

Habitats Regulations Assessment and Marine Plan Screening Determination for Tattenhall & District Neighbourhood Plan

Prepared on behalf of Tattenhall & District Neighbourhood Plan Steering Group by
Cheshire West and Chester Council

May 2026

Contents

1	Introduction.....	3
2	Habitats Regulation Assessment Screening.....	7
3	Marine Plan Screening	14

Appendix 1: HRA Screening – European sites relevant to the Draft Neighbourhood Plan

Appendix 2: HRA Screening – Screening of Neighbourhood Plan policies for Likely Significant Effect

Appendix 3: Marine Plan Screening - Assessment of potential to impact on the Welsh marine plan area

Appendix 4: Comments received on the initial HRA Screening and Marine Plan Screening

1. Introduction

In accordance with the requirements of the Environmental Assessment of Plans and Programmes Regulations 2004 (as amended), this document sets out the findings of Habitats Regulations Assessment screening and identifies whether Appropriate Assessment is required under the Conservation of Habitats and Species Regulations 2017 (as amended). It also identifies whether further work is required to ensure that the Neighbourhood Plan takes account of the relevant Marine Plans.

The original Tattenhall Neighbourhood Plan was made in June 2014. The Parish Council began a review of the Neighbourhood Plan in 2023, and a new Neighbourhood Area for Tattenhall was designated on 12 April 2023. The Parish Council prepared an initial draft of the revised Neighbourhood Plan, which did not include any proposed housing allocations. A draft screening option (also incorporating Strategic Environmental Assessment screening) was produced in August 2023, and the statutory environmental bodies were consulted in September 2023. After that, Regulation 14 stage consultation was undertaken, and the Plan was amended slightly and a screening determination was prepared in February 2025. The Council has a duty to consult Natural England, Historic England and the Environment Agency. The environmental bodies were consulted on 13 March 2025. Responses were received from Historic England, Natural England and The Environment Agency. Historic England agreed with the outcome of the initial screening exercise. Natural England agreed with the outcome of the initial screening exercise, significant effects on statutorily designated nature conservation sites or landscapes are unlikely and significant effects on habitats sites, either alone or in combination are unlikely. The Environment Agency provided general information and did not specifically comment on the screening report. The comments and general information provided by the consultees did not result in the need to amend the screening report.

Since March 2025 the Parish Council have decided to change their approach and to incorporate housing allocations into the Neighbourhood Plan. This aims to ensure that paragraph 14 of the NPPF (2024) applies and in situations involving the presumption in favour of sustainable development, the adverse impact of allowing development that conflicts with the neighbourhood plan is likely to significantly and demonstrably outweigh the benefits.

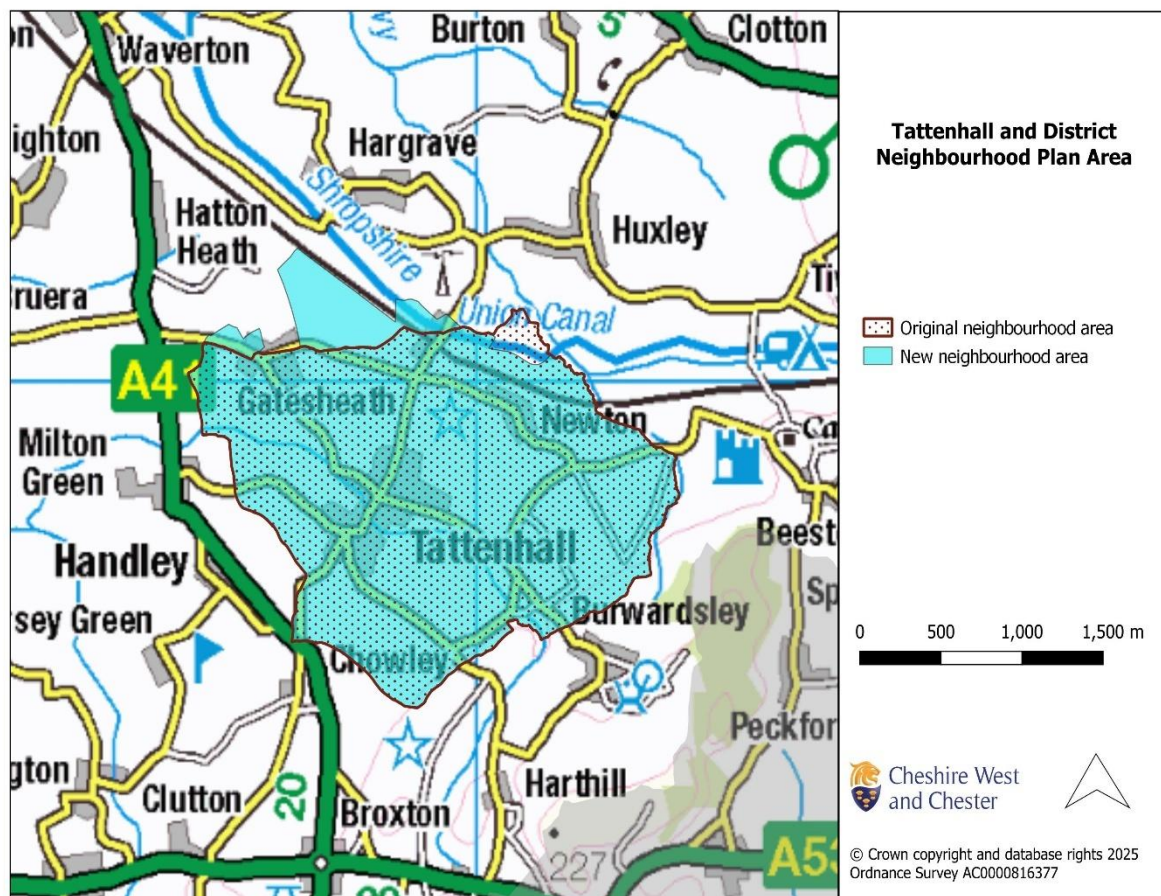
Tattenhall Parish Council are being assisted by O'Neil Homer planning consultants (ONH) and ONH prepared a separate Environmental Screening Opinion and Scoping report in September 2025. As such, this screening report only covers HRA and Marine Plan screening, as SEA screening has been undertaken by ONH.

