or near to noise sensitive receptors, noise levels from the development shall be determined as a rated sound level in accordance with British Standard BS4142:2014 and shall be 5dB(A) or more below the background level at the nearest façade of the residential use.</p> <p>All forms of residential development will be expected to meet all of the following:</p> <ol style="list-style-type: none"> 1. noise levels within habitable rooms during the day (0700—2300 hours) of 35dB LAeq, 16 hours; 2. noise levels within bedrooms during the night (2300—0700 hours) of 30dB LAeq, 8 hours and individual noise events should not exceed 45dB LA; and 3. noise levels within outdoor living areas (excluding balconies and communal areas) during the day (0700—2300 hours) should not exceed 50dB LAeq, 16 hours. <p>For the purpose of assessing noise, noise that is intermittent, distinctive, impulsive or tonal in nature will be subject to a correction penalty, as stated in British Standard BS4142:2014, for the purpose of deriving noise rating level. Where noise gives rise to more than one of these characteristics, the penalties applied are additive.</p> <p>Where residential uses are likely to be affected, <u>Unless it can be demonstrated that a significant adverse impact on residential amenity arising from construction and demolition is unlikely</u> it is expected that demolition and construction works shall be carried out during normal working hours, i.e. 08.00 to 18.00 hours Monday to Friday, and 08.00 to 13.00 hours on Saturdays, with no works being permitted on Sundays or Bank Holidays.</p> <p>The Council must be satisfied that the proposed location of any construction/demolition site compound will minimise the noise impact on neighbouring residential uses.”</p>

Reference	Policy/ Page/ Paragraph	Main Modification
		<p><i>Amend paragraph 13.12 of the policy explanation as follows:</i></p> <p>“The impact of noise is a key consideration for residential amenity as stated in Local Plan (Part One) policy SOC 5. This policy covers noise from commercial and industrial uses, oil and gas development and energy generation schemes, including the impacts on residential uses and the expected noise levels within residential development, and should be considered alongside other relevant development plan policies. <u>Consideration should not only be given to potential increases in noise levels but also changes in the acoustic character of the local noise environment. The Council may prepare further guidance to assist in the application of this policy.</u>”</p> <p><i>Amend paragraph 13.13 of the policy explanation as follows:</i></p> <p>“The effective control and management of environmental, neighbour and neighbourhood noise should, within the context of Government policy, on sustainable development, contribute to the improvement of health and quality of life. <u>In considering the impact of noise, regard should be had to</u> The residential development targets are taken from the World Health Organisation Guidelines for Community Noise 1999 <u>and the latest British Standards (or their recognised replacement) for both internal and external noise levels.</u> In line with Local Plan (Part One) policy SOC 5, the protection of health (mental and physiological) and prevention <u>of</u> interference with speech communication is a consideration in assessing the <u>planning applications.</u> As such, the relaxation of indoor criteria is not considered appropriate, and generally internal levels can be achieved through design and insulation measures.”</p> <p><i>Amend paragraph 13.14 of the policy explanation as follows:</i></p> <p>“For the purposes of this policy residential development includes uses such as dwellings, care homes (including extra-care/age-restricted) and houses in multiple occupation (HMO's). A relaxation of the external standard to a maximum permitted level of 55dB LAeq 16 hours would only <u>may</u> be considered acceptable in noisier environments such as city centres and urban areas adjoining the <u>the strategic transport network having regard to the latest British Standard (or its recognised replacement).</u> In such situations development should be designed to achieve the lowest practicable level in external amenity space. <u>No limit will be applied to balconies but all development should be designed to achieve the lowest practicable level in external amenity space.</u>”</p>