A draft screening opinion for the Habitats Regulations Assessment and the Marine Plan Screening was produced in March 2026. The Council has a duty to consult

Natural England, Historic England and the Environment Agency. The statutory bodies were consulted on 16 March 2026. Details of the bodies consulted, and the responses received on the HRA and Marine Plan are provided in Appendix 4. The only detailed response received was from Natural England, who disagreed with the outcome of the initial screening exercise, that HRA is not required. This final screening determination takes account of the comments made by Natural England.

Location and geographical scope of the Tattenhall and District Neighbourhood Plan – Five Year Review

The revised Tattenhall and District Neighbourhood Area is the area covered by Tattenhall and District Parish Council and follows the same boundary. It includes the settlements of Tattenhall, Newton, Tattenhall Marina, Newtown and Gatesheath. The Neighbourhood Area is located within the Tattenhall ward. The revised boundary only results in a change to the north, with three small parcels of land now included around Gatesheath, Poplar Hall Farm and Crow's Nest Bridge and now excludes land to the north of Newton-By-Tattenhall (which used to be within Tattenhall parish but is now outside the parish due to parish boundary changes).



Map 1 showing the Tattenhall and District NP Area

From the 2021 Census Data, the population was recorded as 2,443.

Relationship to other plans and programmes

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

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

The current adopted Local Plan for the area is Cheshire West and Chester Local Plan (Part One) Strategic policies (adopted January 2015) and the Local Plan (Part Two) Land Allocations and Detailed Policies (adopted July 2019). The Part One plan sets out the overall vision, strategic objectives, spatial strategy and strategic planning policies for the borough to 2030, with supporting policies in Part Two.

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

Scope of Neighbourhood Plan

The Neighbourhood Plan – Five Year Review states that as detailed in the Tattenhall Parish Plan (2006) and Tattenhall Village Design Statement (2009) the community would like Tattenhall to continue to thrive as a vibrant and distinctive village, to continue to respect and reflect the views of its community, to evolve and expand whilst retaining its unique and distinctive character, and to provide an outstanding quality of life for current and future generations of residents.

The Neighbourhood Plan group's current Plan's objectives:

Objective No.	Objective
1	Delivery of a housing growth strategy tailored to the needs and context of Tattenhall
2	Sensitive development which protects and enriches the landscape and built setting
3	Sustaining and improving excellent local facilities for existing and new residents

4	Strengthening and supporting economic activity
5	Seek on-going improvements to transport, to utility infrastructure and to digital connectivity
6	Prioritise local distinctiveness in every element of change and growth
7	Protect greenspace, the landscape and support nature conservation
8	Involve local people in an ongoing basis in the process of plan-making, monitoring and delivery of development

The vision and objectives are consistent with the strategy of the Local Plan, which directs development to sustainable locations.

The Neighbourhood Plan includes policy areas relating to: housing growth; local character; local economy; local facilities; landscape and environment; transport and communication and flood management.

The Plan also includes a site allocation to the north and the south of Frog Lane for a phased development of 600 homes.

Tattenhall is identified as a key service centre within Local Plan (Part One) Policy STRAT 8, which identifies that it should accommodate at least 250 dwellings during the plan period. The Annual Monitoring Report (AMR) 2024 identifies that 107% of this minimum requirement has now been built. The consultation draft Neighbourhood Plan does not propose land allocations for development.

The Strategic Environmental Assessment screening has been undertaken separately and details are provided in a separate document. This document includes Habitats Regulation Assessment and Marine Plan screening.

2. Habitats Regulations Assessment Screening

Legislative background

The Conservation of Habitats and Species Regulations 2017 transposed the requirements of the European Habitats Directive 92/43/EEC into UK law. The Habitats Directive and Regulations afford protection to plants, animals and habitats that are rare and vulnerable in a European context.

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

Any plan or project not directly connected with or necessary to the management of the site but likely to have a significant effect on it, either individually or in combination with other plans and projects, should be subject to appropriate assessment of its implications for the site in view of the site's conservation objectives.

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

Inter-relationship with the Local Plan HRA

The Cheshire West and Chester Local Plan (Part One) Strategic policies has already been through the HRA process, and the results detailed in the Cheshire West and Chester Local Plan Publication Draft (Part 1) Strategic policies Habitat Regulations Assessment Screening Report.

The HRA for the Local Plan (Part One) identified 12 European sites to include within the HRA:

- Oak Mere SAC;
- Midlands Meres and Mosses Ramsar site;
- West Midlands Mosses SAC;
- River Dee and Bala Lake SAC;
- Mersey Estuary SPA and Ramsar;
- Dee Estuary SAC, SPA and Ramsar;

- Liverpool Bay SPA;
- Berwyn and South Clwyd Mountains SAC;
- Mersey Narrows and North Wirral Foreshore Ramsar and SPA;
- Sefton Coast SAC;
- Ribble and Alt Estuaries SPA and Ramsar site; and
- River Eden SAC.

In addition, the HRA screening for the Local Plan Issues and Options in 2025 identified additional sites that are outside the CW&C borough boundary, but could potentially be impacted by policies in the Local Plan:

- Alyn Valley Woods SAC;
- Brown Moss SAC;
- Deeside and Buckley Newt Sites SAC;
- Fenn's Whixhall, Bettisfield, Wem and Cadney Mosses SAC;
- Halkyn Mountain SAC;
- Johnstown Newt Sites SAC;
- Manchester Mosses SAC;
- Rixton Clay Pits SAC; and
- Rostherne Mere Ramsar.

Due to the distance and scale of anticipated development proposed through the Neighbourhood Plan, it is not considered relevant to include these sites in the HRA Screening of the Tattenhall and District Neighbourhood Plan.

Information about all of these sites, the reasons for designation, pressures and pathways of impacts are provided in the HRA for the Local Plan (Part One and Part Two).

Map 2 below shows the European sites that are within 15km of the Neighbourhood Plan area. All of the other European sites have been screened out from this assessment as impacts would not occur due to the distance or would be so small and insignificant in scale that they would not have a Likely Significant Effect, even when combined with other plans or projects.

The following sites have been screened out as they are outside the 15km radius for the Tattenhall and District Neighbourhood Area:

- Alyn Valley Woods SAC;
- Berwyn and South Clwyd Mountains Sac;
- Brown Moss SAC;

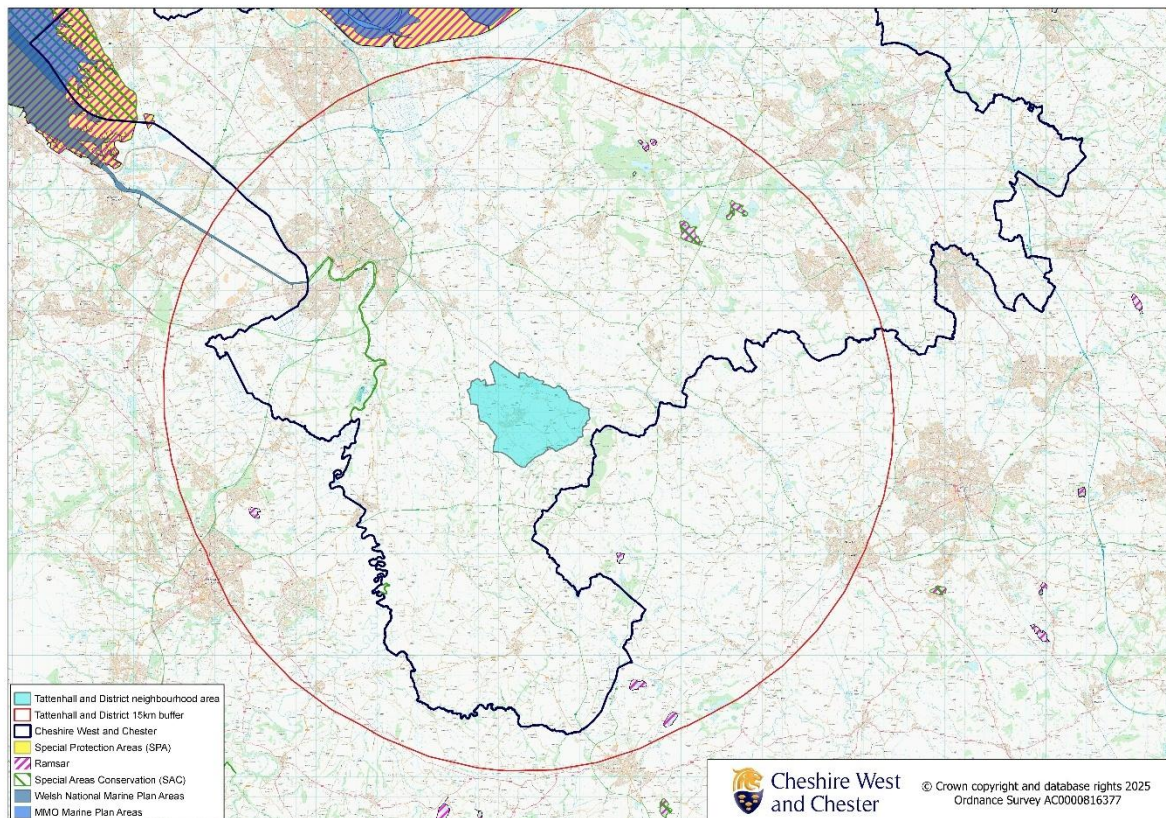
- Dee Estuary SAC, SPA and Ramsar;
- Deeside and Buckley Newt Sites SAC;
- Fenn's, Whixhall, Bettisfield, Wem and Cadney Mosses SAC;
- Halkyn Mountain SAC;
- Johnstown Newt Sites SAC;
- Liverpool Bay SPA;
- Manchester Mosses SAC;
- Mersey Estuary SPA and Ramsar;
- Mersey Narrows and North Wirral Foreshore Ramsar and SPA;
- Ribble and Alt Estuaries SPA and Ramsar site;
- Rixton Clay Pits SAC;
- River Eden SAC;
- Rostherne Mere Ramsar;
- Sefton Coast SAC.

Appendix 1 identifies whether there could be potential impacts arising from the policies in the Neighbourhood Plan, on the European protected site and their reasons for designation.

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

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

The HRA undertaken for the Local Plan (Part One) and (Part Two) forms part of the baseline for the HRA screening assessment of the Tattenhall and District Neighbourhood Plan. The potential effects of the Neighbourhood Plan over and above those already assessed for the Local Plan have been considered. The Local Plan (Part One) was identified through the HRA process, as not leading to a Likely Significant Effect on European Sites. The HRA of the Local Plan (Part Two) concluded that, in the context of the over-arching strategic policies contained within the Local Plan (Part One) comprises a sufficient policy framework to enable the subsequent delivery of necessary measures that would avoid or adequately mitigate adverse effects on internationally designated sites and thus enable a conclusion of no adverse effect on integrity.



Map 2 showing the European sites that are within 15km of the Neighbourhood Plan area.

The European sites are also subject to certain pressures that are outside the scope of the Local Plan and Neighbourhood Plans and therefore have not been included in the table above. Table 1 below identifies the potential pressures (which may be relevant to one or several of the European sites) and explains why it is not considered relevant to the HRA of the Neighbourhood Plan.

Table 1: Potential pressures outside the scope of the HRA

Pressure	Reasons outside scope of this HRA
Disturbance of sediment releasing legacy heavy metal pollution that is bound into the sediment.	The policies within the Neighbourhood Plan relate to land-based uses and operations, which will not disturb sediment within European sites.
Pollution via commercial shipping by chemical or noise pollution and dumping of litter at sea	The policies within the Neighbourhood Plan will not have a significant impact on commercial shipping.
Navigational / aggregate dredging resulting in physical loss and alteration of coastal processes or damage of marine benthic habitat	The policies within the Neighbourhood Plan will not have a significant impact on navigational or aggregate dredging.

Fisheries and overfishing of particular species	Fishing levels are not controlled through Neighbourhood Plans.
Livestock grazing	Grazing levels are not controlled through Neighbourhood Plans.
Damage of marine benthic habitat directly from fishing methods	Commercial fishing methods and levels are not controlled through Neighbourhood Plans.
The need to manage continuing coastal erosion at protected sites outside CWaC	Neighbourhood Plans within CWaC will not impact on management of coastal erosion in areas outside CWaC.
The need to develop and maintain management practices which sustain the conservation value of the area for protected sites outside CWaC.	Neighbourhood Plans cannot influence management practices for protected sites outside CWaC.
Loss or damage of habitat as a result of increasing off-shore exploration and production activity associated with oil and natural gas on protected sites outside CWaC.	Neighbourhood Plans within CWaC cannot control oil and gas exploration and production activity outside CWaC.
Coastal squeeze from land reclamation and coastal flood defences and drainage in European sites outside CWaC.	Neighbourhood Plans within CWaC will not have a significant impact on coastal squeeze resulting from land reclamation, coastal flood defences and drainage in areas outside CWaC.
Scrub encroachment, fire, siltation, heather management, peat digging, heather beetle, game management / hunting, quarrying and changes in species distributions.	Neighbourhood Plans within CW&C are unlikely to have a significant impact on scrub encroachment, risk of fire, siltation, heather management, peat digging, heather beetle, game management / hunting, quarrying or changes in species distributions.