Reference	Policy/ Page/ Paragraph	Main Modification
		<p><i>Amend paragraph 13.15 of the policy explanation as follows:</i></p> <p>“Internal noise levels could be conditioned on approval. New residential development should demonstrate the expected noise levels in habitable rooms when they are unoccupied and with a window partially open or otherwise adequate ventilation to meet the standards outlined in the Building Regulations Approved Document. External noise levels will normally need to be demonstrated in principle as part of the application if there is a significant noise source within close proximity. A noise report should be standard for the majority of residential, industrial and possibly commercial developments where noisy external plant is required. <u>The noise report should follow the approach set out in relevant guidance (or its recognised replacement) which includes: the latest British Standards, the Calculation of Road Traffic Noise and, where appropriate, the Professional Practice Guidance on Planning and Noise.</u></p> <p>In the event that the appropriate level cannot be achieved without mitigation applicants should carry out detailed investigations and submit appropriate levels of mitigation, including details of the noise output, and the provision of purpose designed attenuation for all noise generative plant and equipment.”</p> <p><i>Amend paragraph 13.16 of the policy explanation as follows:</i></p> <p>“Noise from construction or demolition works as part of a development can be intrusive or disruptive to local businesses and/or noise sensitive land uses. <u>and regard should be had to the latest</u> Compliance with British Standard, <u>or its recognised replacement</u> BS 5228 ‘Noise Control on Construction and Open Sites’ is expected as a minimum standard. In all instances where alternative working methods exist, the minimisation of noise and vibration shall be a prime consideration in the choice of technique and equipment used. For this reason, construction or demolition activities should be restricted to daytime periods and have fixed start and finish times <u>i.e. 08.00 to 18.00 hours Monday to Friday, and 08.00 to 13.00 hours on Saturdays, with no works being permitted on Sundays or Bank Holidays, unless it can be clearly demonstrated that they will not cause unacceptable disturbance to noise sensitive receptors.</u> The location of any site compound must be submitted to and approved by the Council’s Environmental Protection team, to ensure that it is appropriately situated in order to minimise the noise impact on neighbouring residential uses.”</p>
MM 62	DM 35 Page 179	<p><i>Amend the second paragraph of the policy text as follows:</i></p> <p>“All new residential development of 11 dwellings <u>units</u> or more must make provision for open space in</p>

Reference	Policy/ Page/ Paragraph	Main Modification
	Amend policy text	<p>accordance with the following standards:”</p> <p><i>Amend the title of the second column of Table 14.1 as follows:</i></p> <p>“Quantity standards (m² per dwelling unit)”</p> <p><i>Amend the title of the second column of Table 14.2 as follows:</i></p> <p>“Threshold (no. of dwellings units)”</p>
MM 63	DM 36 Page 182 Amend policy text	<p><i>Amend the third paragraph of the policy text as follows:</i></p> <p>“Proposals to locate an artificial sports surface on an existing playing field will be supported where there is evidence that it meets a strategic need and the sporting benefits are clearly demonstrated. Conversion of an existing artificial sports surface to a different type of surface will only be supported where the up to date evidence base supports the conversion and there will be no detrimental impact to existing sports users.”</p>
MM 64	DM 39 Page 189 Amend policy text	<p><i>Amend the third paragraph of the policy text as follows:</i></p> <p>“Schools (and other community facilities) should, where appropriate, secure pay and play community access for sport and recreation through a community use agreement.”</p> <p><i>Amend the last paragraph of the policy text as follows:</i></p> <p>“Where appropriate, Significant development should contribute to the provision of locally distinctive public art especially within town centres, on key sites and as part of regeneration schemes.”</p>
MM 65	DM 41 Page 195 Amend policy text	<p><i>Amend the second paragraph of the policy text as follows:</i></p> <p>“SuDS must be included in the early stages of the site design in order to incorporate appropriate SuDS within the development. SuDs schemes will be required to satisfy technical standards and design requirements in accordance with having regard to the Council's Draft SuDS Design and Technical Guidance.”</p>

Reference	Policy/ Page/ Paragraph	Main Modification
MM 66	DM 46 Page 207 Amend policy text	<p><i>Amend the first paragraph of the policy text as follows:</i></p> <p>“In line with Local Plan (Part One) policy ENV 5, development within or affecting the setting of conservation areas, as identified on the policies map, will be expected to achieve a high quality of design, making a positive relationship between the proposed and existing context by taking account of: <u>pay special attention to the desirability of preserving or enhancing the character or appearance of that area, taking account of the significance of heritage assets.</u></p> <p><u>Where applicable, development proposals should take into consideration:</u>”</p> <p><i>Delete criterion 4 of the policy text as follows:</i></p> <p>“4. the need to retain trees;”</p> <p><i>Delete the second paragraph of the policy text as follows:</i></p> <p>“Development within or affecting the setting of conservation areas will be supported where it preserves or enhances character or appearance and maintains local distinctiveness, subject to compliance with all other plan policies.”</p>
MM 67	DM 47 Page 209 Amend policy text Paragraph 17.8 and 17.9	<p><i>Amend the policy text as follows:</i></p> <p>“In line with Local Plan (Part One) policy ENV 5, development proposals <u>or works, including alterations, extensions and changes of use,</u> will be required to safeguard or enhance listed buildings. <u>shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.</u> Where relevant, development proposals <u>or works</u> will only be supported which would:</p> <ol style="list-style-type: none"> 1. safeguard <u>conserve</u> the significance of a listed building and its setting, securing its optimum viable use and minimise the harm to any existing heritage assets on the site including any curtilage listed buildings; 2. retain <u>preserve or enhance</u> a listed building or structure, and any curtilage listed structures or features of special architectural or historic landscape interest.

Reference	Policy/ Page/ Paragraph	Main Modification
		<p><u>Development proposals or works within or affecting the setting of listed buildings will be expected to achieve a high quality of design, making a positive relationship between the proposed and existing context by taking account of:</u></p> <p><u>3. topography, landscape setting and natural features;</u> <u>4. existing townscapes, local landmarks, views and skylines;</u> <u>5. the architecture of surrounding buildings;</u> <u>6. the need to retain trees;</u> <u>7. the quality and nature of materials, both traditional and modern;</u> <u>8. established layout and spatial character;</u> <u>9. the scale, height, bulk and massing of adjacent townscape;</u> <u>10. architectural, historical and archaeological features and their settings; and</u> <u>11. the need to retain historic boundary and surface treatments.</u></p> <p>In the rare event that permission for demolition is granted, conditions will be attached to ensure no demolition shall take place until a scheme for redevelopment has been approved and a contract for the works has been made. This will also apply to any curtilage buildings of the listed building or structures.</p> <p>The alteration or extension of a listed building, or of those within the curtilage of a listed building, will only be permitted if it can be demonstrated that the proposals would not have a detrimental impact on the significance, character, structure, scale, design, appearance or setting of the building.</p> <p>Proposals for the change of use of listed buildings from that for which they were originally designed will only be supported where:</p> <p>3. they would conserve the architectural or historic character (including the structural and external fabric, interior layout plan form, and detailing) and significance of the building; 4. the proposed use is necessary to ensure the long-term preservation of the buildings; and 5. the proposed use would not require associated development which would adversely affect the environmental setting of the building.</p> <p>Development within or affecting the setting of listed buildings will be expected to achieve a high quality of design, making a positive relationship between the proposed and existing context by taking account of:</p>

Reference	Policy/ Page/ Paragraph	Main Modification
		<p>6. topography, landscape setting and natural features; 7. existing townscapes, local landmarks, views and skylines; 8. the architecture of surrounding buildings; 9. the need to retain trees; 10. the quality and nature of materials, both traditional and modern; 11. established layout and spatial character; 12. the scale, height, bulk and massing of adjacent townscape; 13. architectural, historical and archaeological features and their settings; and 14. the need to retain historic boundary and surface treatments.</p> <p>All applications for development proposals or works to listed buildings must be accompanied by a Heritage Statement which clearly identifies, as a minimum, the significance of the building; the proposed works of alteration; any loss of historic fabric; and the affect on the character and appearance which the proposed works will have. A copy of this statement should also be submitted to the Local Authority's Historic Environment Record.”</p> <p><i>Amend paragraph 17.8 of the policy explanation as follows:</i></p> <p>“Local Plan (Part One) policy ENV 5 seeks to ensure that development proposals or works, protect, preserve and wherever possible enhance designated listed buildings. Development proposals or works, will be required to respect and respond positively to designated heritage assets and their setting, avoiding loss or harm to their significance.”</p> <p><i>Amend paragraph 17.9 of the policy explanation as follows:</i></p> <p>“Heritage assets are irreplaceable. All development proposals or works should therefore have regard to the effect on heritage assets and their setting. The setting of a heritage asset includes listed building will often include adjacent development and the wider surroundings. This may relate to landscaping, trees, open spaces and other features which add to the significance of the site or structure.”</p>
MM 68	DM 48	<i>Amend the policy text as follows:</i>

Reference	Policy/ Page/ Paragraph	Main Modification
	<p>Page 210</p> <p>Amend policy text</p> <p>Paragraph 17.12 and 17.13</p>	<p>“In line with Local Plan (Part Two) policy ENV 5, development proposals will be required to safeguard or enhance <u>encouraged and supported where they are designed to preserve or enhance the significance of non-designated heritage assets.</u></p> <p>Development proposals affecting non-designated heritage assets will only be supported which have been assessed having regard to the significance of the heritage asset and to the: <u>The significance of non-designated heritage assets and their setting should be assessed in development proposals or works, against the following criteria, namely the:</u></p> <ol style="list-style-type: none"> 1. special qualities of architectural and historic interest; 2. features of interest and the setting of the <u>non-designated</u> historic asset; 3. contribution the <u>non-designated</u> historic asset makes to local distinctiveness; local townscape; or rural character; and 4. conservation of interesting or unusual features; architectural detail; materials; construction; or historic interest. <p>All proposals will need to be accompanied by an assessment of the asset. Any new development should protect the non-designated heritage asset and better reveal its significance. New development should avoid, minimise and mitigate impact. Any harmful impacts should be balanced against the sustainable development objective of conserving significance and the need for change.</p> <p>Where robust evidence can demonstrate that the public and sustainable development benefits of the development would clearly outweigh the harm,</p> <p><u>Development which would remove, harm or undermine the significance of such non-designated heritage assets, or their contribution to the character of a place, will only be permitted where the benefits of the development outweigh the harm having regard to the scale of the harm and significance of the non-designated heritage asset.</u></p> <p>p<u>P</u>rior to the loss of the <u>non-designated heritage</u> asset, an appropriate level of survey and recording will be expected including where appropriate archaeological investigation. The results of which should be deposited on the Historic Environment Record.</p>