HRA screening

The Neighbourhood Plan is not directly connected with, or necessary to the management of a European site for nature conservation and therefore needs to be assessed for Likely Significant Effects.

It is considered that as long as the proposed policies of a Neighbourhood Plan do not alter the strategic policy framework assessed in the Local Plan (Part One and Part Two) HRA Screening Report and do not have Likely Significant Effects beyond this, then Appropriate Assessment of the Neighbourhood Plan will not be required. The Neighbourhood Plan does allocate sites for development and the sites are additional to those identified in the current Local Plan. This makes it more likely to have significant effects resulting from specific development supported through the Plan.

In March 2022, Natural England issued advice to Local Authorities about the adverse effect that nutrient pollution is having on habitats sites. Nutrient neutrality advice requires that competent authorities under the Habitats Regulations carefully consider the nutrient impacts of any new plans and projects on habitats sites and whether those impacts may have an adverse effect on the integrity of a protected site. Within CWaC, Oak Mere and the West Midlands Meres and Mosses are identified as potentially affected sites. Further assessment is provided in appendix 1 and appendix 2.

River Dee and Bala Lake SAC have been screened into the HRA as it has the potential to be negatively impacted by the policies of the plan due to the Impact Risk Zone (IRZ) suggesting that the development allocation has potential hydrological connections to the designated site.

Appendix 2 identifies whether the Neighbourhood Plan alters the policy position for the area. It also assesses whether each policy has a Likely Significant Effect alone. If a Likely Significant Effect is identified, the policy would be taken forward for further investigation through Appropriate Assessment. If there is no Likely Significant Effect when considering the policy alone, the final column assesses whether the policy could have a Likely Significant Effect when combined with the effects of other relevant policies, plans or projects.

Appendix 2 outlines all negative Likely Significant Effects however, policies 2 and 6 will also have positive in terms of protecting water quality and green spaces,

Conclusion

The Neighbourhood Plan will not work in isolation and will be used alongside other development plan policies including the Local Plan (Part One) and Local Plan (Part Two) for determining planning applications for new development. The quantum of

development to come forward in Tattenhall and District in the future will be set by Local Plan policy. The Neighbourhood Plan will guide how this should come forward locally.

There are no specific issues highlighted in the HRA of the emerging Local Plan in relation to Tattenhall and District, although there were other more general potential impacts resulting from the quantum and location of development proposed for the borough as a whole in the Local Plan (Part One and Part Two). However, this was considered within the HRAs for the Local Plan (Part One and Part Two) and the HRAs concluded that there were sufficient mitigation and control measures in the policy framework of the Local Plan (Part One and Part Two) to avoid and mitigate any of these adverse effects on the integrity of a European site in the emerging Local Plan.

The majority of policies and proposals within the Neighbourhood Plan will not add significantly to the impacts and will not prevent the mitigation and control measures from avoiding and mitigating the effects sufficiently. However, Policy 7: Site Allocations should be further assessed regarding potential impacts on the River Dee and Bala Lake SAC. It is considered that any development proposal through Policy 7, where LSE could occur in combination with other housing or employment developments, will need assessing further in an appropriate assessment. Natural England's response states that they would welcome additional policy wording to ensure the protection of the River Dee and Bala Lake. They identify that the land allocated to the north and south of Frog Lane falls within a Site of Special Scientific Interest Impact Risk Zone (SSSI IRZ) for River Dee (England) SSSI, suggesting a hydrological link to the site. They advise that key considerations are likely to include the need for a Construction Environmental Management Plan (CEMP) during the construction phase, along with appropriate management of surface water and wastewater drainage.

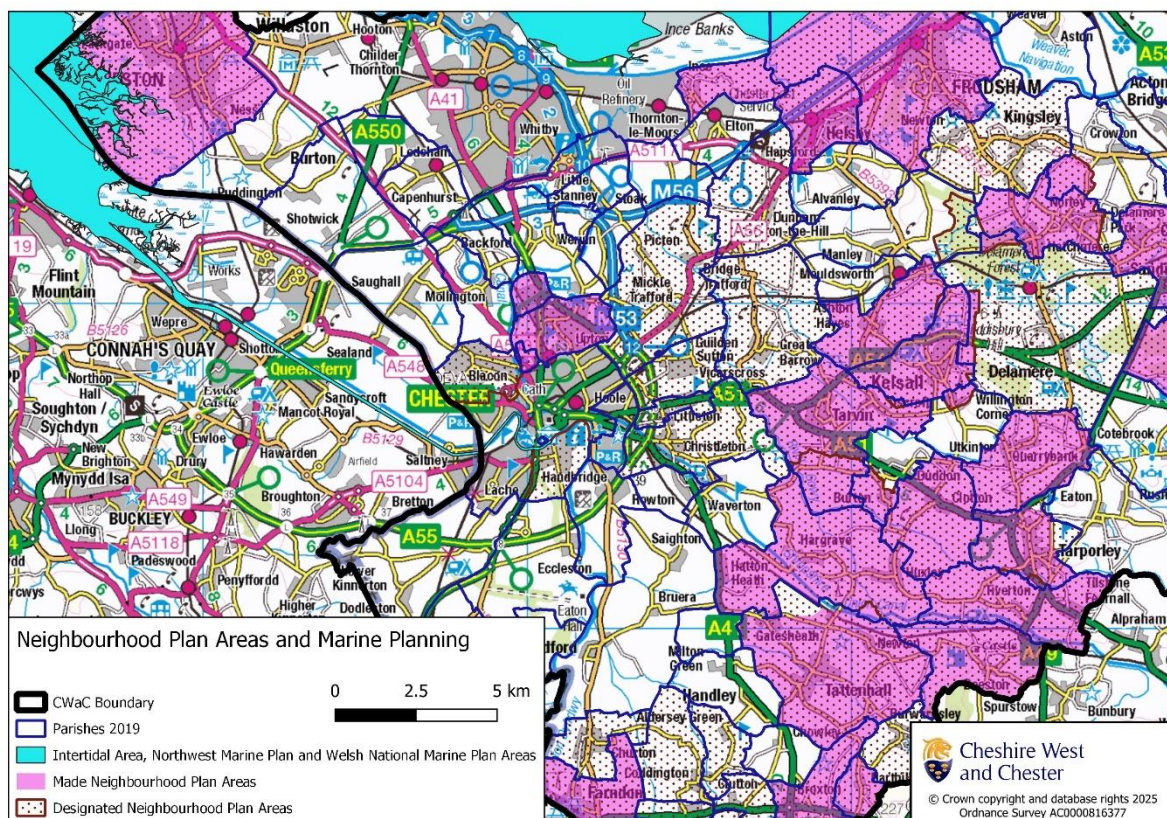
The screening determination made by Cheshire West and Chester Council is that the Tattenhall and District Neighbourhood Plan is likely to have an adverse effect on River Dee and Bala Lake SAC (as defined in the Conservation of Habitats and Species Regulations 2010 (d), alone or in combination with other plans and projects. As such, Appropriate Assessment is considered to be required.