Reference	Policy/ Page/ Paragraph	Main Modification
		<p>It is recognised that not all buildings, structures or landscapes of significance are captured on either the national lists or local lists and these are termed undesignated heritage assets. Where the significance of these buildings, structures or landscapes can be demonstrated, the above policy consideration should be applied.”</p> <p><i>Amend paragraph 17.12 of the policy explanation as follows:</i></p> <p>“The presumption is for the retention of non-designated heritage assets. An assessment of the non-designated heritage asset will be required to consider the asset's architectural and aesthetic quality and its unique contribution to the remaining architectural, historic and townscape and landscape interest of the area.”</p> <p><i>Delete paragraph 17.13 of the policy explanation as follows:</i></p> <p>“Where robust evidence can demonstrate that the public and sustainable development benefits and objectives of the proposal would clearly outweigh the harm to a non-designated heritage asset, this should demonstrate how the loss of the asset will be replaced by a development of a high quality and design. The scale of loss and balance of harm will be considered in the context of the heritage asset's locality and the contribution that it makes to the local heritage significance that extends beyond its quality as an individual building, structure or landscape.”</p>
MM 69	DM 49 Page 212 Amend policy text Paragraph 17.17	<p><i>Amend the first paragraph of the policy text as follows:</i></p> <p>“In line with Local Plan (Part One) policy ENV 5 development proposals affecting landscapes identified on the Register of Historic Parks and Gardens of special historic interest in England (Registered Parks and Gardens) as identified on the policies map will only be supported which would: where it has been demonstrated that:”</p> <p><i>Amend criterion 1 of the policy text as follows:</i></p> <p>“1. great weight is given to the asset's conservation and safeguard the significance, of the landscape and its setting taking into consideration the appearance, historic characteristics, integrity of the landscape, setting and key views.”</p> <p><i>Amend the third paragraph of the policy text as follows:</i></p>

Reference	Policy/ Page/ Paragraph	Main Modification
		<p>“Development proposals which enhance and better reveal the significance of a Registered Park and Garden will be encouraged. Any new development should avoid, minimise and mitigate impact on the landscape. Any harmful impacts and should be balanced against the sustainable development objective of conserving significance and the need for change.”</p> <p><i>Delete paragraph 17.17 of the policy explanation as follows:</i></p> <p>“Where robust evidence can demonstrate that the public and sustainable development benefits and objectives of the development would clearly outweigh the harm, this should demonstrate how the loss of the special features of a Registered Parks and Garden will be replaced or mitigated by a development of a high-quality and appropriate contextual design. The scale of loss and balance of harm will be considered in the context of the Registered Park and Garden’s locality and the contribution that it makes to the local heritage significance. It must be demonstrated that the benefits of the new development sufficiently outweigh the harm that would be caused due to the loss of the landscape quality.”</p>
MM 70	DM 50 Page 213 Paragraph 17.20	<p><i>Amend paragraph 17.20 of the policy explanation as follows:</i></p> <p>“Before proceeding to weigh benefits of a development against any harm, development proposals will need to take into account the significance of the heritage asset and <u>In assessing development proposals affecting archaeological heritage assets, the Council will take into account the significance of the asset,</u> the scale of any loss or harm and whether alternative means of delivering the development benefits could achieve a more sustainable result. <u>Proposals will normally be refused where they would result in substantial harm to designated heritage assets such as Scheduled Monuments. This will also apply to non-designated assets of a similar significance, for example, remains within Primary Archaeological Character Zones identified in the Chester Archaeological Plan. Where a development proposal would lead to less than substantial harm to these assets, the harm will be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.</u> Any harm or loss will require clear and convincing justification. <u>Proposals which would cause harm to non-designated assets will be assessed in accordance with policy DM 48.</u> Where robust evidence can demonstrate that the benefits of the development would clearly outweigh the harm, <u>Prior to the loss of the asset, an appropriate level of survey and recording will be expected including, where appropriate, archaeological investigation. The results of which should be deposited with the Historic Environment Record.”</u></p>