3. Marine Plan Screening

Marine planning ensures that the right activities happen in the right place, at the right time and in the right way in marine areas.

Marine plans provide guidance on things to promote or avoid in certain marine locations. As the marine planning authority for England, the Marine Management Organisation (MMO) is responsible for preparing marine plans in England for inshore and offshore waters.

The Marine Plans that are potentially relevant to neighbourhood planning in Cheshire West and Chester (CWaC) are the draft North West Marine Plan and the Welsh National Marine Plan. The diagram below shows the areas covered by these Marine Plans. Marine plans apply up to the mean high-water springs mark, which includes the tidal extent of any rivers, as shown on the map 3 below.



Map 3 showing the Neighbourhood Plan Areas and the Marine Plan Areas.

It is a legal requirement for marine plans to be considered in all decisions that affect England's marine area, now and into the future. Section 58(3) of the Marine and Coastal Access Act requires that public authorities must have regard to marine plans when taking any decisions which relate to the exercise of any function capable of affecting the UK marine area. This can include decision making relating to Neighbourhood Plans.

The policies set out in marine plans apply only in their area (i.e. up to the mean high-water springs mark – which includes the tidal extent of any rivers), but if a proposed activity may affect the plan area, this should be acknowledged and considered.

There are not statutory requirements or guidelines for the screening of Neighbourhood Plans to assess likelihood of impacts on the marine plan or marine area. To do this we undertake a three-stage process, with the first stage to assess the distance of the Neighbourhood Plan area from the marine area.

Stage 1

If a Neighbourhood Plan extends into the marine plan area, it will definitely be screened in. If a Neighbourhood Plan is within 1km of a marine plan area it should proceed to the next stage, but it is likely that it will need to be screened in. As the distance from mean high-water springs mark increases, the likelihood of being screened in reduces, however further assessment is required at the next stage.

Tattenhall and District Neighbourhood Plan is about 19 km from the mean high-water springs mark for the North West Marine Plan and about 21 km from the mean high-water springs mark for the Welsh National Marine Plan. As shown in Map 2, a small inshore part of the Welsh Marine Plan area is within the 15 km buffer of the neighbourhood plan area. But none of the Northwest Marine Plan area is within the 15 km buffer. In both cases, the distance from the neighbourhood plan area is significant and no major watercourses are within the neighbourhood plan area that could drain into either of the marine planning areas.

However, due to some proximity of the neighbourhood plan area to the Welsh inshore marine plan area, some relevant policies of the neighbourhood plan would be assessed against the Marine Plan as seen in the table in Appendix 6. Due to significant distance, direct link with the North West Marine Plan area can be ruled out and therefore, would not be considered further.

Stage 2

The second stage is to assess whether the plan includes proposed allocations and if so, whether these allocations have the potential to impact on the marine plan area. The potential for impacts will depend upon distance from the marine plan area, potential pathways of impact and scale and nature of the proposed allocation.

The allocations should be checked against the key policies in the marine plan. Use the [Explore Marine Plans](#) tool (marine plan policies tab) to draw a polygon around the Neighbourhood Plan area and find all the relevant marine plan policies. The key policies from the Marine Plan and the Neighbourhood Plan are highlighted under stage 3 below.

The assessment below is in relation to the Welsh Marine Plan area as the North West Marine Plan has been screened out due to the distance from the allocation. There are also no major rivers that drain into the marine plan area.

Allocation reference	Distance from allocation to mean high-water springs mark (km)	Potential pathways of impact	Scale and nature of the allocation	Assessment of the potential impacts on the marine plan area
Land north and south of Frog Lane	Nearest coastal point is the Dee Estuary with the distance being 19.5km.	Potential indirect impact on the marine area by increasing recreational visits to coastal areas due to an increase in population into the Tattenhall area. However, due to the distance from Tattenhall to the Welsh Marine area, any impact would be minimal.	Proposal for 600 dwellings, mixed use scheme with 9.8ha of public open green space.	There will be no direct impacts from the allocation to the marine area.

Stage 3

The final stage is to assess whether the proposed policies have the potential to impact on the marine plan area.

Because the Welsh Marine Area is a considerable distance from the Tattenhall and District Neighbourhood Plan area, the sector-specific policy areas within the Welsh National Marine Plan, such as those relating to infrastructure, aquaculture, dredging, ports or other activities with direct marine impacts are not relevant and can therefore be screened out. However, the general cross-cutting policies, including those on planning policy and living within environmental limits, remain applicable and are screened in for further consideration.

The policies have been checked against the key policies in the marine plan using the [Wales Marine Planning Portal \(gov.wales\)](https://gov.wales/marine-planning-portal) tool. 4 policies are shown to apply to the Neighbourhood Area under the following themes:

- Policy ECON_02: Coexistence Proposals should demonstrate how they have considered opportunities for coexistence with other compatible sectors in order

to optimise the value and use of the marine area and marine natural resources. Consideration should also be given to the coexistence of activities and developments in adjacent marine planning areas and at the land-sea interface in order to optimise the value and sustainable use of wider resources.

- ENV_06: Air and water quality Proposals should demonstrate that they have considered their potential air and water quality impacts and should, in order of preference: a. avoid adverse impacts; and/or b. minimise adverse impacts where they cannot be avoided; and/or c. mitigate adverse impacts where they cannot be minimised. If significant adverse impacts cannot be avoided, minimised or mitigated, proposals must present a clear and convincing case for proceeding. The
- GOV_01: Cumulative effects: Proposals should demonstrate that they have assessed potential cumulative effects and should, in order of preference: a. avoid adverse effects; and/or b. minimise effects where they cannot be avoided; and/or c. mitigate effects where they cannot be minimised. If significant adverse effects cannot be avoided, minimised or mitigated, proposals must present a clear and convincing case for proceeding. Proposals that contribute to positive cumulative effects are encouraged.
- GOV_02: Cross-border and plan compatibility Relevant public authorities, in making their decisions, should have regard to: • any applicable policy in a relevant marine plan; • any applicable policy in relevant terrestrial development plans or related documents; • the Natural Resources Policy; • any relevant local well-being plan(s) (including the local well-being assessment); and • evidence in any relevant Area Statement(s) produced by Natural Resources Wales (NRW)

All of the Tattenhall and District neighbourhood plan policies have been assessed against their impact on the Welsh Marine Plans as in the table in Appendix 3. Policy 7 allocates housing developing in Tattenhall. However, due to the distance of the site to the Marine Plan Areas, the effect on waterbodies and air quality would be limited or negligible.

Conclusion

The Tattenhall Neighbourhood Plan is unlikely to impact on the Northwest Marine Plan. The Neighbourhood Plan has the potential to impact on the Welsh Marine Plan through policies 2, 5, 6 and 7. The policies are generally positively worded and are compatible with the objectives of the Welsh Marine Plan. The policies will help to combat or reduce climate change, improve air quality and reduce emissions and improve water quality and maintain and enhance biodiversity.

The Neighbourhood Plan group will need to consider the impacts of the Neighbourhood Plan on the Welsh Marine Plan and should specifically consider the impacts of those policies and allocations that have been screened in. The impact of the Neighbourhood Plan will also need to be considered as a whole.

The Marine Plans should be considered in future stages of Neighbourhood Plan preparation and in any relevant planning decisions made in this area.

The Local Planning Authority will inform the Neighbourhood Plan group of the outcome of the screening assessment. No specific additional work is suggested here as the policies are positively worded and compatible with the objectives of the Marine Plans.

Appendix 1 – HRA Screening – European sites relevant to the Neighbourhood Plan

European site	Reason for inclusion	Reason for designation	Existing pressures and potential impacts	Relevance to the Neighbourhood Area
Oak Mere SAC	Located within Cheshire West and Chester	Water body with clear water of low nutrient status characteristics of oligotrophic waters and a marginal zone of shoreweed (<i>Littorella uniflora</i>). Site supports an assemblage of plants that are rare in the lowlands of England, including bog moss (<i>Sphagnum</i> spp) and the scarce narrow small-reed (<i>Calamagrostis stricta</i>).	- Water pollution / enrichment. - Hydrological changes - reduction in size of the mere due to natural lowering of the local water table caused by successive droughts, resulting in threat to shoreline communities from desiccation and invasion by birch and willow. - Atmospheric pollution from nearby roads.	The site falls within the 15km radius of the Tattenhall and District Neighbourhood Area. It is unlikely to be directly affected by the policies of the plan. Due to the distance, the scale of the proposed allocations and scale of anticipated development proposed through the Neighbourhood Plan, it is not considered that the policies or allocations would have a significant effect on Oak Mere.
Midlands Meres and Mosses Ramsar site	Located within Cheshire West and Chester	Series of open water and peatland sites supporting a diverse range of habitats from open water to raised bog. This includes natural dystrophic lakes and ponds and transition mires and quaking bogs with floating bog moss.	- Water pollution / enrichment. - Hydrological changes. - Despite number of visitors to some of the meres and mosses, interest features are resilient to recreational pressure and off-track trampling is not a significant issue due to the hazardous nature of the sites away from designated tracks and boardwalks.	The site falls within the 15km radius of the Neighbourhood Area. However, it does not fall within the Neighbourhood Area and is unlikely to be directly affected by the policies of the plan.
West Midlands Mosses SAC	Located partly within Cheshire West and Chester	Site supports a number of rare plant species associated with wetlands and an assemblage of rare wetland invertebrates.	- Due to distance to major roads, changes in local air quality are not an issue requiring investigation.	

River Dee and Bala Lake SAC	Located partly within Cheshire West and Chester. Identified as a source of potable water for Cheshire West and Chester and also the receiving watercourse for wastewater treatment works discharge	The site contains the following Annex 1 habitats: - Water courses of plain to montane levels with the Renunculum fluitantis and Callitriche-Batrachion vegetation The site contains the following Annex II species: - Atlantic salmon (<i>Salmo salar</i>) - Floating water-plaintain (<i>Luronium natans</i>) - Sea lamprey (<i>Petromyzon marinus</i>) - Brook lamprey (<i>Lampetra fluviatilis</i>) - Bullhead (<i>Cottus gobio</i>) - Otter (<i>Lutra lutra</i>)	- Recreational activities, specifically fishing. - Risk of excessive abstraction resulting in a decrease in freshwater flows and an increase in sediment loading of water such that dehydration of interest features may occur. - Fish entrainment associated with abstraction. - Deterioration in water quality and changes in flow rates due to ex-industrial runoff, discharge of treated sewage effluent and agricultural runoff. - Introduction of invasive species.	River Dee and Bala Lake SAC has the potential to be negatively impacted by the policies of the plan due to the Impact Risk Zone (IRZ) suggesting that the development allocation has potential hydrological connections to the designated site.
-----------------------------	---	---	---	--

Appendix 2: HRA Screening – Screening of Neighbourhood Plan policies for Likely Significant Effect

Policy	Comment	Likely Significant Effect (LSE) alone?	LSE in combination?
Policy 1: Housing Growth:	Policy defines the settlement boundary at Tattenhall for the purposes of applying the NPPF National Decision-Making Policy (NDMP) S3 on the presumption in favour sustainable development. Policy highlights the criteria that housing proposals of 10 or more dwellings should comply with. Criteria includes housing mix, on-site affordable housing and off-site affordable housing. The policy does not set the level of development to be provided within Tattenhall – this is identified in the Local Plan and will be updated in the new Local Plan.	The policy explains the criteria that developments should comply with regarding housing mix and affordability. Any impacts on recreational disturbance, abstraction, water quality or atmospheric (air pollution) would be positive and would be very small scale. No LSE.	No
Policy 2: Local Character:	Development would be supported if local character and design features are incorporated. Needs to be in full accordance with Tattenhall and District Design Code (2022) or any subsequent version.	The policy may result in minor positive impacts on water quality and atmospheric (air pollution). No links/pathways with recreational disturbance or abstraction.	No

	Development must not erode the settlement gaps between Tattenhall, Newton-by-Tattenhall and Gatesheath. Proposals must be designed to retain and protect ancient, veteran and mature trees, hedgerows, ponds, areas of woodland .	No LSE.	
Policy 3: The Local Economy:	Supports conversion or small scale expansion of existing employment premises and new commercial premises. Identifies that new employment development should be of a scale and type that respects the character of its surroundings, does not harm the surrounding landscape, safeguards residential amenity and road safety, and demonstrate consideration and accordance with the Tattenhall and District Design Code (2022) or any updated version. Outside the local centre a sequential test for main town centre uses will be applied.	The policy could result in minor impacts on water quality, abstraction and atmospheric pollution, but any impacts would be very small in scale given the limited opportunities for conversion and new-build economic development and the relatively small scale of the area. No links/pathways with recreational disturbance. No LSE.	Potential for some in-combination effects with residential development but due to the relatively small scale of the developments and distance from protected sites, no likely significant effects are anticipated.
Policy 4: Local Facilities:	Proposals for development will be required to identify their likely impact on local infrastructure, services and facilities and to demonstrate how any such impacts will be addressed.	As the policy requires assessment of likely impacts on local infrastructure and refers to new utility services, it could impact on water quality or abstraction, but any impacts would be very small in	No

	Developments that bring new utility services would be encouraged. Appropriate development that supports the vibrancy and vitality of Tattenhall village centre will be supported. The loss of shops and related commercial services for the local community will be resisted unless it can be demonstrated that reasonable efforts have been made to secure their continued use for these purposes.	scale. Supports diversification of Tattenhall village centre and could therefore impact on atmospheric pollution, but the changes would be very minor and small scale. No links/pathways with recreational disturbance. No LSE.	
Policy 5: Transport and Communications:	Impact of new development on road infrastructure needs to be assessed and mitigated. Maximise opportunities for sustainable modes of transport and support provision of 30 megabit per second high-speed internet. Schemes to increase car parking provision to serve Tattenhall village centre will be supported in principle. Maximise opportunities to walk and cycle including between Tattenhall, Newton by Tattenhall and Gatesheath, the linking of existing public rights of way, as well as supporting public transport where possible.	Positive impact as harmful effects should be mitigated or avoided. Positive effect that could encourage less use of cars, reducing the effect on air quality and recreational disturbance. New direct footpaths and cycle ways could take pressure off routes through green spaces. Any impact on air quality or recreational disturbance is likely to be very small in scale due to the small scale of likely development in this area. The distance to protected sites means that there are no links/pathways with recreational disturbance or abstraction. No LSE	No

Policy 6: Landscape and Environment:	Designated Local Green Spaces (30 no) are protected from new development unless very special circumstances can be demonstrated: All other development proposals should demonstrate the incorporation of habitat enhancement measures.	The policy seeks to protect existing green spaces within the village, therefore having a small-scale positive effect on air quality and water quality. The distance to protected sites means that there are no links/pathways with recreational disturbance. No links/pathways with abstraction. No LSE.	No
Policy 7: Site Allocations	Allocation of two sites north and south of Frog Lane for a phased mixed-use, residential led development which will total up to 600 dwellings. Phase 1, south of Frog Lane, will deliver around 400 homes alongside up to 9.8ha of public open space, safeguarded land for a GP surgery and enhancements to the local rights of way network. Phase 2, north of Frog Lane, will deliver around 200 homes with additional requirements including land for an expanded burial ground and new public open space.	The allocation for a c. 600 dwelling site may cause recreational disturbance, however there is planned provision for substantial open space and new walking routes / public right of way upgrades which would reduce the pressure on traveling to European sites for recreation. There is also a significant distance between the allocation and the relevant European sites. The development of 600 new homes is likely to increase surface water and wastewater and there is a potential hydrological link to the River Dee and Bala Lake SAC. The policy has been	Site allocations have the potential for hydrological links to the River Dee and Bala Lake SAC. LSE either alone or in combination with other housing or employment developments and this needs to be covered in an appropriate assessment. Mitigation measures have now been included in the policy, but cannot be taken into account at the screening stage.

		amended since the previous screening was undertaken and now requires that it is ensured that there is no adverse effect on the integrity of the River Dee and Bala Lake and appropriate hydrological and drainage assessments, use of SuDS, wastewater controls and construction management measures. However, mitigation measures cannot be taken into account for the purposes of screening.	
Policy 8: Flood Management Land	Safeguarding an area of land off Burwardsley Road for natural flood management measures, linked to expansion of the existing Millbrook scheme. It supports the creation of new flood-storage bunds and river re-meandering works to reduce flood risk.	The policy is positive and supports natural flood management interventions that are generally compatible with conservation objectives. Any effects on water quality would be neutral or beneficial. No impacts on abstraction or air quality. No links with recreational disturbance No LSE	No

Appendix 3: Marine Plan Screening – Assessment of potential to impact on the Welsh marine plan area

Policy	Key features of the policy	Potential pathways of impact	Assessment of potential to impact on the Welsh Marine Plan area
Policy 1	The policy defines the settlement boundary at Tattenhall and defines criteria for housing proposals of 10 or more dwellings.	Biodiversity, habitat and air quality	There will be no impacts on housing growth in Tattenhall to the marine area. Wastewater will be handled inland with no discharge into marine waters. There may be a minor increase in vehicle emissions locally but no pathway to marine air quality receptors.
Policy 2	The policy stipulates that new development must clearly demonstrate how they have incorporated appropriate measures to secure and enhance the connectivity of the wildlife corridors, clearly demonstrate how a biodiversity net gain is provided. Proposals should be designed to retain and protect ancient, veteran and mature trees, hedgerows, ponds, areas of woodland. Restricts disruption to natural habitat in line with the policies in the Local Plan (Part One and Part Two).	Biodiversity and Habitat	Potential beneficial impacts on biodiversity and habitats. Impacts on the Marine Plan area due to distance.
Policy 3	The policy supports small-scale commercial development and reuse of buildings for employment development. Requires design quality and protection of amenity.	Air quality, water quality and social wellbeing	There is no link to marine pathways as changes are small, local and controlled.

Policy	Key features of the policy	Potential pathways of impact	Assessment of potential to impact on the Welsh Marine Plan area
Policy 4	The policy seeks to retain and improve community facilities and services. The policy also requires an assessment of cumulative infrastructure impacts.	Air quality, biodiversity, social wellbeing, water quality.	There are no impacts from this policy on the Marine Plan Area.
Policy 5	This policy discusses traffic mitigation, sustainable transport solutions and to increase car park provision in the village centre	Air Quality	The policy requires negative traffic impacts to be mitigated and opportunities for walking and cycling to be maximised, which should help to improve air quality. However, it also refers to increased car parking provision. This seems contradictory as increased car parking provision, which may have a negative impact on air quality. Likely to be a neutral impact overall and it would be small scale and a significant distance from the Marine Plan area.
Policy 6	The policy designates Local green spaces that are protected from new development unless very special circumstances can be demonstrated. Protects and enhances the natural environment not only in interest of protecting biodiversity but also to promote and improved human health in line with the policies in the Local Plan (Part One and Part Two).	Biodiversity, habitat, social improvement	Potential beneficial impacts on human health and biodiversity. Small scale impacts on the marine plan area due to distance.
Policy 7	The policy allocates two sites to the north and south of Frog Lane for 600 dwellings alongside up to 9.8ha of public open space, safeguarded land for a GP	Biodiversity, habitat, social improvement	Potential beneficial impacts on human health and biodiversity. Small scale impacts on the Welsh Marine area due to the sites being around 21km away from the Marine Plan area.

Policy	Key features of the policy	Potential pathways of impact	Assessment of potential to impact on the Welsh Marine Plan area
	surgery and enhancements to the local rights of way network.		
Policy 8	Safeguarding an area of land off Burwardsley Road for natural flood management measures, linked to expansion of the existing Millbrook scheme. It supports the creation of new flood-storage bunds and river re-meandering works to reduce flood risk.	Biodiversity and habitat	The policy is regarding flood management and relates to upstream flood management only. There is no hydrological pathway that reaches the Marine Plan area.

Appendix 4: Comments received during consultation on initial screening opinion

Statutory environmental consultee	Date Consulted	Response
Environmental Agency	16/03/2026	No response received
Historic England	16/03/2026	See correspondence below
Natural England	16/03/2026	See correspondence below

Historic England Response:

Dear Nathan

Thank you for your email of 13 March 2026 consulting Historic England on the HRA and Marine Plan screening opinion for Tattenhall & District Neighbourhood Plan. I can confirm that we do not wish to make comments on this particular screening opinion.

Kind regards

Pippa Brown

Historic Places Adviser: North West
Historic England

Natural England Response:

Dear Tattenhall Parish Council,

Planning Consultation: Tattenhall Neighbourhood Plan – Regulation 14 Consultation; and HRA and Marine Plan Screening Opinion

Thank you for your consultation on the above dated and received by Natural England on 23 February 2026, and for the Habitats Regulations Assessment (HRA) and Marine Plan Screening Opinion dated and received on 16 March 2026.

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

We welcome the opportunity to provide comments on the pre-submission Neighbourhood Plan as well as the HRA provided by Cheshire West and Chester Council. As the comments for both consultations are related, we have provided a single combined response.

TATTENHALL NEIGHBOURHOOD PRE SUBMISSION PLAN – FEB 2026

Policy 7: Site Allocations

Natural England would welcome additional policy wording to ensure the protection of the River Dee and Bala Lake / Afon Dyfrdwy a Llyn Tegid Special Area of Conservation (SAC) from development. The land allocated to the north and south of Frog Lane falls within a Site of Special Scientific Interest Impact Risk Zone (SSSI IRZ) for River Dee (England) SSSI, including the internationally designated sites in underpins, suggesting a hydrological link to the site. The specific policy requirements should reflect findings of the HRA and Strategic Environmental Assessment (SEA) reports. We advise that key considerations are likely to include the need for a Construction Environmental Management Plan (CEMP) during the construction phase, along with appropriate management of surface water and wastewater drainage.

HABITATS REGULATIONS ASSESSMENT SCREENING OPINION

Appendix 1: HRA Screening – European sites relevant to the Neighbourhood Plan

Natural England does not agree with the conclusion that the River Dee and Bala Lake SAC is unlikely to be directly affected by the policies of the plan due to the IRZ suggesting that the development allocation has potential hydrological connections to the designated site. We would expect this to be assessed in more detail.

Appendix 2: HRA Screening – Screening of Neighbourhood Plan policies for Likely Significant Effect Natural England does not agree that likely significant effects (LSE) can be ruled out from Policy 7: Site Allocations without further assessment regarding River Dee and Bala Lake SAC. Furthermore, if LSE could occur in combination with other housing or employment developments, as stated may be the case, then this will need assessing in an appropriate assessment. The conclusion states that mitigation measures present in the policy are sufficient to warrant no further assessment, however none of the policy requirements explicitly refer to internationally designated sites so are not bespoke enough to demonstrate how specific potential impacts will be avoided or mitigated.

DRAFT ENVIRONMENTAL REPORT – FEB 2026

3. Assessment of Final Policies & Reasonable Alternatives

The land allocated to the north and south of Frog Lane falls within a SSSI IRZ for River Dee (England) SSSI. We note that the IRZ has been identified in section 4 (assessment of growth scenarios) of the report. As outlined above, we would expect this to be assessed due to the potential impacts from drainage to the site. It is also important to highlight that the notified features of the SSSI may differ from those of the SAC, meaning the HRA may not fully cover the SSSI assessment, and we expect this to be considered in the SEA. Further information on the SSSI and its designation can be found on Designated Sites View. Please continue to send any new consultations, or further information on existing consultations, to consultations@naturalengland.org.uk.

Yours faithfully

Matt Browne

Sustainable Development Higher Officer

Cheshire to Lancashire Area Team